



FOWLER WHITE

ATTORNEYS AT LAW
ESTABLISHED 1943

#160

April 28, 2000

Mr. Tom Beck
Division Director
Community Planning
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

Phase IA LUEM

Re: North Palms Village DRI No. 160

Dear Tom:

On behalf of Robert E. Woolley, Fla., Inc., the Developer of North Palms Village, we hereby exercise the Interchange of Land Use provision of Section 4.C.3. of the Development Order. As stated therein, the use of the Interchange formula is not subject to substantial deviation review, and is effectuated by written notice to DCA, TBRPC and the City of Tampa, which is being provided by this letter.

The Developer hereby wishes to obtain an additional 48,505 sq. ft. of commercial entitlements by exchanging 103,590 sq. ft of office entitlements, using the formula set forth in Exhibit D to the Development Order:

Conversion between Commercial and Office:

$$1.489(x)/1000 = 3.18(y)/1000$$

x = office

y = commercial

This interchange will result in commercial entitlements of 369,707 sq. ft., office entitlements

FOWLER, WHITE, GILLEN, BOGGS, VILLAREAL AND BANKER, P.A.

TAMPA • CLEARWATER • FORT MYERS • ST. PETERSBURG • TALLAHASSEE

501 EAST KENNEDY BLVD., SUITE 1700 • TAMPA, FLORIDA 33602 • P.O. BOX 1438 • TAMPA, FL 33601
TELEPHONE (813) 228-7411 • FAX (813) 229-8313 • www.fowlerwhite.com

Mr. Tom Beck
April 28, 2000
Page 2

of 0 sq. ft., hotel entitlements of 200 rooms and multi-family residential entitlements of 523 dwelling units. Thank you for your assistance.

Sincerely,



Erin McCormick Larrinaga
FOWLER, WHITE, GILLEN, BOGGS,
VILLAREAL AND BANKER, P.A.

EML/lrs/3026

cc: Mr. Paul Grasser
Ms. Susan Lynn-Johnson (City of Tampa)
Mr. John Meyer (TBRPC)



CITY OF TAMPA

Janett S. Martin, City Clerk

Office of City Clerk

June 2, 1998

Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg FL 33702

RE: Petition No. DZ87-2
Ordinance 98-117

Dear Sir:

The enclosed document is being transmitted for your information and record keeping process. If further information is needed, please contact the office of Land Development Coordination, at (813) 274-8405.

Sincerely,

Janett S. Martin
City Clerk

JM/gg

Enclosure: - Certified Copy of Ordinance 98-117

Certified Mail

RECEIVED
JUN 03 1998
Tampa Bay Regional
Planning Council

Ordinance No. 98-117

CC -
TBRPC

AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, APPROVING THE FIFTH AMENDMENT TO A DEVELOPMENT ORDER RENDERED PURSUANT TO CHAPTER 380, FLORIDA STATUTES, FILED BY ROBERT E. WOOLLEY, FLORIDA, INC. FOR NORTH PALMS VILLAGE, A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI #160); PROVIDING AN EFFECTIVE DATE HEREOF.

WHEREAS, on January 5, 1989, the City Council of the City of Tampa adopted Ordinance 89-10 approving the North Palms Village Development of Regional Impact #160 (the "Development Order"); and

WHEREAS, on March 22, 1990, the City Council of the City of Tampa adopted Ordinance No. 90-86 amending the Development Order; and

WHEREAS, on December 20, 1994, the City Council of the City of Tampa adopted Ordinance No. 94-279 amending the Development Order; and

WHEREAS, on August 29, 1996 the City Council of the City of Tampa adopted Ordinance No. 96-35 amending the Development Order; and

WHEREAS, on January 23, 1997, the City Council of the City of Tampa adopted Ordinance No. 97-17 amending the Development Order; and

WHEREAS, on April 8, 1998, the Developer, R. E. Woolley/Florida, Inc. filed a Notification of a Proposed Change to a Previously Approved Development of Regional Impact to restore the northernmost access to the project from C.R. 581 to allow right-in/right-out ingress and egress, as depicted on Map "H", attached hereto as Exhibit "A"; and

WHEREAS, the City Council has reviewed the above-referenced documents, as well as all related testimony and evidence submitted by R. E. Woolley/Florida, Inc.; and

WHEREAS, the City Council as the governing body of the local government having jurisdiction pursuant to Chapter 380, Florida Statutes is authorized and empowered to consider notices of proposed change to previously approved developments of regional impact and to adopt and amend development orders concerning such developments; and

WHEREAS, the public notice requirements of Chapter 380, Florida Statutes, and Section 27-418, City of Tampa Code have been satisfied; and

WHEREAS, the City Council has held a duly noticed public hearing on this proposed amendment to the Development Order and has reviewed the above-referenced documents, as well

Certified as true
and correct copy.

as all related testimony and evidence submitted by each party and members of the general public; and

WHEREAS, all interested parties and members of the public were afforded an opportunity to participate in the hearing on the subject proposed amendments before the City Council; and

WHEREAS, Section 380.06, Florida Statutes, requires that the Development Order be amended to reflect approval of changes to the approved development which have been found not to constitute substantial deviations;

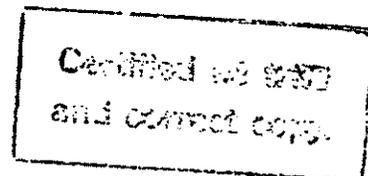
NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF TAMPA, FLORIDA

Section 1. Findings of Fact. That the City Council, having received the above-referenced documents, and having received all related comments, testimony and evidence submitted by all persons and members of the general public, finds that there is substantial competent evidence to support the following findings of fact;

- A. That the Recitals hereto are incorporated by reference.
- B. That the Developer submitted to the City a Notice of Proposed Change on April 8, 1998.
- C. That the Developer proposes to restore the northernmost access to the project from C.R. 581 to allow right-in/right-out ingress and egress, as depicted on Map "H", attached hereto as Exhibit "A".
- D. That the development is consistent with all local land development regulations and the local comprehensive plan.
- E. That the development does not unreasonably interfere with the achievement of the objectives of the adopted State Land Development Plan applicable to the area.
- F. That a comprehensive review of the impacts generated by the Notification of Proposed Change has been conducted by the City.

2. Conclusions of Law. That the City Council having made the above findings of fact, reaches the following conclusions of law:



A. That these proceedings have been duly conducted pursuant to applicable law and regulations, and based upon the record in these proceedings, the Developer is authorized to conduct development as described herein, subject to the conditions, restrictions and limitations set forth herein.

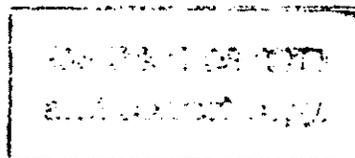
B. That the review by the City, the Tampa Bay Regional Planning Council and other participating agencies and interested citizens reveals that the impacts of the proposed changes are adequately addressed pursuant to the requirements of Florida Statutes, Chapter 380 within the terms and conditions of this Ordinance.

C. That based on the foregoing, and pursuant to Chapter 380.06(19), Florida Statutes, the proposed changes are found not to be substantial deviations to the previously approved Development Order as amended, and nothing herein shall limit or modify the rights originally approved by the Development Order and the protection afforded under Section 163.3167(3), Florida Statutes.

Section 3. Order. Having made the above findings of fact and conclusions of law, it is ordered as followed:

- A. The Development Order is hereby amended to incorporate the revised Map "H", dated May 5, 1998, and attached hereto as Exhibit "A";
- B. The point of connection between the North/South arterial and C.R. 581 is hereby abandoned in lieu of the adjacent right-in/right-out for the northern parcel;
- C. At the request of the transportation division, a signal warrant analysis shall be performed at one or both of the full access points from C.R. 581 to North Palms Village. The northern access point aligns with the proposed center entrance to Tampa Technology Park, and the southern access point align with the proposed southern entrance to Tampa Technology Park. If the City of Tampa and Hillsborough County guidelines and standards are met for one or both of the access points, the Developer, or its assigns, shall pay for 50% of the costs of signalization.
- D. Cross-access, as depicted on Map "H", will be constructed prior to issuance of a Certificate of Occupancy for the northern parcel which is connected by the cross-access.

Section 4. Development Order, as Amended. That this Ordinance ("Fifth Amendment") shall constitute the fifth amendment to Ordinance No. 89-10 of the City Council, as previously amended by Ordinance No. 90-86, Ordinance No. 94-279, Ordinance No. 96-35, and Ordinance 97-17. All provisions of the Development Order as amended, except as amended hereby, shall be and remain in full force and effect and shall be considered conditions to this Development Order Amendment unless inconsistent with the terms and conditions of this Development Order



Amendment, in which case the terms and conditions of this Development Order Amendment shall govern.

Section 5. Definitions. That the definitions contained in Florida Statutes, Chapter 380 shall control the interpretation and construction of any terms of this Fifth Amendment. _

Section 6. Binding Effect. That this Fifth Amendment shall be binding upon the Developer, its assigns, and successors in interest.

Section 7. Governmental Agencies. That it is understood that any reference herein to any governmental agency shall be construed to mean any future instrumentality which may be created or designated as a successor-in-interest to, or which otherwise possessed any of the powers and duties of any referenced governmental agency in existence on the effective date of this Fifth Amendment.

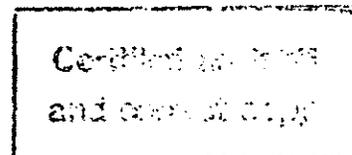
Section 8. Severance. That in the event that any portion or section of this Fifth Amendment is determined to be invalid, illegal or unconstitutional by a court or agency of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this Fifth Amendment which shall remain in full force and effect.

Section 9. Transmittals. That the City Clerk is directed to send copies of this Fifth Amendment, within five (5) days of the effective date of this Ordinance, to the Owner/Developer R. E. Woolley/ Florida, Inc., c/o Erin R. McCormick, Esq., 501 E. Kennedy Boulevard, Suite 1700, Tampa, Florida 33602, the Florida Department of Community Affairs (Bureau of Land and Water Management), and the Tampa Bay Regional Planning Council.

Section 10. Rendition. That this Fifth Amendment shall be deemed rendered upon transmittal of the copies of this Fifth Amendment to the recipients specified in Florida Statutes, Chapter 380.

Section 11. Recordation. That the Developer shall record a notice of adoption of this Fifth Amendment pursuant to Florida Statutes, Chapter 380.

Section 12. Effective Date. That this Ordinance shall become a law as provided in the City of Tampa Home Rule Charter and shall take effect upon transmittal to the parties specified in Section 9 hereof.



PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAMPA,
FLORIDA, ON MAY 28 1998

ATTEST:

Janett S. Martini

Quinn Kierula
CHAIRMAN, CITY COUNCIL
APPROVED by me on MAY 29 1998

Dick Greco
MAYOR DICK GRECO

PREPARED AND APPROVED BY:

Andrew Rosen
ASSISTANT CITY ATTORNEY

ern\docs\1046

State of Florida
County of Hillsborough

This is to certify that the foregoing is a
true and correct copy of Ordinance 98-117
on file in my office
Witness my hand and official seal this 1st day
of June, 1998
Janett S. Martini
CITY CLERK

CITY OF TAMPA, FLORIDA

Office of City Clerk
3rd Floor, City Hall
315 E. Kennedy Blvd.
Tampa, Florida 33602

CERTIFIED

Z 334 030 955

MAIL



U.S. POSTAGE

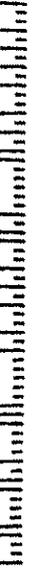


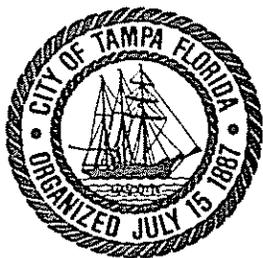
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Tampa Bay Regional Planning Council
9455 Koger Boulevard
St Petersburg FL 33702

33702-2491 24





CITY OF TAMPA

Janett S. Martin, City Clerk

Office of City Clerk

January 29, 1997

Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg FL 33702

RE: Petition No. DZ87-2
Ordinance No. 97-17

Dear Sir:

The enclosed document is being transmitted for your information and record keeping process. If further information is needed, please contact the office of Land Development Coordination, at (813) 274-8405.

Sincerely,

Janett S. Martin
City Clerk

JM/gg

Enclosure: Certified copy ORD 97-17

cc: Land Development Coordination

Certified Mail

Ordinance No. 97-17

AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, APPROVING THE FOURTH AMENDMENT TO A DEVELOPMENT ORDER RENDERED PURSUANT TO CHAPTER 380, FLORIDA STATUTES, FILED BY ROBERT E. WOOLLEY, FLORIDA, INC. FOR NORTH PALMS VILLAGE, A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI #160); PROVIDING AN EFFECTIVE DATE HEREOF.

WHEREAS, on January 5, 1989, the City Council of the City of Tampa adopted Ordinance 89-10 approving the North Palms Village Development of Regional Impact #160 (the "Development Order"); and

WHEREAS, on March 22, 1990, the City Council of the City of Tampa adopted Ordinance No. 90-86 amending the Development Order; and

WHEREAS, on December 20, 1994, the City Council of the City of Tampa adopted Ordinance No. 94-279 amending the Development Order; and

WHEREAS, on August 29, 1996 the City Council of the City of Tampa adopted Ordinance No. 96-35 amending the Development Order; and

WHEREAS, on October 4, 1996, the Developer, Robert W. Woolley, Inc. filed a Notice of Proposed Change to a previously approved Development of Regional Impact proposing: (1) to combine all phases of the project into a single phase, and extend the date for commencing development; (2) to implement a stop-order provision limiting development prior to construction of the North-South Arterial; (3) to include payment of the Developer's proportionate fair share as a traffic mitigation option; and (4) to revise Map "H" to delete the geographic designation of specific land uses and to relocate an access point onto C.R. 581; and

WHEREAS, the City Council has reviewed the above-referenced documents, as well as all related testimony and evidence submitted by Robert E. Woolley, Inc.; and

WHEREAS, the City Council as the governing body of the local government having jurisdiction pursuant to Chapter 380, Florida Statutes is authorized and empowered to consider notices of proposed change to previously approved developments of regional impact and to adopt and amend development orders concerning such developments; and

WHEREAS, the public notice requirements of Chapter 380, Florida Statutes, and Section 27-418, City of Tampa Code have been satisfied; and

WHEREAS, the City Council has held a duly noticed public hearing on this proposed amendment to the Development Order and has reviewed the above-referenced documents, as well

**Certified as true
and correct copy.**

as all related testimony and evidence submitted by each party and members of the general public; and

WHEREAS, all interested parties and members of the public were afforded an opportunity to participate in the hearing on the subject proposed amendments before the City Council; and

WHEREAS, Section 380.06, Florida Statutes, requires that the Development Order be amended to reflect approval of changes to the approved development which have been found not to constitute substantial deviations;

NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF TAMPA, FLORIDA

Section 1. Findings of Fact. That the City Council, having received the above-referenced documents, and having received all related comments, testimony and evidence submitted by all persons and members of the general public, finds that there is substantial competent evidence to support the following findings of fact;

- A. That the Recitals hereto are incorporated by reference.
- B. That the Developer submitted to the City a Notice of Proposed Change on October 4, 1996, and the Sufficiency Responses, dated December 5, 1996, December 6, 1996, December 18, 1996 and January 6, 1997, attached hereto as Composite Exhibit "A".
- C. That the Developer proposes: (1) to combine all phases of the project into a single phase, and to extend the date for commencing development; (2) to implement a stop-order provision limiting development prior to construction of the North-South Arterial; (3) to include payment of the Developer's proportionate fair share as a traffic mitigation option; and (4) to revise Map "H" to delete the geographic designation of specific land uses and to relocate an access point onto C.R. 581.
- D. That the development is consistent with all local land development regulations and the local comprehensive plan.
- E. That the development does not unreasonably interfere with the achievement of the objectives of the adopted State Land Development Plan applicable to the area.
- F. That a comprehensive review of the impacts generated by the Notice of Proposed Change has been conducted by the City and the Tampa Bay Regional Planning Council.

2. Conclusions of Law. That the City Council having made the above findings of fact, reaches the following conclusions of law:

A. That these proceedings have been duly conducted pursuant to applicable law and regulations, and based upon the record in these proceedings, the Developer is authorized to conduct development as described herein, subject to the conditions, restrictions and limitations set forth herein.

B. That the review by the City, the Tampa Bay Regional Planning Council and other participating agencies and interested citizens reveals that the impacts of the proposed changes are adequately addressed pursuant to the requirements of Florida Statutes, Chapter 380 within the terms and conditions of this Ordinance.

C. That based on the foregoing, and pursuant to Chapter 380.06(19), Florida Statutes, the proposed changes are found not to be substantial deviations to the previously approved Development Order as amended, and nothing herein shall limit or modify the rights originally approved by the Development Order and the protection afforded under Section 163.3167(8), Florida Statutes.

Section 3. Order. The Development Order, as amended, is hereby amended as follows:

Subsection 4.C.3. and Section 7 is amended to consolidate all of the three phases into one phase, as follows:

4.C.3. The total development is as follows, with a projected buildout date of December 27, 2004:

		<u>Specific Approval Amount</u>
Commercial		
Former Phase I	162,932 sq. ft.	407,330 sq. ft.
Former Phase II	81,466 sq. ft.	
Former Phase III	162,932 sq. ft.	
Office		
Former Phase I	153,990 sq. ft.	615,930 sq. ft.
Former Phase II	91,010 sq. ft.	
Former Phase III	370,930 sq. ft.	
Hotel		
Former Phase I	250 rooms	500 rooms
Former Phase II	250 rooms	
Multi-Family Residential		
Former Phase I	77 du's	684 du's
Former Phase II	310 du's	
Former Phase III	297 du's	

<p>Certified as true and correct copy.</p>

Land uses may be interchanged provided that such interchange shall be completed in accordance with the formula set forth in Exhibit D". Use of the Exhibit "D" Interchange of Land Use formula shall not be subject to substantial deviation review. The Developer shall provide notice by letter to the Florida Department of Community Affairs, the Tampa Bay Regional Planning Council, and the City of Tampa, prior to utilizing the Exhibit "D" Interchange of Land Use Formula.

Section 7. Commencement of Development. That Development of the Project shall commence by December 29, 1998 unless the time period is extended by the City. The projected date of buildout is December 27, 2004, unless the time for such buildout is extended by the City.

B. Subsection 4.C.4.b. is amended to add the following at the end of said subsection:

4.C.4.b. Staging: Until construction of the North-South Arterial, no building permits shall be issued for development exceeding the square footage and dwelling unit thresholds set forth below, or equivalent approved land uses, as determined by applying the Interchange of Land Use Formula.

Commercial	220,000 sq. ft.
Hotel	250 rooms
Office	300,000 sq. ft.
Multi-Family	523 d.u.'s

C. Section 4.C.4.c. is amended to add the following at the end of said subsection:

4.C.4.c. The Developer may fully satisfy its obligations to mitigate the traffic impacts of the North Palms Village project by making available to the City, as of the effective date of this Fourth Amendment to the Development Order, the Developer's proportionate fair share of the transportation improvements necessary to accommodate the impacts of the development, which amount has been calculated to be Four Hundred Five Thousand and Seventy-Two Dollars and No Cents (\$405,072.00). The proportionate fair share shall be paid by Developer, upon request by the City. Said payment shall be used by the City for the East-West connection between C.R. 581 and I-275, the six-laning of a segment of C.R. 581 between the main entrance of the North Palms Village project site and the I-75 interchange, or the construction of other improvements included in the City's Capital Improvement

Element, and which are creditable against transportation impact fees.

The proportionate fair share payment paid by the Developer to the City must be utilized for the design or construction of improvements within the University North Transportation Impact Fee District, and must be utilized pursuant to the timeframes set forth in the City of Tampa's Transportation Impact Fee Ordinance.

In addition, the Developer shall fund, design and construct improvements to the realigned Frontage Road, to improve that portion of the Frontage Road north of North Palms Village's southernmost access point to those standards established by the City of Tampa for a two-lane, collector roadway. Such improvements shall be completed prior to the permitting of any development accessing the existing Frontage Road, south of the main entrance to the North Palms Village project.

- D. The Revised Map H dated January 8, 1997 and attached hereto as Exhibit "B" is hereby approved.
- E. Add Subsection 4.B.14. to the Development Order, as follows:
 - 4.B.14. Identify any increments of individual approved land uses which have been converted to other increments of individual approved land uses, in accord with the Interchange of Land Use formula set forth in Exhibit "D" of the Development Order.
- F. Modify Section 4.C.9. as follows:
 - 4.C.9. Site Access.The study indicates that full ingress and egress for the Project (i.e left turns in southbound and left turns out westbound) along C.R. 581 can be safely and adequately provided at a location which aligns with the existing approved ingress and egress of the Tampa Technology Park development, as depicted on the site plan adopted as part of the approval of City of Tampa Rezoning Petition No. Z88-52. The exact location of site entrances for the Project along C.R. 581, as shown on Map "H", attached hereto as Exhibit "A", may be adjusted to align with the Tampa Technology Park development entrances.
- G. Add Subsection 14.C.11. to the Development Order, as follows:

- 14.C.11. Other Necessary Permits/Approvals. It is the responsibility of the Developer to obtain any other applicable permits or agency approvals which may be required before the initiation of roadway or access connection construction, notwithstanding any site-related improvements specified in this DRI development approval process, and notwithstanding any local government permits or approvals obtained by the Developer.

Prior to subdivision plat approval of any portion of the Project accessing the existing Frontage Road south of the main entrance to the North Palms Village, the Developer shall resolve the need for any permit or approval by DOT to access the existing Frontage Road.

- H. Modify Subsections 4.C.6.b., 4.C.6.c., and 4.C.7. as follows:

- 6.b. Prior to receipt of a Certificate of Occupancy for the 162,933rd square foot of commercial space, the Developer shall provide a bus shelter and bus pull-out bay to serve the commercial component of the project. The location of this shelter is to be agreed upon by the Hillsborough Area Rapid Transit Authority ("HART") and the Developer prior to final site plan approval for the commercial component of the Project. The shelter shall be located so as to be reasonably accessible via pedestrian walkways/crosswalks. Sufficient area, lighting and appropriate signage shall be provided at the shelter location.

Prior to receipt of a Certificate of Occupancy for the 400th multi-family dwelling unit, the Developer shall provide a bus shelter to serve the residential component of this site. The location of this shelter is to be agreed upon by HART and the Developer prior to site plan approval for the multi-family component of the Project.

- 6.c. Prior to site plan approval of any component of the Project, the Developer and HART shall agree to placement of bus stops to serve the Project. Prior to receipt of Certificates of Occupancy, the Developer shall install informational displays at each site.

7. TSM Plan. Within one (1) year from the issuance of the first Certificate of Occupancy, the Developer shall prepare and submit to the City, TBRPC, TUATS, FDOT, and

HART, a plan of Transportation Systems Management ("TSM") measures to be implemented for the Project or portions thereof. The Plan shall set forth objectives for the reduction of total peak hour trips being generated by the Project uses as estimated in the ADA, and shall set forth strategies for accomplishing those objectives, considering the following as a minimum;

- (a) worker flextime;
- (b) ride sharing;
- (c) provision of transit facilities and programs to encourage transit ridership;
and
- (d) other appropriate trip diversion measures.

Each annual report for the Project after the issuance of first Certificates of Occupancy for development exceeding 162,932 sq. ft. of commercial, 153,990 sq. ft. of office, or 77 multi-family d.u.s. shall include an assessment of the actual achievement of peak hour trip diversion as a result of these TSM measures.

Section 4. Development Order, as Amended. That this Ordinance ("Fourth Amendment") shall constitute the fourth amendment to Ordinance No. 89-10 of the City Council, as previously amended by Ordinance No. 90-86, Ordinance No. 94-279, and Ordinance No. 96-35. All provisions of the Development Order as amended, except as amended hereby, shall be and remain in full force and effect and shall be considered conditions to this Development Order Amendment unless inconsistent with the terms and conditions of this Development Order Amendment, in which case the terms and conditions of this Development Order Amendment shall govern.

Section 5. Definitions. That the definitions contained in Florida Statutes, Chapter 380 shall control the interpretation and construction of any terms of this Fourth Amendment.

Section 6. Binding Effect. That this Fourth Amendment shall be binding upon the Developer, its assigns, and successors in interest.

Section 7. Governmental Agencies. That it is understood that any reference herein to any governmental agency shall be construed to mean any future instrumentality which may be created or designated as a successor-in-interest to, or which otherwise possessed any of the powers and duties of any referenced governmental agency in existence on the effective date of this Fourth Amendment.

Certified as true
and correct copy.

Section 8. Severance. That in the event that any portion or section of this Fourth Amendment is determined to be invalid, illegal or unconstitutional by a court or agency of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this Fourth Amendment which shall remain in full force and effect.

Section 9. Transmittals. That the City Clerk is directed to send copies of this Fourth Amendment, within five (5) days of the effective date of this Ordinance, to the Owner/Developer Robert E. Woolley, Florida, Inc., c/o Rhea F. Law, Esq., 501 E. Kennedy Boulevard, Suite 1700, Tampa, Florida 33602, the Florida Department of Community Affairs (Bureau of Land and Water Management), and the Tampa Bay Regional Planning Council.

Section 10. Rendition. That this Fourth Amendment shall be deemed rendered upon transmittal of the copies of this Fourth Amendment to the recipients specified in Florida Statutes, Chapter 380.

Section 11. Recordation. That the Developer shall record a notice of adoption of this Fourth Amendment pursuant to Florida Statutes, Chapter 380.

Section 12. Effective Date. That this Ordinance shall become a law as provided in the City of Tampa Home Rule Charter and shall take effect upon transmittal to the parties specified in Section 9 hereof.

PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA, ON JAN 23 1997.

ATTEST:

Janett S. Marton

Ronnie Mason
CHAIRMAN, CITY COUNCIL
APPROVED by me on JAN 28 1997
Dick Greco
MAYOR DICK GRECO

PREPARED AND APPROVED BY:

Audrey [Signature]
ASSISTANT CITY ATTORNEY

State of Florida
County of Hillsborough

This is to certify that the foregoing is a true and correct copy of Ordinance 97-17 on file in my office.

Witness my hand and official seal this 29th day of Jan 19 97
Janett S. Marton
CITY CLERK

ERM750

COMPOSITE EV. A
IN NOPC FILE.

Tim

762



CITY OF TAMPA

Janett S. Martin, City Clerk

Office of City Clerk

September 3, 1996

Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg FL 33702

RE: Petition No. DZ87-2
Ordinance No. 96-179

Dear Sir:

The enclosed document is being transmitted for your information and record keeping process. If further information is needed, please contact the office of Land Development Coordination, at (813) 274-8405.

Sincerely,



Janett S. Martin
City Clerk

JM/gg

Enclosure: Certified copy of Ordinance 96-179

cc: Land Development Coordination

Certified Mail

Ordinance No. 96-179

AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, APPROVING THE THIRD AMENDMENT TO A DEVELOPMENT ORDER RENDERED PURSUANT TO CHAPTER 380, FLORIDA STATUTES, FILED BY R.E. WOOLLEY/FLORIDA, INC. FOR NORTH PALMS VILLAGE, A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT; PROVIDING AN EFFECTIVE DATE HEREOF.

WHEREAS, on January 5, 1989, the City Council of the City of Tampa ("City") adopted Ordinance 89-10 approving the North Palms Village Development of Regional Impact ("Development Order"); and

WHEREAS, on March 3, 1990, the City adopted by Ordinance, an amendment to the Development Order, Ordinance No. 80-86 ("First Amendment"); and

WHEREAS, on December 20, 1994, the City adopted by Ordinance, an amendment to the Development Order, Ordinance No. 94-279 ("Second Amendment"); and

WHEREAS, on June 27, 1996, the Developer and authorized agent, R.E. Woolley/Florida, Inc. filed the first part of a two part Notice of Proposed Change to a Previously Approved Development of Regional Impact, constituting Proposal "A", a copy of which is attached hereto and made a part hereof as Exhibit "A", pursuant to which the Developer proposes to delete the access road off of the future proposed Levee Road, to modify the internal road configuration, to convert a parcel approved for commercial uses to multi-family uses, and to convert 18,861 square feet of commercial uses to 119 multi-family dwelling units within Subphase I-A and within Phase I-Specific Approval pursuant to the previously approved Development Order land use trade-off mechanism; and

WHEREAS, the City Council as the governing body of the local government having jurisdiction pursuant to section 380.06, Florida Statutes is authorized and empowered to consider notices of proposed change to previously approved developments of regional impact and to adopt and amend development orders concerning such developments; and

WHEREAS, the public notice requirements of Chapter 380, Florida Statutes, and Section 27-418, City of Tampa Code have been satisfied; and

WHEREAS, all interested parties and members of the public were afforded an opportunity to participate in the hearing on the subject proposed amendments before the City Council; and

Ordinance No. 96-179
and 1st Amendment

WHEREAS, the City Council has received and considered the comments of the Tampa Bay Regional Planning Council, dated July 3, 1996 and the comments and recommendations of the Florida Department of Community Affairs, dated July 17, 1996; and

WHEREAS, the City Council has, on August 15, 1996, held a duly noticed public hearing on this proposed amendment to the Development Order and has heard and considered testimony and documents received thereon; and

WHEREAS, Section 380.06, Florida Statutes, requires that a development order be amended to reflect approval of changes to the approved development which have been found not to constitute substantial deviations;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA:

Section 1. Findings of Fact. That City Council, having received the above-referenced documents, and having received all related comments, testimony and evidence submitted by all persons and members of the general public, finds that there is substantial competent evidence to support the following findings of fact;

A. That the Developer submitted to the City the first part of a two part Notice of Proposed Change, constituting Proposal "A", attached hereto as Exhibit "A".

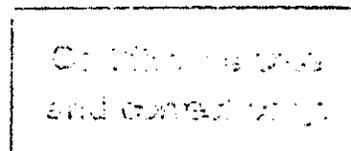
B. That the Developer proposes to amend Map "H", approved by the Development Order to delete the access road off of the future Levee Road, to modify the internal road configuration, to convert a parcel approved for commercial uses to multi-family uses, and to convert 18,861 square feet of commercial uses to 119 multi-family dwelling units within Subphase I-A and within Phase I-Specific Approval, pursuant to the previously approved Development Order land use trade-off mechanism.

C. That the development is consistent with all local land development regulations and the local comprehensive plan.

D. That the development does not unreasonably interfere with the achievement of the objectives of the adopted State Land Development Plan applicable to the area.

E. That a comprehensive review of the impacts generated by the Notice of Proposed Change has been conducted by the City.

Section 2. Conclusions of Law. That the City Council having made the above findings of facts, reaches the following conclusions of law:



A. That these proceedings have been duly conducted pursuant to applicable law and regulations, and based upon the record in these proceedings, the Developer is authorized to conduct development as described herein, subject to the conditions, restrictions and limitations set forth herein.

B. The review by the City, the Tampa Bay Regional Planning Council, the Florida Department of Community Affairs and other participating agencies and interested citizens reveals that the impacts of the proposed change are adequately addressed pursuant to the requirements of Florida Statutes, Chapter 380 within the terms and conditions of this Ordinance.

C. That based on the foregoing, and pursuant to Chapter 380.06(19), Florida Statutes, the proposed changes are found not to be substantial deviations to the previously approved Development Order as amended.

Section 3. Order. Composite Exhibit "A" of the Development Order is hereby amended such that Map "H" attached hereto as Exhibit "B" shall replace the previously approved Map H filed as part of the Application for Development Approval of a Development of Regional Impact for this development.

The Development Order is hereby amended to convert 18,861 square feet of commercial uses to 119 multi-family dwelling units within Subphase I-A and within Phase I-Specific Approval, as follows:

A. Section 4.C.3.i. is amended to provide:

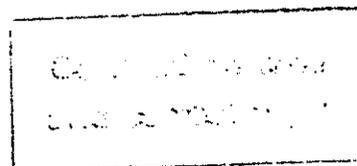
3. The total development approved is:

i. Phase I-Specific Approval

Commercial	<u>144,071</u> sq.ft.
Office	153,990 sq.ft.
Hotel	-0-
Multi-Family Residential	<u>196</u> du's

B. Section C.4.a. is amended to provide:

a. Concurrency Option: It has been determined, based upon updated traffic counts, that an initial subphase referred to in Exhibit "C" as Subphase I-A, and consisting of 21,383 square feet of retail commercial uses, 38,036 square feet of office uses and 138 multi-family dwelling units, or other allowable mixes of uses having the equivalent in terms of trip generation, may be constructed and occupied without consuming 5% or more of the peak hour LOS D peak capacity ...



C. Section 4.C.4. is amended to add the following language, as set forth below:

4. The Developer shall have the option of proceeding with the development of any phase or subphase of the project for which specific approval has been granted, under the conditions set forth in Sections C.4.a.-c. below, with respect to mitigating the project's transportation impacts. However, prior to the construction of development exceeding that permitted for subphase I-A, and regardless of the mitigation option(s) selected, the Developer shall obtain approval of a Notice of Proposed Change, pursuant to which the deletion of the access road from the future proposed Levee Road, and the modification to the internal road configuration, approved hereby, and the configuration and cross-section of the frontage road shall be reviewed cumulatively, and additional impacts, or impacts not previously reviewed, shall be mitigated. Adoption of this development order amendment shall constitute the developer's election of pipelining, said election to be effective upon this development order amendment becoming non-appealable.

Section 4. Development Order, as Amended. That this Ordinance ("Third Amendment") shall constitute the third amendment to Ordinance No. 89-10 of the City, as previously amended by Ordinance No. 90-86 and Ordinance No. 94-279. All provisions of the Development Order as amended, except as amended hereby, shall be and remain in full force and effect and shall be considered conditions to this Development Order Amendment, unless inconsistent with the terms and conditions of this Development Order Amendment, in which case the terms and conditions of this Development Order Amendment shall govern.

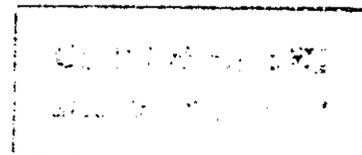
Section 5. Definitions. That the definitions contained in Florida Statutes, Chapter 380 shall control the interpretation and construction of any terms of this Third Amendment.

Section 6. Binding Effect. That this Third Amendment shall be binding upon the Developer, assigns, and successors in interest.

Section 7. Governmental Agencies. That it is understood that any reference herein to any governmental agency shall be construed to mean any future instrumentality which may be created or designated as successor in interest to, or which otherwise possessed any of the powers and duties of any referenced governmental agency in existence on the effective date of this Development Order Amendment.

Section 8. Severance. That in the event that any portion or section of this Third Amendment is determined to be invalid, illegal or unconstitutional by a court or agency of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this Development Order Amendment which shall remain in full force and effect.

Section 9. Transmittals. That the City Clerk is directed to send copies of this Third Amendment, within five (5) days of the effective date of this Ordinance, to the Developer,



R.E. Woolley/Florida, Inc., 8875 Hidden River Drive Parkway, Suite 300, Tampa, Florida 33637, the Florida Department of Community Affairs, and the Tampa Bay Regional Planning Council.

Section 10. Rendition. That this Third Amendment shall be deemed rendered upon transmittal of the copies of this Ordinance to the recipients specified in Florida Statutes, Chapter 380.

Section 11. Recordation. That the Developer shall record a notice of adoption of this Third Amendment pursuant to Florida Statutes, Chapter 380, and shall furnish the City Clerk with a copy of the recorded notice.

Section 12. Effective Date. That this Ordinance shall become a law as provided in the City of Tampa Home Rule Charter and shall take effect upon transmittal to the parties specified in Section 9. hereof.

PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA, ON AUG 29 1996.

ATTEST:

Janett S. Martin
CITY CLERK

Ronnie Mason
CHAIRMAN, CITY COUNCIL
APPROVED by me on

AUG 29 1996
Dick A. Greco
DICK A. GRECO, MAYOR

PREPARED AND APPROVED BY:

Eric K. Guinness
ASSISTANT CITY ATTORNEY

State of Florida
County of Hillsborough

This is to certify that the foregoing is a true and correct copy of Ordinance 96-179 on file in my office
Witness my hand and official seal this 3rd day of Sept, 19 96

Janett S. Martin
CITY CLERK

ERM\DOCS\650



FOWLER, WHITE, GILLEN, BOGGS, VILLAREAL AND BANKER, P. A.

ATTORNEYS AT LAW

TAMPA — ST. PETERSBURG — CLEARWATER

FT. MYERS — TALLAHASSEE

CABLE - FOWHITE
TELEX 52776

501 EAST KENNEDY BLVD.
POST OFFICE BOX 1438
TAMPA, FLORIDA 33601

TELECOPIER
(813) 229-8313

(813) 228-7411

June 27, 1996

Via Federal Express

Ms. Marina Pennington
Department of Community Affairs
2555 Shumard Oak Blvd.
Tallahassee, FL 32399-2100

Re: North Palms Village Development of Regional Impact
City of Tampa, Florida

Dear Marina:

In accordance with our telephone conversation today, the NOPC application by the developer of the North Palms Village DRI will be reviewed in two segments. The first segment, which constitutes Proposal "A" will be reviewed on an expedited basis by the Department of Community Affairs ("Department"). The City of Tampa will also consider the rezoning of the multi-family parcel and hence approval of Proposal "A" on an expedited basis. We understand that you can provide DCA comments by next week.

The developer will submit Proposal "B" within the next several weeks, and we agree that the timeframes for the Department's review will be based upon the future submittal of this information by the developer.

With respect to Proposal "A", this consists of the attached proposed Map "H", which deletes the access road off of the future, proposed Levee Road, and redesignates that parcel immediately to the west from commercial use to multi-family use. The developer is converting 18,861 square feet of commercial uses to 119 multi-family dwelling units, as provided for by the approved trade-off mechanism included in the Development Order for this project. Upon approval of this change, the specifically approved uses for Phase IA will consist of 21,383 square feet of commercial uses, 38,036 square feet of office uses and 138 multi-family dwelling units. Also herein submitted as a part of the support for Proposal "A" is a letter prepared by Lincks & Associates, which indicates that the traffic generated by the proposed development is below the thresholds established in the approved Development Order for Phase IA. Therefore, no transportation mitigation is required for the proposed development.

EXHIBIT A

Continued on other
and back of page

Ms. Marina Pennington
June 27, 1996
Page 2.

Proposal "B" will eliminate the phasing of this project, therefore we are not providing additional calculations of approved development for subsequent phases.

If you have any questions concerning this submittal, please contact me at (813) 222-1179. We appreciate the Department's cooperation in enabling us to go forward with this project.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Rhea", enclosed within a large, hand-drawn oval.

Rhea F. Law

cc: Ms. Susan Lynn-Johnson
Mr. Tim Butts

LTRS1205



Engineers
Planners

June 27, 1996

LINCKS & ASSOCIATES, INC.

Ms. Rhea Law
Fowler, White, Gillen, Boggs et al
501 E. Kennedy Boulevard
Suite 1700
Tampa, FL 33602

Re: North Palms Village
Lincks Project No. 94152-U2

Dear Ms. Law:

The purpose of this letter is to provide an analysis of the impact of the following modifications to the North Palms Village DRI.

1. Elimination of the loop road within the southern portion of the project.
2. The conversion of 18,861 square feet of commercial uses to multi-family uses.
3. Elimination of the access to the North/South Arterial for the proposed multi-family project.

According to Section C.4.a of the Development Order for North Palms Village, Phase IA is approved for the following uses:

- Commercial - 40,244 square feet
- Office - 38,036 square feet
- Multi-Family - 19 DU's

Two projects are proposed to be constructed within Phase IA which include 138 multi-family units and 5,000 square feet of commercial uses. For the purpose of this analysis, it is assumed that the commercial uses will include a 3,000 square foot convenience store with gas pumps and a 2,000 square foot fast food restaurant and drive through. 18,861 square feet of the approved commercial uses were converted to multi-family dwelling units based on the conversion equation contained in Exhibit D of the Development Order for North Palms Village.

Table 1 summarizes the trip generation of the two proposed projects within Phase IA. As shown in Table 1, the two projects are proposed to attract/generate approximately 328 trip ends during the PM peak hour with 175 inbound and 153 outbound. The access for both projects is proposed to be via the realigned Frontage Road at CR 581, with no connection to the North/South Arterial.

TABLE 1
PM PEAK HOUR TRIP GENERATION

<u>Land Use</u>	<u>Size</u>	<u>PM Peak Hour Trip Ends (1)</u>		
		<u>In</u>	<u>Out</u>	<u>Total</u>
Multi-Family	138 units	43	24	67
Convenience Store w/ Gas Pumps	3,000 SF	94	94	188
Fast Food w/ Drive Through	2,000 SF	<u>38</u>	<u>35</u>	<u>73</u>
		175	153	328

(1) Source: ITE Trip Generation, 5th Edition, 1991.

Ms. Rhea Law
June 27, 1996
Page 2

Table 2 provides a comparison of the project traffic at the intersection of the Frontage Road and CR 581 as contained in Figure 31-6 of the original DRI for North Palms Village and the project traffic for the two development projects within Phase IA. As shown in Table 2, the project traffic for the two developments within Phase IA is significantly less than the project traffic analyzed in the original DRI.

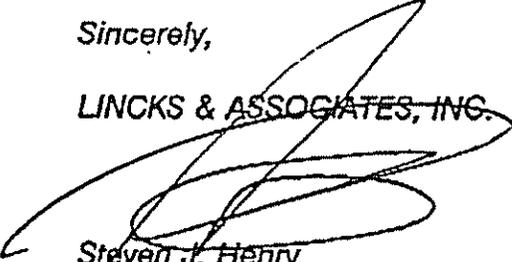
In addition, we have analyzed the impact of the proposed modifications at full buildout of the project. Table 3 summarizes the trip generation for the project with the approved land uses. Figure 1 illustrates site entrance volumes with the proposed internal roadway modifications. Figure 2 illustrates the site entrance volumes contained in the original DRI analysis for North Palms Village. A comparison of these two figures, illustrates that the driveway volumes remained relatively unchanged from the original DRI analysis volumes at each site entrances.

As demonstrated in the analysis, the project traffic for the projects to be developed in Phase IA is well below the volumes approved in the original analysis. In addition, with the proposed modifications at buildout of the project, the driveway volumes should remain relatively unchanged.

If you have any questions or need additional information, please do not hesitate to call.

Sincerely,

LINCKS & ASSOCIATES, INC.



Steven J. Henry
Director of Operations

SJH/alw

TABLE 2
TRAFFIC COMPARISON

<u>Scenario</u>	<u>Intersection</u>	<u>Inbound Traffic</u>	<u>Outbound Traffic</u>
Approved (1)	CR 581/Frontage Road	370	841
Phase IA (2)	CR 581/Frontage Road	175	153

(1) Source: North Palms Village DRI - Figure 31-6.

(2) The development included in Phase IA is 138 multi-family units and 5,000 square feet of commercial uses.

TABLE 3
 PM PEAK HOUR
 TRIP GENERATION
 (BUILDOUT)

Land Use	Size	PM Peak Hour Trip Ends (1)			Internal Capture (2)			External PM Peak Hour Trip Ends		
		In	Out	Total	In	Out	Total	In	Out	Total
Commercial	407,330 SF	803	803	1,606	119	54	173	684	749	1,433
Hotel	600 Rooms	205	175	380	41	35	76	164	140	304
Office	615,930 SF	121	589	710	23	112	135	98	477	575
Multi-Family	684 DU	215	121	336	41	23	64	174	98	272
		1,344	1,688	3,032	224	224	448	1,120	1,464	2,584

(1) Source: ITE Trip Generation, 5th Edition Update, 1995.

(2) Internal Capture based on internal capture rates contained in the original DRI analysis for North Palms Village.

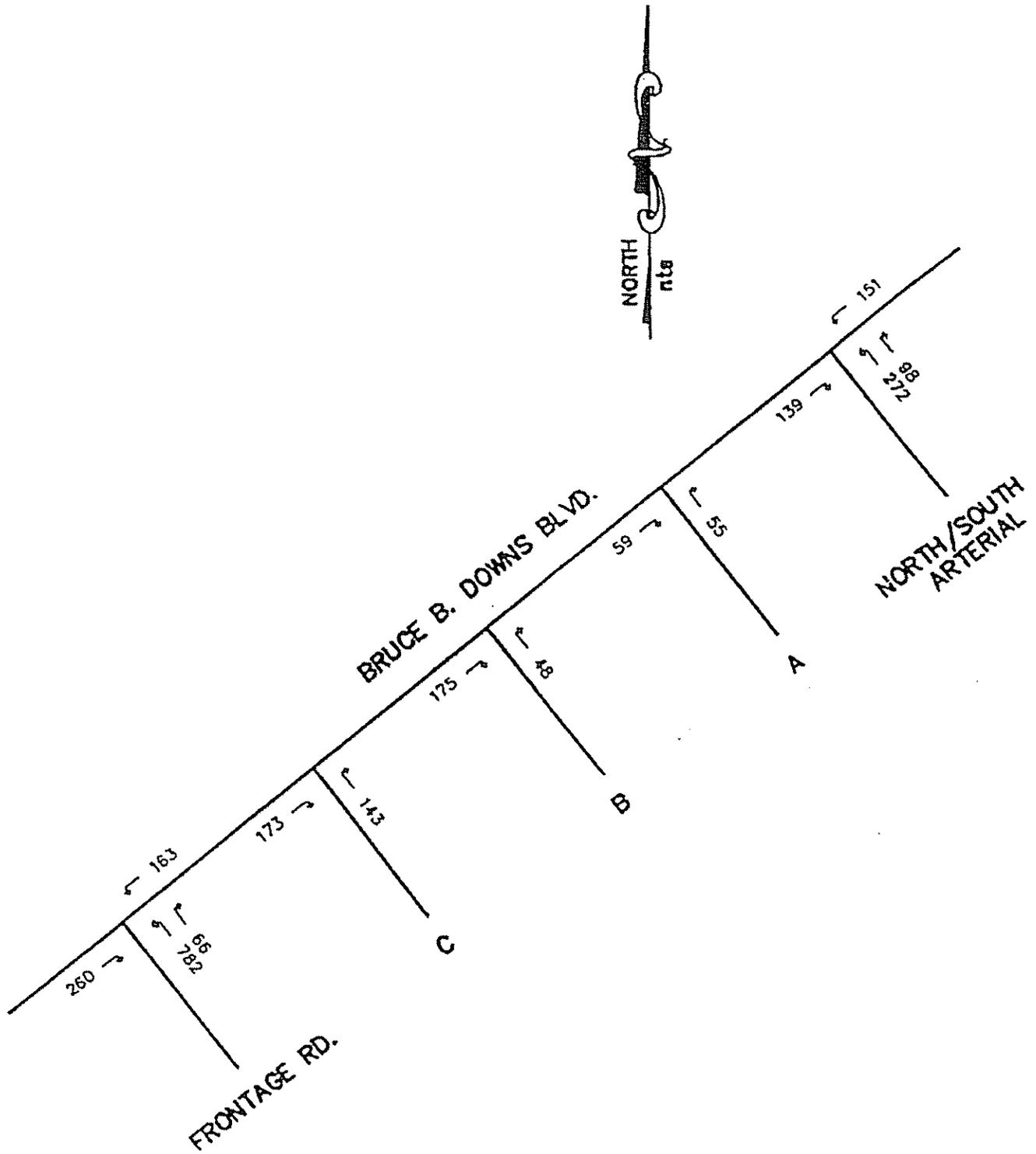


FIGURE 1
 NORTH PALMS VILLAGE
 SITE ENTRANCE VOLUMES
 BASED UPON MODIFIED
 INTERNAL ROADWAY NETWORK



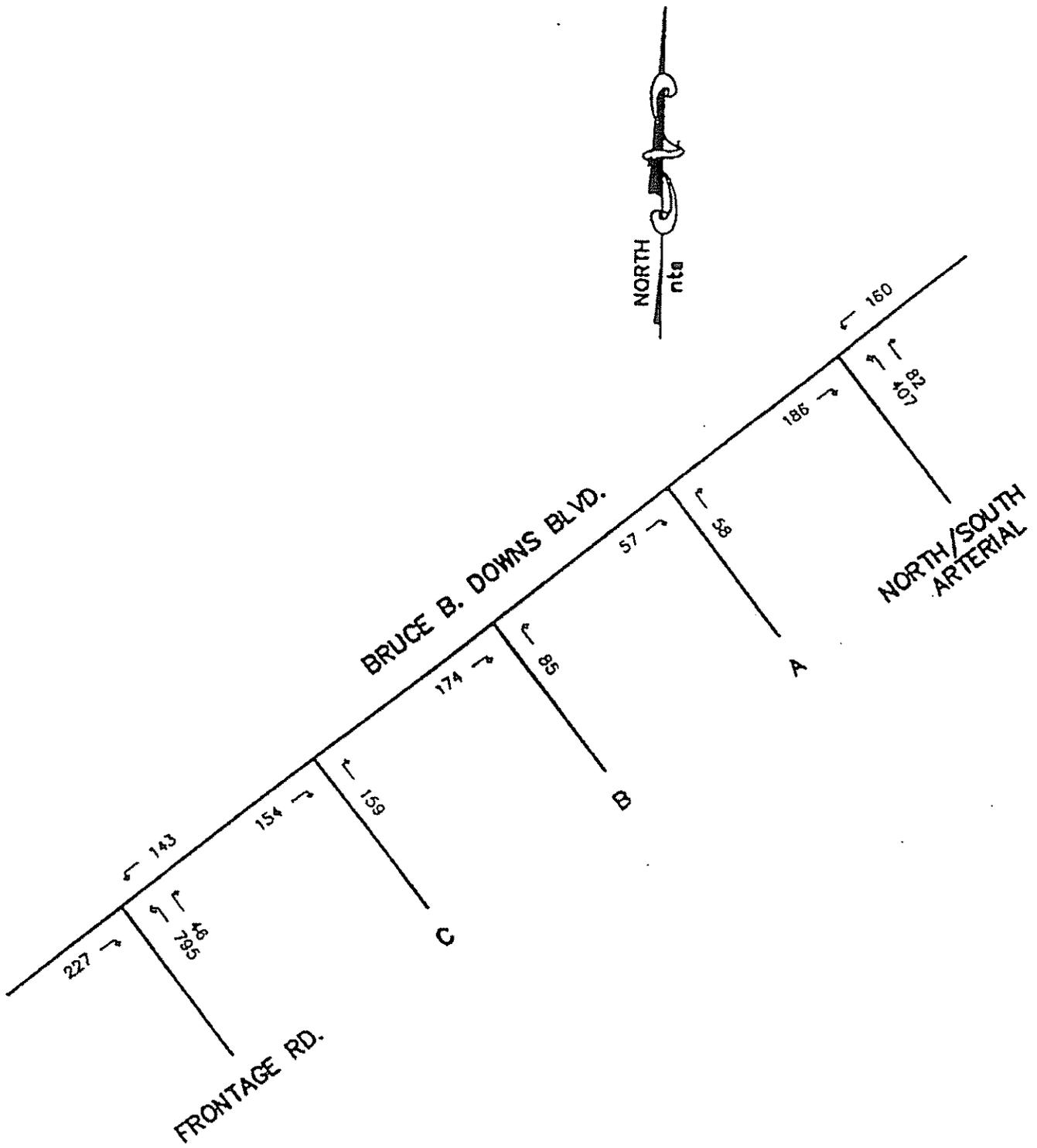
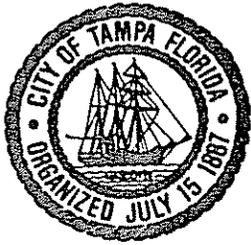


FIGURE 2
 NORTH PALMS VILLAGE DRI
 SITE ENTRANCE VOLUMES





CITY OF TAMPA

Janett S. Martin, City Clerk

Office of City Clerk

December 22, 1994

Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg FL 33702

RE: Petition No. DZ87-2
Ordinance No. 94-279

Dear Sir:

The enclosed document is being transmitted for your information and record keeping process.

If further information is needed, please contact the office of Land Development Coordination,

(813) 223-8405.

Sincerely,

Janett S. Martin
City Clerk

JM/gg

Enclosure: Certified Copy of Ordinance No. 94-279

CERTIFIED MAIL

cc: Land Development Coordination



315 E. Kennedy Blvd., City Hall • Tampa, Florida 33602 • 813/274-8396

Printed on Recycled Paper

Ordinance No. 94279

AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, APPROVING THE SECOND AMENDMENT TO A DEVELOPMENT ORDER RENDERED PURSUANT TO CHAPTER 380, FLORIDA STATUTES, FILED BY ROBERT E. WOOLLEY/FLORIDA, INC. FOR NORTH PALMS VILLAGE, A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT; PROVIDING AN EFFECTIVE DATE HEREOF.

WHEREAS, on January 5, 1989, the City Council of the City of Tampa adopted Ordinance 89-10 approving the North Palms Village Development of Regional Impact (the "Development Order"); and

WHEREAS, on March 3, 1990, the City Council of the City of Tampa adopted Ordinance No. 90-86 amending the North Palms Village Development of Regional Impact Development Order ("Development Order"); and

WHEREAS, on October 20, 1994, the Developer, Robert E. Woolley/Florida, Inc. filed a Notice of Proposed Change to a Previously Approved Development-of-Regional-Impact, a copy of which is attached hereto and made a part hereof as Exhibit "A", proposing to extend the time periods for commencement of development, development phase build-out, expiration of the Development Order, deadline for completion of the design and construction of the "pipeline" improvement and time period during which the property will not be subject to downzoning; and

WHEREAS, the City Council has reviewed the above-referenced documents, as well as all related testimony and evidence submitted by Robert E. Woolley/Florida, Inc. concerning the proposed extension of the time periods for commencement of development, development phase build-out, expiration of the Development Order, deadline for completion of the design and construction of the "pipeline" improvement, proportionate share costs of transportation improvements, and time period during which the property will not be subject to downzoning; and

WHEREAS, the City Council as the governing body of the local government having jurisdiction pursuant to section 380.06, Florida Statutes is authorized and empowered to consider notices of proposed change to previously approved developments of regional impact and to adopt and amend development orders concerning such developments; and

WHEREAS, the public notice requirements of Chapter 380, Florida Statutes, and Section 43A-302, City of Tampa Code have been satisfied; and

WHEREAS, all interest parties and members of the public were afforded an opportunity to participate in the hearing on the subject proposed amendments before the City Council; and

Certified as true
and correct copy.

WHEREAS, the City Council has held a duly noticed public hearing on this proposed amendment to the Development Order and has reviewed the above-referenced documents, as well as all related testimony and evidence submitted by each party and members of the general public; and

WHEREAS, Section 380.06, Florida Statutes, requires that a development order be amended to reflect approval of changes to the approved development which have been found not to constitute substantial deviations;

NOW, THEREFORE

BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF TAMPA, FLORIDA:

Section 1. Findings of Fact. That City Council, having received the above-referenced documents, and having received all related comments, testimony and evidence submitted by all persons and members of the general public, finds that there is substantial competent evidence to support the following findings of fact;

A. That the Developer submitted to the City the Notice of Proposed Change attached hereto as "Exhibit A".

B. That the Developer proposes to extend the deadline for commencement of development, extend the date of each phase's buildout, extend the expiration date of the Development Order, extend the deadline for completing the design and construction of the "pipeline" improvement and time period during which the property will not be subject to downzoning.

C. That the development is consistent with all local land development regulation and the local comprehensive plan.

D. That the development does not unreasonably interfere with the achievement of the objectives of the adopted State Land Development Plan applicable to the area.

E. That a comprehensive review of the impacts generated by the Notice of Proposed Change has been conducted by the City and the Tampa Bay Regional Planning Council.

Section 2. Conclusions of Law. That the City Council having made the above findings of facts, reaches the following conclusions of law:

A. That these proceedings have been duly conducted pursuant to applicable law and regulations, and based upon the record in these proceedings, the Developer is authorized to conduct development as described herein, subject to the conditions, restrictions and limitations set forth herein.

B. The review by the City, the Tampa Bay Regional Planning Council and other participating agencies and interested citizens reveals that the impacts of the proposed change are adequately addressed pursuant to the requirements of Florida Statutes, Chapter 380 within the terms and conditions of this Ordinance.

C. That based on the foregoing, and pursuant to Chapter 380.06(19), Florida Statutes, the proposed changes are found not to be substantial deviations to the previously approved Development Order as amended.

Section 3. Order. Paragraph C. of subsection C. 4. of Section 4, Sections 7, 8 and 9, and Exhibit C-1 of the Development Order, as amended, are hereby amended as follows;

"c. Pipelining Option: Under this option, the Developer may elect under the circumstances set forth hereafter to either: (1) fund, design and construct intersection improvements to the intersection of C.R. 581 and Skipper Road consisting of a second southbound right turn lane, a second eastbound right turn lane, and traffic signal modifications (hereafter referred to as "Alternative A"); or, (2) fund, design and construct C.R. 581 from a four-lane divided to a six-lane divided roadway from the main entrance to the North Palms Village project site to the I-75 Interchange (hereafter referred to as Alternative "B"); or (3) fund, design and construct one or more other improvements hereafter referred to as "Alternative C" in accordance with c.(3) below.

It is the intent of this option to permit the Developer to mitigate its development's impacts on the substantially affected regionally significant roadway network by adequately providing, in the manner set forth herein, for the public transportation facilities necessary to accommodate the traffic impacts of Phases I, II, and III of the development. The requirements set forth below have been determined to make adequate provision for, or to provide reasonable assurances of the availability of the public transportation facilities necessary to accommodate the traffic impacts of Phases I, II, and III of the development. The requirements set forth below have further been determined to be consistent with City, TBRPC, DCA, FDOT and MPO policies and Rule 9J-2.0255, Florida Administrative Code.

For purposes of this Development Order, Developer's proportionate share of the costs of the transportation improvements necessary to accommodate the impacts of Phase I, II and III of the development, respectively, has been calculated as set forth in Exhibit "C-1" to be Four Hundred Five Thousand and Seventy-

Two Dollars and No Cents (\$405,072) for Phases I, II and III (the "Proportionate Share Amount").

If the Pipelining Option is elected, Alternative A, Alternative B, or Alternative C shall be implemented subject to, and in accordance with, the terms and conditions set forth hereafter as follows:

(1) Alternative A: The Developer commits to fund, design and construct intersection improvements to the intersection of C.R. 581 and Skipper Road consisting of a second southbound right turn lane, a second eastbound right turn lane, and traffic signal modifications (the "Improvement"). The costs of designing and construction Alternative A have been calculated to equal or exceed Developer's proportionate share of the costs of the transportation facilities necessary to accommodate the traffic impacts of Phases I, II and III of the development.

(2) Alternative B: The Developer, in lieu of Alternative A, may commit to fund, design and construct C.R. 581 from a four-lane divided to a six-lane divided roadway from the main entrance to the North Palms Village project site to the I-75 Interchange (the "Improvement"). The costs of the Improvement has been calculated to equal or exceed Developer's proportionate share of the costs of the transportation facilities necessary to accommodate the traffic impacts of Phases I, II and III of the development.

(3) Alternative C: In lieu of Alternatives A and B, the Developer may elect to fund, design and construct on or more of the transportation improvements set forth in Exhibit "C", or such other improvements as are concurred in by the City and TBRPC as constituting adequate pipeline mitigation for the development consistent with the rules and policies of TBRPC and DCA. Alternative C shall be implemented by development order amendment, the review and adoption of which shall not constitute a substantial deviation requiring further development-of-regional-impact review.

(4) Implementation of any pipelining alternative shall require that:

(i) The design shall be prepared in a manner normally used by the entity who will ultimately be responsible for the

transportation improvements. The design shall be reviewed and approved, as appropriate, by FDOT, Hillsborough County, and the City, with final review and approval by the City prior to construction of such improvement;

(ii) Upon completion of the design, and approval by the appropriate responsible entity and the City, Developer or, where appropriate, the City shall secure all necessary permits. The City shall assist, where appropriate, the Developer in obtaining all permits, approvals, utility relocations, rights-of-way, and easements necessary to complete the improvement(s);

(iii) Upon completion of the design, and securing of necessary permits, rights-of-way and easements, Developer shall construct the improvement(s);

(iv) The design and permitting shall be completed within eighteen (18) months, and construction shall be commenced within twenty four (24) months and completed within thirty-six (36) months of this development order amendment becoming final and non-appealable unless the time(s) are extended by the City with concurrence by TBRPC.

(v) If prior to commencement of construction of the improvement, it can be demonstrated that, for reasons beyond the Developer's control, it is impossible or impractical for Developer to complete the improvements, or that the costs of designing, and/or constructing the improvement being pipelined as mitigation for a particular phase(s) of the development exceeds Developer's total proportionate share amount for that particular subphase(s) or Phase(s) of the development, Developer shall notify the City. The City shall expeditiously determine whether to make the additional funding commitments necessary to fully fund completion of the improvement. If the City elects to make the additional funding commitments, they shall enter into the appropriate agreements with Developer for completion of the improvement by the Developer using the remaining unexpected portion of Developer's proportionate share supplemented by the City's additional funding commitment. If the City determines not to make such funding commitment, or otherwise fails to secure such funding commitment, Developer may either: (1) complete the Improvements at its own expense; or (2) propose appropriate alternative roadway improvements, which, if concurred in by the entity having responsibility for the improvements, the City, and

TBRPC pursuant to applicable laws, rules, and regulations, shall be pipelined pursuant to amendment of this Development Order, the review and adoption of which shall not constitute a substantial deviation requiring further development-of-regional-impact review. If the Developer has completed any portion of the improvement prior to notification of the City, the amount of money required to be pipelined to alternative roadway improvements shall be reduced by the reasonable costs of the portion of the improvements completed to the extent that the City and TBRPC determine that such portion actually provides a discrete, useable element of the design and/or construction of an improvement."

...

"Section 7. Commencement of Development. That development of the Project shall commence by December 29, 1996 unless the time period is extended by the City. The projected dates of buildout for each Phase of the Project are extended to December 29, 1997 (Phase I), December 28, 1999 (Phase II), and December 27, 2004 (Phase III), respectively, unless the time for such buildout is extended by the City."

...

"Section 8. Expiration of Development Order. That the original Order shall remain in effect for a period of seventeen (17) years and three hundred and sixty (360) days from the date upon which the original Order became final and the appeal period ended. Any development activity wherein plans have been submitted to the City for its review and approval prior to the expiration date if this Order, may be completed. This Order may be extended by City Council on the finding of excusable delay in the proposed development activity."

...

"Section 9. Downzoning/Intensity Reduction. That prior to fourteen (14) years from the date upon which this Order becomes final and the appeal period has ended, the City may not down-zone or reduce the intensity or unit density permitted by this Order, unless the City can demonstrate that:

- A. substantial changes in the conditions underlying the approval of the Order have occurred; or
- B. the order was based upon substantially inaccurate information provided by the Developer; or

- C. the change is clearly established by the City to be essential to the public health, safety, or welfare.

Any down-zoning or reduction of intensity shall be effected only through the usual and customary procedures required by statute and/or ordinance for changes in local land development regulations.

For the purposes of this Order, the term "down-zone" shall refer only to changes in zoning or development regulations which decrease the development rights approved by this Order, and nothing in this paragraph shall be construed to prohibit legally enacted changes in zoning regulations which do not decrease the development rights granted to the Developer by this Order. The inclusion of this Section 8 is not to be construed as evidencing any present foreseeable intent on the part of the City to down-zone or alter the density or intensity of the development, but is included herein to comply with Section 380.06(15) (c)3, Florida Statutes (1988 Supp.). A change in the land use plan category applicable to the North Palms Village project which authorizes the intensities and densities of use approved herein shall not constitute a down-zone."

...

"EXHIBIT C-1
D.C.A. FAIRSHARE COSTS PER PHASE

Phase I: No Improvements Necessary
Phase I Total Fairshare -

\$0

Phase II: No Improvements Necessary
Phase II Total Fairshare-

\$0

Phase III:

SEGMENT/INTERSECTION

DCA
%

TOTAL
COST

FAIR
SHARE
COST

CR581: I-75 to Tampa Palms
(2LU to 4LD)

6.36

\$1,967,372

\$ 21,679 \$125,064

CR581 at Skipper Road

52.7

417,768

\$ 38,165 220,164

Certified as true
and correct copy

(Add 2nd SB right turn lane)
(Add 2nd EB right turn lane)

Phase III Total Fairshare = \$405,072 \$345,228"

...

Section 4. Development Order, as Amended. That this Ordinance ("Second Amendment") shall constitute the second amendment to Ordinance No. 89-10 of the City Council, as previously amended by Ordinance No. 90-86. All provisions of the Development Order as amended, except as amended hereby shall be and remain in full force and effect and shall be considered conditions to this Development Order Amendment unless inconsistent with the terms and conditions of this Development Order Amendment, in which case the terms and conditions of this Development Order Amendment shall govern.

Section 5. Definitions. That the definitions contained in Florida Statutes, Chapter 380 shall control the interpretation and construction of any terms of this Second Amendment.

Section 6. Binding Effect. That this Second Amendment shall be binding upon the Developer, assigns, and successors in interest.

Section 7. Governmental Agencies. That it is understood that any reference herein to any governmental agency shall be construed to mean any future instrumentality which may be created or designated as successor in interest to, or which otherwise possessed any of the powers and duties of any referenced governmental agency in existence on the effective date of this Development Order Amendment.

Section 8. Severance. That in the event that any portion or section of this Second Amendment is determined to be invalid, illegal or unconstitutional by a court or agency of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this Development Order Amendment which shall remain in full force and effect.

Section 9. Transmittals. That the City Clerk is directed to send copies of this Second Amendment, within five (5) days of the effective date of this Ordinance, to the Owner/Developer Robert E. Woolley, Florida, Inc., 8875 Hidden River Drive Parkway, Suite 300, Tampa, Florida 33637, the Florida Department of Community Affairs (Bureau of Land and Water Management), and the Tampa Bay Regional Planning Council.

Section 10. Rendition. That this Second Amendment shall be deemed rendered upon transmittal of the copies of this Second Extension Amendment to the recipients specified in Florida Statutes, Chapter 380.

Section 11. Recordation. That the Developer shall record a notice of adoption of this Second Amendment pursuant to Florida Statutes, Chapter 380.

Section 12. Effective Date. That this Ordinance shall become a law as provided in the City of Tampa Home Rule Charter and shall take effect upon transmittal to the parties specified in Section 9 hereof.

PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA, ON DEC 20 1994.

Ronnie Mason

ATTEST:

Janett S. Martin
CITY CLERK

CHAIRMAN, CITY COUNCIL
APPROVED by me on DEC 20 1994

Sandra W. Freedman
SANDRA W. FREEDMAN, MAYOR

PREPARED AND APPROVED BY:

Lina K. G.
ASSISTANT CITY ATTORNEY

State of Florida
County of Hillsborough

This is to certify that the foregoing is a true and correct copy of *Ordinance 94-279* on file in my office. *Attachment*

Witness my hand and official seal this 22nd day of Dec 19 94.

Janett S. Martin
CITY CLERK

INDEX TO APPLICATION

1. Application and Substantial Deviation Determination Chart
2. Proposed Revised Ordinance (Exhibit "A")
3. Affidavit to Authorize Agent
4. Surrounding Owners List
5. Site Development Plan
6. Aerial Maps
7. TBRPC Review Contract
8. Affidavit ; Letter of Notice w/ Attachments

Certified as true
and correct copy.

**CITY OF TAMPA
REVENUE RECEIPT**

RECEIPT NUMBER

949583 001-594

Customer Name: North Lake Village
 Telephone: _____ Prepared By: S. [Signature]
 Project Number: _____

HDC: INSPECTIONAL SERVICES	Plan Exam	322105	\$	_____
	Documents/Copies	322104	\$	_____

HDC: Zoning				
Subject Address: _____	Ybor City Guidelines	349009	\$	_____
_____	PDA Incremental Review	341201	\$	_____
_____	Miscellaneous	341211	\$	_____
_____	Rezoning Petition	341210	\$	_____
Case Number: _____	Req. for Substantial Deviation Determnt	341228	\$	_____
Release of Easement 341905 \$ _____	Board of Adjustment	341212	\$	_____
Parking Waiver CBD 341910 \$ _____	Zoning Certification Letter	341213	\$	_____
Documents/Copies 322104 \$ _____	Zoning Interpretation Letter	341218	\$	_____
Subdiv. Prelim. Review 322110 \$ _____	<u>Dev. Reg. Impact</u>	341214	\$	<u>2,150.00</u>
Subdiv. Construction 322111 \$ _____	Special Use	341222	\$	_____
Subdiv. Final Review 322112 \$ _____	Encroachment	341223	\$	_____
Subdiv. Filing/Repro 322113 \$ _____	Address Change	341224	\$	_____
Model Homes 341230 \$ _____	Minor Text Amdmt	341225	\$	_____
Vacating a Plat 322114 \$ _____	Major Text Amdmt	341226	\$	_____
Subdiv. Resubmittal 322115 \$ _____	Hyde Park Guidelines	349015	\$	_____

HDC: STANDARDS & ENFORCEMENT				
Street Address: _____	Spec. Insp.-Miscellaneous	345190	\$	_____
_____	Structure Liens	0	354400	\$ _____
Folio Number: _____	Structure Abatement	Tax \$	354402	0.00
_____	Property Maint. Abatement	Cash \$	354404	0.00
Sign Type: _____	Property Maintenance Liens		354405	\$ _____
_____	Sign Violation Charges		354420	\$ _____
_____	Income from Copy Machine		369902	\$ _____

DPW: TRANSPORTATION				
Subject Address: _____	Interbay	363240	\$	_____
_____	Westshore	363241	\$	_____
_____	CBD	363242	\$	_____
HDC Project Number: _____	Central/East	363243	\$	_____
Project Control Number: _____	North Central	363244	\$	_____
_____	Univ. North	363249	\$	_____
_____	Westshore NI 637.200	363250	\$	_____
_____	Other		\$	_____

DSS: STORMWATER MANAGEMENT				
Project/Control # _____	Culvert Redesign	341920	\$	_____
_____	Residential Permit	329019	\$	_____
SMD # _____	Commercial Permit	329018	\$	_____
_____	Earthwork	329015	\$	_____
_____	Reinspection Fee	343920	\$	_____

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF RESOURCE PLANNING AND MANAGEMENT
BUREAU OF STATE PLANNING
2740 Centerview Drive
Tallahassee, Florida 32399
904/488-4925

**NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED
DEVELOPMENT OF REGIONAL IMPACT (DRI)
SUBSECTION 380.06(19), FLORIDA STATUTES**

Subsection 380.06(19), Florida Statutes, requires that submittal of a proposed change to a previously approved DRI be made to the local government, the regional planning agency, and the state land planning agency according to this form.

1. I, David Smolker of Blain Bricklemyer and Smolker, P.A., the undersigned authorized representative of Robert E. Woolley, Florida, Inc., hereby give notice of a proposed change to a previously approved Development of Regional Impact in accordance with Subsection 380.06(19), Florida Statutes. In support thereof, I submit the following information concerning the North Palms Village development, which information is true and correct to the best of my knowledge. I have submitted today, under separate cover, copies of this completed notification to the City of Tampa, to the Tampa Regional Planning Council, and to the Bureau of State Planning, Department of Community Affairs.

10-20-94

(Date)



David Smolker
Blain Bricklemyer & Smolker, P.A.
100 East Madison Street, Suite 300
Tampa, Florida 33602
(813) 223-3888
Attorneys for Robert E. Woolley,
Florida, Inc.

2. Applicant (name, address, phone).

**Robert E. Woolley, Florida, Inc.
8875 Hidden River Drive Parkway
Suite 300
Tampa, Florida 33637**

3. Authorized Agent (name, address, phone).

**David Smolker
Blain Bricklemyer & Smolker, P.A.
100 East Madison Street
Suite 300
Tampa, Florida 33602
(813) 223-3888**

4. Location (City, County, Township/Range/Section) of approved DRI and proposed change.

City of Tampa, Hillsborough County, Southwest 1/4 of Section 13, North 1/2 of Section 23, North 1/2 of Section 24, Township 27 South, Range 19 East.

5. Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in either the development order or the Application for Development Approval.
 1. Extend buildout date for Phase I from December 30, 1993 to December 29, 1997.
 2. Extend buildout date for Phase II from December 30, 1995 to December 28, 1999.
 3. Extend buildout date for Phase III from December 30, 2000 to December 27, 2004.
 4. Extend deadline for completing the design and construction of pipeline improvement from 36 months from the date the development order amendment becomes final to prior to issuance of certificates of occupancy for Phase I-B.
 5. Extend commencement of development date from June 30, 1991 to December 29, 1996.
 6. Extend the time period during which the project lands are not subject to downzoning from eight years from the date the original development order became final to fourteen years from the date the development order amendment becomes final.
 7. Extend the period of time during which development order effective from thirteen years three hundred sixty three days to seventeen years three hundred and sixty days.

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Department or any reviewing agency to clarify the nature of the change or the resulting impacts.

No change proposed to master site plan.

6. Complete the attached Substantial Deviation Determination Chart for all land use types approved in the development. If no change is proposed or has occurred, indicate no change.

No change is being made to the types or amounts of approved land uses.

7. List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart).

City of Tampa Ord. No. 90-86, March 22, 1990 (extending development timetables, electing pipelining and extending term of development order).

Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project?

No change.

8. Describe any lands purchased or optioned within 1/4 mile of the original DRI site subsequent to the original approval or issuance of the DRI development order. Identify such land, its size, intended use, and adjacent non-project land uses within 1/2 mile on a project master site plan or other map.

None.

9. Indicate if the proposed change is less than 40% (cumulatively with other previous changes) of any of the criteria listed in Paragraph 380.06(19)(b), Florida Statutes.

Proposed changes do not implicate criteria set forth in paragraph 380.06(19)(b), Florida Statutes.

Do you believe this notification of change proposes a change which meets the criteria of Subparagraph 380.06(19)(e)2., F.S.?

YES _____ NO X _____

10. Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates.

Yes Phase I Buildout Date: December 29, 1997
 Phase II Buildout Date: December 28, 1999
 Phase III Buildout Date: December 27, 2004

11. Will the proposed change require an amendment to the local government comprehensive plan?

No.

Provide the following for incorporation into such an amended development order, pursuant to Subsections 380-06 (15), F.S., and 9J-2.025. Florida Administrative Code:

N/A.

12. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.

N/A.

13. Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:

- a. All proposed specific changes to the nature, phasing, and build-out date of the development; to development order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, acres for preservation, green belts; to structures or to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change;

(See Exhibit "A" attached hereto and incorporated herein).

- b. An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development;

No project acreage has been added or deleted.

- c. A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;

(See Exhibit "A" attached hereto and incorporated herein).

- d. A proposed amended development order termination date that reasonably reflects the time required to complete the development;

(See Exhibit "A" attached hereto and incorporated herein).

- e. A proposed amended development order date until which the local government agrees that the changes to the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, if applicable; and

(See Exhibit "A" attached hereto and incorporated herein).

- f. Proposed amended development order specifications for the annual report, including the date of submission, contents, and parties to whom the report is submitted as specified in Subsection 9J-2.025 (7), F.A.C.

No change in development order specifications for annual report being proposed.

SUBSTANTIAL DEVIATION DETERMINATION CHART

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE
Attraction/ Recreation	# Parking Spaces			
	# Spectators			
	# Seats			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	# External Vehicle Trips			
	D.O. conditions			
	ADA representations			
Airports	Runway (length)			
	Runway (strength)			
	Terminal (gross square feet)			
	# Parking Spaces			
	# Gates			
	Apron Area (gross square feet)			
	Site locational changes			
	Airport Acreage, including drainage, ROW, easements, etc.			
	# External Vehicle Trips			
	D.O. conditions ADA representations			
Hospitals	# Beds			
	# Parking Spaces			
	Building (gross square feet)			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	# External Vehicle Trips			
	D.O. conditions ADA representations			

SUBSTANTIAL DEVIATION DETERMINATION CHART

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE	
Industrial	Acreage, including drainage, ROW, easements, etc.	# Parking Spaces	# Employees	Chemical storage (barrels and lbs.)	
					Site locational changes
Mining Operations	Acreage mined (year) Water Withdrawal (Gal/day) Size of Mine (acres), including drainage, ROW, easements, etc.	# External Vehicle Trips	D.O. conditions	ADA representations	
					Office

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN).

SUBSTANTIAL DEVIATION DETERMINATION CHART

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE
Petroleum/Chem. Storage	Storage Capacity (barrels and/or lbs.) Distance to Navigable Waters (feet) Site locational changes Facility Acreage, including drainage, ROW, easements, etc. External Vehicle Trips D.O. conditions ADA representations			
Ports (Marinas)	boats, wet storage boats, dry storage Dredge and fill (cu.yds.) Petroleum storage (gals.) Site locational changes Port Acreage, including drainage, ROW, easements, etc. External Vehicle Trips D.O. conditions ADA representations			
Residential	dwelling units Type of dwelling units lots Acreage, including drainage, ROW, easements, etc. Site locational changes External Vehicle Trips D.O. conditions			

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN).

CITY OF TAMPA

DEPARTMENT OF HOUSING AND DEVELOPMENT COORDINATION

Rezoning Application Exhibit G

AFFIDAVIT ATTESTING TO NOTIFICATION

David Smolker, Authorized Agent

(NAME OF ALL PROPERTY OWNERS), being first duly sworn, depose (s) and say(s):

1. That (I am/~~we are~~) the ~~XXXXXX~~ petitioner(s) of the following described property:

ADDRESS OR GENERAL LOCATION: City of Tampa, Hillsborough County, Southwest 1/4 of Section 13, North 1/2 of Section 23, North 1/2 of Section 24, Township 27 South, Range 19 East.

2. That this property constitutes the property for which a ~~XXXXXX~~ ^{Notice of Proposed} approval is requested according to Petition Number DZ 87-2 ;
Change

3. That a copy of the notice was sent by certified mail with return receipt requested on Nov. 22 & 29, 1994 to the property owners within (DATE) 150 feet of the subject property (excluding roads or streets).

4. That a list of the property owners, their addresses and legal descriptions (according to the most current ad valorem tax record) is attached and made a part of this affidavit.

5. That the postmarked white certified mail receipts for the indicated notices are also attached and made a part of this affidavit.

6. That a photograph showing the placement of the notification sign be made a part of this affidavit.

SIGNED ~~PROPERTY OWNER~~
David Smolker, Authorized Agent

SIGNED (PROPERTY OWNER)

20 :01 96 031 7

SIGNED (PROPERTY OWNER)

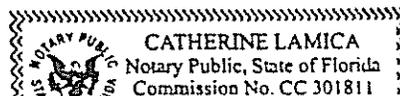
SIGNED (PROPERTY OWNER)

20 :01 96 031 7

SWORN TO AND SUBSCRIBED before me this 7TH day of DECEMBER 19 94.

My commission expires:

Catherine Lamica
NOTARY PUBLIC, STATE OF FLORIDA



SUBSTANTIAL DEVIATION DETERMINATION CHART

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE
---------------------	--------------------	------------------	------------------	--------------------------------

Wholesale,
Retail,
Service

Acresage, including
drainage, ROW, easements, etc.
Floor Space (gross square feet)
Parking Spaces
Employees
Site locational changes
External Vehicle
Trips
D.O. conditions
ADA representations

(SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN).

Hotel/Motel

Rental Units
Floor Space (gross square feet)
Parking Places
Employees
Site locational changes
Acresage, including
drainage, ROW, easements, etc.
External Vehicle
Trips
D.O. conditions
ADA representations

(SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN).

R.V. Park

Acresage, including
drainage, ROW, easements, etc.
Parking Spaces
Buildings (gross square feet)
Employees
Site locational changes
External Vehicle
Trips
D.O. conditions
ADA representations

SUBSTANTIAL DEVIATION DETERMINATION CHART

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE
Open Space (All natural and vegetated non-impervious surfaces)	Acreage Site locational changes Type of open space D.O. conditions ADA representations			
Preservation, Buffer or Special Protection Areas	Acreage Site locational changes Development of site proposed D.O. condiltions ADA representations			

9

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

Ordinance No. _____

AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, APPROVING AN AMENDMENT TO A DEVELOPMENT ORDER RENDERED PURSUANT TO CHAPTER 380, FLORIDA STATUTES, FILED BY ROBERT E. WOOLLEY/FLORIDA, INC. FOR NORTH PALMS VILLAGE, A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT; PROVIDING AN EFFECTIVE DATE HEREOF.

WHEREAS, on January 5, 1989, the City Council of the City of Tampa adopted Ordinance 89-10 approving the North Palms Village Development of Regional Impact (the "Development Order"); and

WHEREAS, on March 3, 1990, the City Council of the City of Tampa adopted Ordinance No. ___ - ___ amending the North Palms Village Development of Regional Impact Development Order ("Development Order"); and

WHEREAS, on October ___, 1994, the Developer, Robert E. Woolley/Florida, Inc. filed a Notice of Proposed Change to a Previously Approved Development-of-Regional-Impact, a copy of which is attached hereto and made a part hereof as Exhibit "A", proposing to extend the time periods for commencement of development, development phase build-out, expiration of the Development Order, deadline for completion of the design and construction of the "pipeline" improvement and time period during which the property will not be subject to downzoning; and

WHEREAS, the City Council has reviewed the above-referenced documents, as well as all related testimony and evidence submitted by Robert E. Woolley/Florida, Inc. concerning the proposed extension of the time periods for commencement of development, development, phase build-out, expiration of the Development Order, deadline for completion of the design and construction of the "pipeline" improvement and time period during which the property will not be subject to downzoning; and

WHEREAS, the City Council as the governing body of the local government having jurisdiction pursuant to section 380.06, Florida Statutes is authorized and empowered to consider notices of proposed change to previously approved developments of regional impact and to adopt and amend development orders concerning such developments; and

WHEREAS, the public notice requirements of Chapter 380, Florida Statutes, and Section 43A-302, City of Tampa Code have been satisfied; and

WHEREAS, all interest parties and members of the public were afforded an opportunity to participate in the hearing on the subject proposed amendments before the City Council; and

WHEREAS, the City Council has held a duly noticed public hearing on this proposed amendment to the Development Order and has reviewed the above-referenced documents, as well as all related testimony and evidence submitted by each party and members of the general public; and

EXHIBIT "A"

WHEREAS, Section 380.06, Florida Statutes, requires that a development order be amended to reflect approval of changes to the approved development which have been found not to constitute substantial deviations;

NOW, THEREFORE

BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF TAMPA, FLORIDA:

Section 1. That City Council, having received the above-referenced documents, and having received all related comments, testimony and evidence submitted by all persons and members of the general public, finds that there is substantial competent evidence to support the following findings of fact;

A. That the Developer submitted to the City the Notice of Proposed Change attached hereto as "Exhibit A".

B. That the Developer proposes to extend the deadline for commencement of development, extend the date of each phase's buildout, extend the expiration date of the Development Order, extend the deadline for completing the design and construction of the "pipeline" improvement and time period during which the property will not be subject to downzoning.

C. That the development is consistent with all local land development regulation and the local comprehensive plan.

D. That the development does not unreasonably interfere with the achievement of the objectives of the adopted State Land Development Plan applicable to the area.

E. That the development is consistent with the report and recommendations of the Tampa Bay Regional Planning Council.

F. That a comprehensive review of the impacts generated by the Notice of Proposed Change has been conducted by the City and the Tampa Bay Regional Planning Council.

Section 2. That the City Council having made the above findings of facts, reaches the following conclusions of law:

A. That these proceedings have been duly conducted pursuant to applicable law and regulations, and based upon the record in these proceedings, the Developer is authorized to conduct development as described herein, subject to the conditions, restrictions and limitations set forth herein.

B. The review by the City, the Tampa Bay Regional Planning Council and other participating agencies and interested citizens reveals that the impacts of the proposed change are adequately addressed pursuant to the requirements of Florida Statutes, Chapter 80 within the terms and conditions of this Ordinance.

C. That based on the foregoing, and pursuant to Chapter 380.06(19), Florida Statutes, the proposed changes are found not to be substantial deviations to the previously approved Development Order as amended.

Section 2. Subparagraph (iv) of paragraph C. (4) of subsection C. 4. of Section 4, and Sections 7, 8 and 9 of the Development Order, as amended, are hereby amended as follows;

(4) Implementation of any pipelining alternative shall require that:

(i) The design shall be prepared in a manner normally used by the entity who will ultimately be responsible for the transportation improvements. The design shall be reviewed and approved, as appropriate, by FDOT, Hillsborough County, and the City, with final review and approval by the City prior to construction of such improvement;

(ii) Upon completion of the design, and approval by the appropriate responsible entity and the City, Developer or, where appropriate, the City shall secure all necessary permits. The City shall assist, where appropriate, the Developer in obtaining all permits, approvals, utility relocations, rights-of-way, and easements necessary to complete the improvement(s);

(iii) Upon completion of the design, and securing of necessary permits, rights-of-way and easements, Developer shall construct the improvement(s);

(iv) The design and construction shall be completed prior to issuance of certificates of occupancy for Phase I-B within 36 months of Developer's election of the pipelining option unless the time for completion is extended by the City with concurrence by TBRPC.

(v) If prior to commencement of construction of the improvement, it can be demonstrated that, for reasons beyond the Developer's control, it is impossible or impractical for Developer to complete the improvements, or that the costs of designing, and/or constructing the improvement being pipelined as mitigation for a particular phase(s) of the development exceeds Developer's total proportionate share amount for that particular subphase(s) or Phase(s) of the development, Developer shall notify the City. The City shall expeditiously determine whether to make the additional funding commitments necessary to fully fund completion of the improvement. If the City elects to make the additional funding commitments, they shall enter into the appropriate agreements with Developer for completion of the improvement by the Developer

using the remaining unexpected portion of Developer's proportionate share supplemented by the City's additional funding commitment. If the City determines not to make such funding commitment, or otherwise fails to secure such funding commitment, Developer may either: (1) complete the Improvements at its own expense; or (2) propose appropriate alternative roadway improvements, which, if concurred in by the entity having responsibility for the improvements, the City, and TBRPC pursuant to applicable laws, rules, and regulations, shall be pipelined pursuant to amendment of this Development Order, the review and adoption of which shall not constitute a substantial deviation requiring further development-of-regional-impact review. If the Developer has completed any portion of the improvement prior to notification of the City, the amount of money required to be pipelined to alternative roadway improvements shall be reduced by the reasonable costs of the portion of the improvements completed to the extent that the City and TBRPC determine that such portion actually provides a discrete, useable element of the design and/or construction of an improvement.

...

Section 7. Commencement of Development. That development of the Project shall commence by December 29, 1996 ~~June 30, 1994~~ unless the time period is extended by the City. The projected dates of buildout for each Phase of the Project are extended to December 29, 1997 ~~December 30, 1993~~ (Phase I), December 28, 1999 ~~December 30, 1995~~ (Phase II), and December 27, 2004 ~~December 30, 2000~~ (Phase III), respectively, unless the time for such buildout is extended by the City.

...

Section 8. Expiration of Development Order. That the original Order shall remain in effect for a period of seventeen (17) years and three hundred and sixty (360) days ~~thirteen (13) years and three hundred and sixty-three (363) days~~ from the date upon which the original Order becomes ~~became~~ final and the appeal period ~~has~~ ended. Any development activity wherein plans have been submitted to the City for its review and approval prior to the expiration date if this Order, may be completed. This Order may be extended by City Council on the finding of excusable delay in the proposed development activity.

...

Section 9. Downzoning/Intensity Reduction. That prior to fourteen (14) eight-(8) years from the date upon which this Order becomes final and the appeal period has ended, the City may not down-zone or reduce the intensity or unit density permitted by this Order, unless the City can demonstrate that:

- A. substantial changes in the conditions underlying the approval of the Order have occurred; or
- B. the order was based upon substantially inaccurate information provided by the Developer; or
- C. the change is clearly established by the City to be essential to the public health, safety, or welfare.

Any down-zoning or reduction of intensity shall be effected only through the usual and customary procedures required by statute and/or ordinance for changes in local land development regulations.

For the purposes of this Order, the term "down-zone" shall refer only to changes in zoning or development regulations which decrease the development rights approved by this Order, and nothing in this paragraph shall be construed to prohibit legally enacted changes in zoning regulations which do not decrease the development rights granted to the Developer by this Order. The inclusion of this Section 8 is not to be construed as evidencing any present foreseeable intent on the part of the City to down-zone or alter the density or intensity of the development, but is included herein to comply with Section 380.06(15) (c)3, Florida Statutes (1988 Supp.). A change in the land use plan category applicable to the North Palms Village project which authorizes the intensities and densities of use approved herein shall not constitute a down-zone.

Section 3. That this Ordinance ("Development Order Amendment") shall constitute an amendment to Ordinance No. 89-10 of the City Council, as amended by Ordinance No. 90-86. All provisions of the Development Order as amended, except as amended hereby shall be and remain in full force and effect and shall be considered conditions to this Development Order Amendment unless inconsistent with the terms and conditions of this Development Order Amendment, in which case the terms and conditions of this Development Order Amendment shall govern.

Section 4. That the definitions contained in Florida Statutes, Chapter 380 shall control the interpretation and construction of any terms of this Development Order Amendment.

Section 5. That this Development Order Amendment shall be binding upon the Developer, assigns, and successors in interest.

Section 6. That it is understood that any reference herein to any governmental agency shall be construed to mean any future instrumentality which may be created or designated as successor in interest to, or which otherwise possessed any of the powers and duties of any referenced governmental agency in existence on the effective date of this Development Order Amendment.

Section 7. That in the event that any portion or section of this Development Order Amendment is determined to be invalid, illegal or unconstitutional by a court or agency of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this Development Order Amendment which shall remain in full force and effect.

Section 8. That the City Clerk is directed to send copies of this Development Order Amendment, within five (5) days of the effective date of this Ordinance, to the Developer, the Florida Department of Community Affairs (Bureau of Land and Water Management), and the Tampa Bay Regional Planning Council.

Section 9. That this Development Order Amendment shall be deemed rendered upon transmittal of the copies of this Development Order Extension Amendment to the recipients specified in Florida Statutes, Chapter 380.

Section 10. That the Developer shall record a notice of adoption of this Development Order Amendment pursuant to Florida Statutes, Chapter 380.

Section 11. That this Ordinance shall take effect immediately upon becoming a law.

PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA, ON _____.

ATTEST:

CITY CLERK

CHAIRMAN, CITY COUNCIL
APPROVED by me on _____

SANDRA W. FREEDMAN, MAYOR

PREPARED AND APPROVED BY:

CITY ATTORNEY

AFFIDAVIT TO AUTHORIZE AGENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

ROBERT E. WOOLLEY, FLORIDA, INC.

(NAME OF ALL PROPERTY OWNERS), being first duly sworn, depose(s) and say(s):

1. That (I am/we are) the owner(s) and record title holder(s) of the following described property, to wit:

ADDRESS OR GENERAL LOCATIONS: _____

2. That this property constitutes the property for which a request for a notification of proposed change

(NATURE OF REQUEST) is being applied to the City of Tampa.

3. That the undersigned (has/have) appointed and (does/do) appoint David Smolker of Blain Bricklemyer & Smolker, P.A. as (his/their) agent(s) to execute any petitions or other documents necessary to affect such petition;

4. That this affidavit has been executed to induce the City of Tampa, Florida, to consider and act on the above described property;

5. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

ROBERT E. WOOLLEY, FLORIDA, INC.

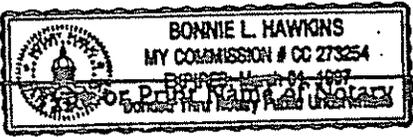
BY: [Signature]
SIGNED (PROPERTY OWNER)

SIGNED (PROPERTY OWNER)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH
The foregoing instrument was acknowledged before me this (DATE) Oct 14, 1994 by JOSEPH NAWIGS who:

Personally known to me Florida driver's license
 Other type of identification: _____
and who: did did not take an oath.

Bonnie L. Nawig's
(Signature of person taking acknowledgement)



Type or Print Name of Notary Public

Commission Number _____ My Commission Expires _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH
The foregoing instrument was acknowledged before me this (DATE) _____ by _____ who:

Personally known to me Florida driver's license
 Other type of identification: _____
and who: did did not take an oath.

(Signature of person taking acknowledgement)

Type or Print Name of Notary Public

Commission Number _____ My Commission Expires _____

SURROUNDING OWNERS LIST

Folio No.

1. Southwest Development Corp. 33582.0150
1100 Carr Road
Wilmington, DE 19809

Legal: PARCEL LYING IN SEC 13 & 14-27-19 DESC AS FR NW COR OF SEC 13 S 89 DEG 59 MIN 52 SEC E 2092.11 FT S 02 DEG 47 MIN 30 SEC E 2454.35 FT S 89 DEG 55 MIN 07 SEC E 302.40 FT TO NWLY BDRY OF BRUCE B DOWNS BLVD S 41 DEG 45 MIN 28 SEC W 2695.45 FT N 59 DEG 27 MIN 03 SEC W 1258.69 FT N 60 DEG 18 MIN 54 SEC W 512.05 FT N 62 DEG 33 MIN 30 SEC W 233.90 FT N 20 DEG 37 MIN 57 SEC W 288.45 FT N 15 DEG 09 MIN 00 SEC W 616.92 FT S 04 DEG 10 MIN 23 SEC W 506.40 FT S 10 DEG 51 MIN 57 SEC W 293.91 FT S 20 DEG 55 MIN 04 SEC W 101.38 FT S 26 DEG 55 MIN 43 SEC W 147.48 FT S 38 DEG 12 MIN 26 SEC W 73.41 FT S 65 DEG 43 MIN 09 SEC W 50.45 FT S 72 DEG 55 MIN 00 SEC W 999.07 FT THN ALG LIMITED ACCESS R/W N 17 DEG 05 MIN 00 SEC W 1421.09 FT N 17 DEG 05 MIN 00 SEC W 1309.41 FT N 17 DEG 05 MIN 00 SEC W 1309.41 FT TO CURVE TO LEFT RAD 5891.58 FT ARC 1448.92 FT CHD BRG N 24 DEG 07 MIN 44 SEC W 1445.28 FT N 31 DEG 10 MIN 27 SEC W 88.11 FT S 59 DEG 45 MIN 44 SEC E 1315.97 FT S 89 DEG 45 MIN 38 SEC E 2644.57 FT TO POB.

2. Southern Property Holding Corp. 33582.0000
1100 Carr Road
Wilmington, DE 19809

Legal: PARCEL LYING IN 13 14 AND 23-27-19 DESC AS FROM SE COR OF 14-27-19 N 89 DEG 31 MIN 25 SEC W 133.07 FT TO NWLY BDRY BRUCE B DOWNS BLVD FOR POB S 41 DEG 45 MIN 28 SEC W 698.49 FT N 48 DEG 14 MIN 32 SEC W 36.90 FT THN ALG LIMITED ACCESS R/W S 41 DEG 45 MIN 28 SEC W 405.26 FT S 45 DEG 34 MIN 19 SEC W 462.96 FT S 69 DEG 56 MIN 37 SEC W 178.27 FT N 61 DEG 18 MIN 47 SEC W 178.27 FT N 36 DEG 56 MIN 27 SEC W 298.36 FT N 34 DEG 39 MIN 01 SEC W 385.59 FT TO CURVE TO RT RAD 1815.86 FT ARC DIST 520.43 FT CHD BRG N 26 DEG 26 MIN 23 SEC W 518.65 FT N 18 DEG 13 MIN 45 SEC W 1199.30 FT N 17 DEG 05 MIN 00 SEC W 258.06 FT N 72 DEG 55 MIN 00 SEC E 999.07 FT. N 65 DEG 43 MIN 09 SEC E 50.45 FT N 38 DEG 12 MIN 26 SEC E 73.41 FT N 26 DEG 55 MIN 43 SEC E 147.48 FT N 20 DEG 55 MIN 04 SEC E 101.38 FT N 10 DEG 51 MIN 57 SEC E 293.91 FT N 04 DEG 10 MIN 23 SEC E 506.40 FT S 15 DEG

09 MIN 00 SEC E 616.92 FT S 20 DEG 37 MIN 57 SEC E 288.45 FT
S 62 DEG 33 MIN 30 SEC E 233.90 FT S 60 DEG 18 MIN 54 SEC E
512.05 FT S 59 DEG 27 MIN 03 SEC E 1258.69 FT S 41 DEG 45 MIN
28 SEC W 1116.22 FT TO POB LESS FR SE COR SEC 14 N 89 DEG
31 MIN 25 SEC W 133.07 FT TO POB S 41 DEG 45 MIN 28 SEC W
223.51 FT N 48 DEG 14 MIN 32 SEC W 550 FT TO CURVE RAD 950
FT ARC DIST 557.10 FT CHD BRG N 31 DEG 26 MIN 33 SEC W
549.15 FT S 81 DEG 34 MIN 05 SEC E 1203.64 FT S 48 DEG 14 MIN
32 SEC E 70 FT TO NWLY R/W BRUCE B DOWNS BLVD S 41 DEG
45 MIN 28 SEC W 596.49 FT TO POB AND LESS FR NE COR 23-27-
19 N 89 DEG 31 MIN 25 SEC W 133.07 FT S 41 DEG 45 MIN 28 SEC
W 548.51 FT N 48 DEG 14 MIN 32 SEC W 150 FT TO POB N 48 DEG
14 MIN 32 SEC W 250 FT S 41 DEG 45 MIN 28 SEC W 500 FT N 81
DEG 58 MIN 50 SEC W 359.13 FT N 34 DEG 39 MIN 01 SEC W
417.47 FT S 55 DEG 20 MIN 59 SEC W 361.56 FT TO CURVE
CONCAVE NE RAD 1765.86 FT ARC 218.03 FT CHD BRG S 31 DEG
06 MIN 48 SEC E 217.89 FT S 34 DEG 39 MIN 01 SEC E 384.59 FT
S 36 DEG 56 MIN 27 SEC E 286.56 FT S 85 DEG 41 MIN 05 SEC E
263.83 FT N 45 DEG 34 MIN 19 SEC E 450.50 FT N 41 DEG 45 MIN
28 SEC E 403.59 FT N 48 DEG 14 MIN 32 SEC W 63.10 FT N 41
DEG 45 MIN 28 SEC E 150 FT TO POB.

3. Finn M.W. Caspersen, Trustee
P.O. Box 800
Anover, NJ 07821

33969.0500

Legal: FR NE COR OF SEC RUN W 133.07 FT THN S 41 DEG 45 MIN 28
SEC W 548.51 FT N 48 DEG 14 MIN 32 SEC W 150 FT FOR POB
CONT N 48 DEG 14 MIN 32 SEC W 250 FT S 41 DEG 45 MIN 28
SEC W 500 FT N 81 DEG 58 MIN 50 SEC W 359.13 FT N 34 DEG 39
MIN 01 SEC W 417.47 FT S 55 DEG 20 MIN 59 SEC W 361.56 FT TO
CURVE CONCAVE TO NE ARC 218.03 FT RAD 1765.86 FT CHD S
31 DEG 06 MIN 48 SEC E 217.89 FT THN S 34 DEG 39 MIN 01 SEC
E 384.59 FT S 36 DEG 56 MIN 27 SEC E 286.56 FT S 85 DEG 41 MIN
05 SEC E 263.83 FT N 45 DEG 34 MIN 19 SEC E 450.5 FT N 41 DEG
45 MIN 28 SEC E 403.59 FT N 48 DEG 14 MIN 32 SEC W 63.10 FT
& N 41 DEG 45 MIN 28 SEC E 150 FT TO POB.

4. Lennar Homes, Inc.
700 NW 107th Avenue
Miami, FL 33172

33969.0000*

Legal: N 1/2 OF 23-27-19 LYING WLY OF I-75 BYPASS LESS PLATTED
PORTIONS TAMPA PALMS AREA 4 UNIT 1 & AREA 8 UNIT 1 (PB
69 PG 52) SEE STARTING FOLIO 33968.2020

5. Lennar Homes, Inc.
700 NW 107th Avenue
Miami, FL 33172

33961.0000*

Legal:

THAT PART OF SEC 21, 22, 23, 26 AND 27-27-19 DESC AS PART OF E 3/4 OF SEC 21 LYING N OF 200 FT TECO EASEMENT ... THAT PART OF W 1/2 & SE 1/4 SEC 22 LYING NELY OF 200 FT TECO EASEMENT ... THAT PART OF SW 1/4 SEC 23 LYING NORTH SR 581 AND WEST OF I-75 BY-PASS LESS TRACT BEG 901.98 FT E OF NW COR OF SW 1/4 RUN S 87.72 FT SLY 01 DEG E 100.36 FT S 206.01 FT S 07 DEG W 119.98 FT S 08 DEG W 114.82 FT N 87 DEG 700 FT N 65 DEG 808.30 FT S 50 DEG E 140 FT N 39 DEG E TO N BDRY OF SW 1/4 AND W TO POB ... THAT PART OF NW 1/4 OF SEC 26 LYING N OF SR 581 ... THAT PART OF SEC 27 LYING N OF SR 581 & N OF 200 FT TECO EASEMENT LESS BEG AT INTERS OF NWLY R/W OF SR 581 & NELY BDRY OF TECO EASEMENT RUN N 47 DEG W 259.04 FT N 42 DEG E 292.96 FT S 48 DEG E 295 FT & S 42 DEG W 297.68 FT TO POB LESS TAMPA PALMS AREA 4 UNIT 2/3A PER PB 69/51 SEE STARTING FOLIO 33968.2000 LESS TAMPA PALMS AREA 4 UNIT 1 & AREA 8 UNIT 1 PER PB 69/52 SEE STARTING FOLIO 33968.2020 AND LESS FR NW COR OF SW 1/4 OF SE 23-27-19 S 89 DEG 30 MIN 00 SEC E 781.98 FT TO WLY BDRY OF COMMERCE PARK BLVD TAMPA PALMS AREA 4 UNIT 1 & AREA 8 UNIT 1 THN ALG FOLLOWING COURSE S 00 DEG 43 MIN 09 SEC W 218.38 FT TO PT OF CURVE SWLY ALG CURVE RAD 1940 FT C/B S 06 DEG 43 MIN 09 SEC W 405.57 FT S 12 DEG 43 MIN 09 SEC W 245.64 FT TO CURVE SWLY 53.03 FT ALG CURVE TO RIGHT RAD 35 FT C/B S 56 DEG 07 MIN 26 SEC W 48.10 FT TO REVERSE CURVE NWLY ALG CURVE TO LEFT RAD 1672 FT C/B N 80 DEG 42 MIN 2 13.36 FT CONT NWLY ALG CURVE TO LEFT RAD 1672 FT C/B N 86 DEG 16 MIN 57 SEC W 311.99 FT TO CURVE TO LEFT RAD 1425 FT C/B S 79 DEG 23 MIN 52 SEC W 444.19 FT S 70 DEG 25 MIN 52 SEC W 76.05 (DESIGNATED PT "A") TO CURVE SWLY ALG CURVE TO LEFT RAD 1660 FT C/B S 68 DEG 04 MIN 39 SEC W 194.21 FT TO POB CONT SWLY ALG CURVE RAD 1660 FT C/B S 63 DEG 14 MIN 26 SEC 28.02 FT N 24 DEG 43 MIN 21 SEC W 159.61 FT THN N 65 DEG 16 MIN 39 SEC E 57.04 FT S 59 DEG 26 MIN 02 SEC E 107.05 FT S 65 DEG 16 MIN 39 SEC W 90 FT S 24 DEG 43 MIN 21 SEC E 70.61 FT TO POB & LESS PUMP STA BEG AT DESIGNATED POINT "A" FOR POB RUN S 66 DEG 38 MIN 21 SEC W 168.84 FT THN N 24 DEG 43 MIN 21 SEC W 70.61 FT THN N 65 DEG 16 MIN 39 SEC E 90 FT THN S 59 DEG 59 MIN 26 SEC E 36.48 FT AND S 76 DEG 53 MIN 16 SEC 73.10 FT TO POB AND LESS ST JAMES UNITED METHODIST CHURCH AT TAMPA PALMS PB 72/29

6. New Tampa, Inc.
16812 N. Dale Mabry
Tampa, FL 33624

33974.0000

Legal: SEC 23, 24, 25, 26, 27, 35 & 36-27-19 AREA 3 DESC AS FOLLOWS:
COM AT SE COR OF SEC 23 N 89 DEG 30 MIN 46 SEC W 923.32 FT
FOR POB S 17 DEG 05 MIN 00 SEC E 2927.23 FT TO CURVE RAD
5891.58 FT S 33 DEG 35 MIN 33 SEC E 3348.42 FT N 88 DEG 24
MIN 29 SEC W 2563.10 FT N 71 DEG 42 MIN 07 SEC W 425.04 FT
N 53 DEG 07 MIN 23 SEC W 370.87 FT N 81 DEG 06 MIN 54 SEC W
1663.76 FT N 65 DEG 55 MIN 53 SEC W 1399.60 FT N 76 DEG 30
MIN 58 SEC W 318.55 FT N 75 DEG 30 MIN 42 SEC W 893.57 FT S
42 DEG 40 MIN 36 SEC W 133.49 FT N 47 DEG 19 MIN 24 SEC W
1905.76 FT N 41 DEG 43 MIN 43 SEC E 6294.64 FT S 48 DEG 14
MIN 32 SEC E 38 FT N 41 DEG 45 MIN 28 SEC E 296.82 FT N 45
DEG 34 MIN 19 SEC E 463.03 FT N 70 DEG 14 MIN 42 SEC E 180.33
FT S 60 DEG 24 MIN 32 SEC E 180.33 FT S 35 DEG 44 MIN 09 SEC
E 298.37 FT S 33 DEG 26 MIN 43 SEC E 480.71 FT TO CURVE RAD
1815.86 FT CHRD BRG S 25 DEG 50 MIN 14 SEC E 480.82 FT S 18
DEG 13 MIN 45 SEC E 1199.31 FT S 17 DEG 05 MIN 00 SEC E
140.09 FT TO POB.

7. City of Tampa
Real Estate Div., 5th Floor North
306 East Jackson Street
Tampa, FL 33602

33970.0100

Legal: THAT PART OF SECTIONS 23 AND 24 DESC AS BEG 2632.49 FT S
OF NE COR OF SEC 23 AND RUN E 679.56 FT S 420.88 FT S 10
DEG 37 MIN 07 SEC E 1166.17 FT W 1616.49 FT N 17 DEG 04 MIN
19 SEC W 354.31 FT N 13 DEG 04 MIN 19 SEC W 550 FT N 08 DEG
04 MIN 19 SEC W 448.12 FT N 03 DEG 11 MIN 04 SEC W 293.89 FT
AND E 1033.83 FT TO BEG LESS TRACT BEG 50 FT W OF NE COR
OF SE 1/4 AND RUN S 200 FT W 200 FT N 200 FT AND E 200 FT
TO BEG.

8. Tampa Electric Co.
P.O. Box 111
Tampa, FL 33601

33970.0200

Legal: TRACT BEG 50 FT W OF NE COR OF SE 1/4 RUN S 200 FT W 200
FT N 200 FT AND E 200 FT TO POB.

9. Southwest Florida Water Management District
2379 Broad Street
Brooksville, FL 33512

33971.0100

Legal: COMM AT NW COR OF SEC 24 AND RUN E 1343.18 FT TO POB
THENCE S 27 DEG 20 MIN 08 SEC E 1484.85 FT THENCE S 00 DEG
10 MIN 27 SEC E 1315.60 FT TO PT ON S LINE OF N 1/2 OF SEC
24 THENCE EAST ALONG SAID S LINE 1456.68 FT THENCE N 01
DEG 18 MIN 53 SEC E 1816.98 FT THENCE N 48 DEG 54 MIN 55
SEC E 1257.20 FT TO N BDRY OF SEC 24 THENCE W ALONG
SAID N BDRY 1768.07 FT TO POB.

Duplicates:

4 and 5

REVIEW FEE CONTRACT

Whereas the Department of Community Affairs adopted Rule 9J-2.0252, Florida Administrative Code (FAC), governing the policies and procedures for the assessment and collection of fees by regional planning agencies for the review of Requests for Substantial Deviation Determination and plans and reviews identified in development orders requiring regional review; and

Whereas Rule 9J-2.0252, FAC, is in conflict with Tampa Bay Regional Planning Council's existing Rule 29H-8.002, FAC; and

Whereas Tampa Bay Regional Planning Council desires to act in conformity with newly adopted Rule 9J-2.0252, FAC, which requires a contract for the payment of fees between the regional planning agency and the applicant.

NOW THEREFORE, in consideration of the mutual covenants contained herein, ROBERT E. WOOLLEY, FLORIDA, INC., hereinafter referred to as APPLICANT and Tampa Bay Regional Planning Council, hereinafter referred to as TBRPC, hereby agree to the following:

1. The APPLICANT is responsible for payment of 100% of the actual costs, both direct and indirect, of coordination and review of their proposed project. The fees for a substantial deviation determination or supplemental review required by a development order shall be paid by the APPLICANT as follows:
 - A. \$2,500.00 deposit at the time the Notification of Proposed Change is filed or at issue methodology meeting, whichever occurs first. In the case of a supplemental review at the time the plan or data is submitted or at the methodology meeting, whichever occurs first.

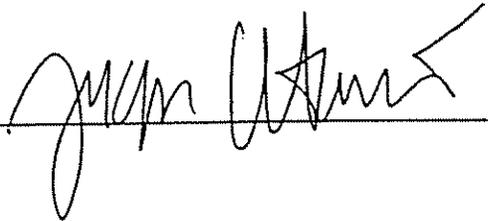
- B. Additional deposits requested by TBRPC shall be paid within 15 days of APPLICANT'S receipt of the request.
 - C. Upon completion of the review process, if the costs exceed the amount of the deposit, the APPLICANT shall pay TBRPC the total amount due within 30 days of receipt of the bill.
2. TBRPC shall establish an account or costs center for the project which is to be reviewed and shall keep accurate records of the costs which shall be reasonably itemized and shall be available for inspection by the APPLICANT, with reasonable notice to TBRPC. TBRPC shall collect fees in accordance with the following:
- A. \$2,500.00 initial deposit shall be non-refundable and TBRPC shall retain said deposit regardless of the APPLICANT'S reason for withdrawing from the review process.
 - B. Any subsequent deposits made at the request of TBRPC shall be refundable, and TBRPC shall, within 60 days of the final charge to the APPLICANT'S account, refund any amounts remaining after the costs of review are subtracted.
 - C. TBRPC shall not request additional deposits beyond the initial \$2,500.00 unless TBRPC estimates that the costs will exceed \$2,500.00.
3. In the event TBRPC requests deposits or fees in excess of \$75,000.00 and the APPLICANT disputes that the costs over and above \$75,000.00 are reasonable and necessary, said dispute shall be resolved in accordance with the procedure adopted in 9J-2.0252(4), FAC.

4. The fees paid pursuant to this agreement shall entitle the APPLICANT to the statutory review by TBRPC. This agreement does not include TBRPC preparing any part of the application for substantial deviation determination, any part of the Notification of Proposed Change or preparing any data required to be furnished by the APPLICANT pursuant to the terms of the development order.
5. In the event it becomes necessary for either party to enforce this agreement, the prevailing party shall be entitled to recover from the defaulting party the costs of the litigation, including reasonable attorneys fees at both the trial and appellate level.

TAMPA BAY REGIONAL PLANNING
COUNCIL

ROBERT E. WOOLLEY, FLORIDA, INC.

By: _____

By:  _____

Dated this _____ day of
_____, 1994

Dated this 14th day of
October, 1994

ROBERT E. WOOLLEY

007975

DATE	INVOICE NO.	DESCRIPTION	AMOUNT	DISCOUNT	NET AMOUNT
10/13/94		TAMPA BAY REGIONAL PLANNING COUNCIL NORTH PALMS VILLAGE			\$2,500.00

007975

ROBERT E. WOOLLEY
 3131 TURTLE CREEK, SUITE 1300
 DALLAS, TEXAS 75219
 (214) 443 - 1300

BANK ONE, TEXAS, N.A.
 DALLAS, TEXAS 75201

DATE 10/13/94 CHECK NO. 7975 PAYEE ID.

PAY

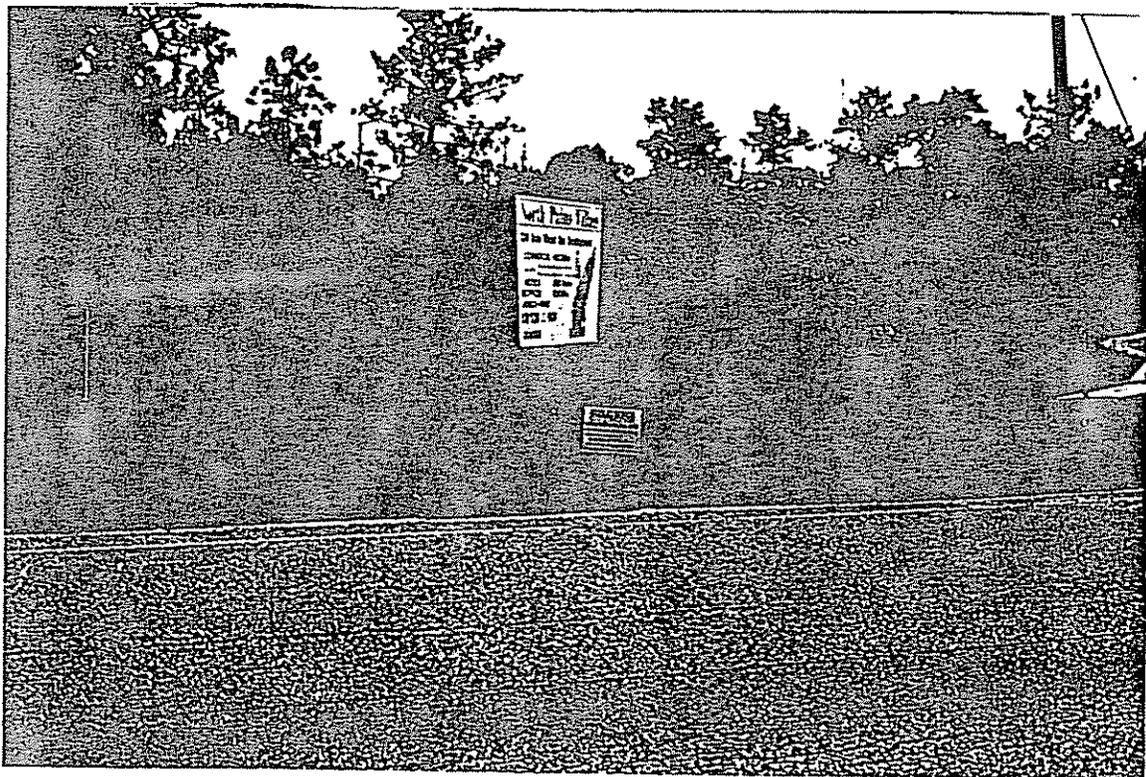
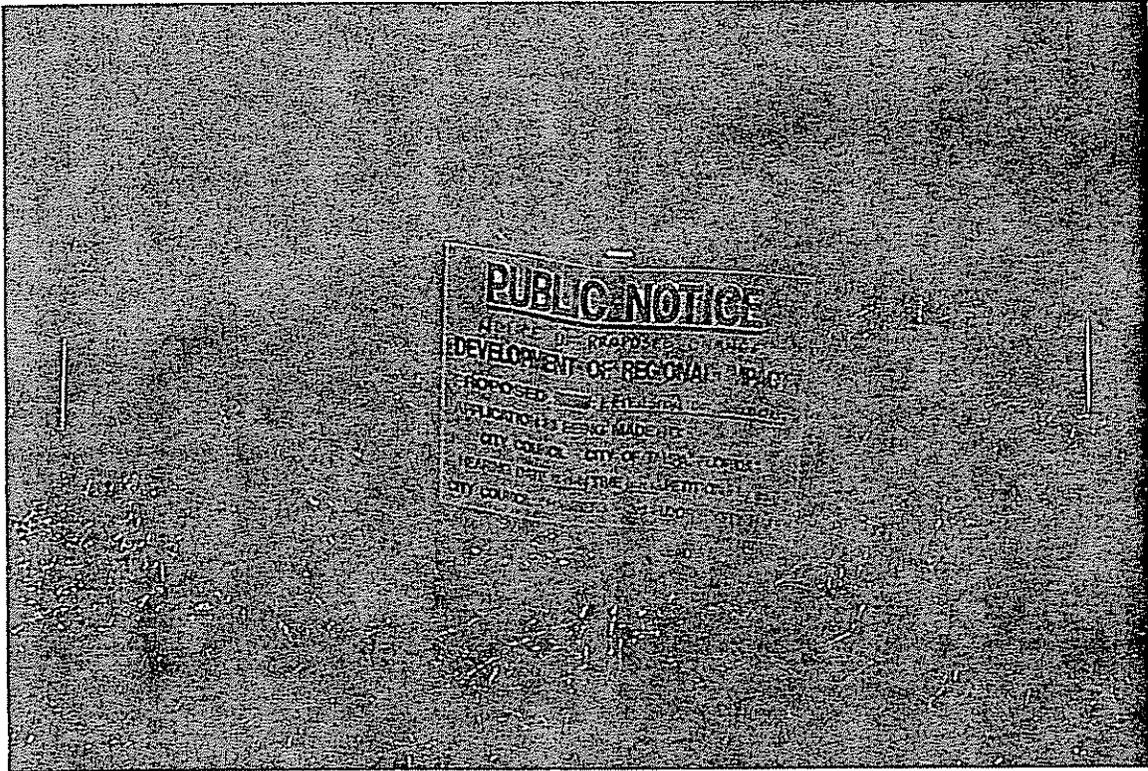
***** TWO THOUSAND FIVE HUNDRED DOLLARS AND 00/00 ***** AMOUNT \$2,500.00

TO THE ORDER OF TAMPA BAY REGIONAL PLANNING COUNCIL

Christine M. Roche

⑈007975⑈ ⑆⑆⑆⑆0006⑆⑆⑆ ⑈0⑆00⑆23⑆5⑆⑈

DZ 87-2 (NORTH PALMS DRI)



SURROUNDING OWNERS LIST

Folio No.

1. Southwest Development Corp. 33582.0150
1100 Carr Road
Wilmington, DE 19809

Legal: PARCEL LYING IN SEC 13 & 14-27-19 DESC AS FR NW COR OF SEC 13 S 89 DEG 59 MIN 52 SEC E 2092.11 FT S 02 DEG 47 MIN 30 SEC E 2454.35 FT S 89 DEG 55 MIN 07 SEC E 302.40 FT TO NWLY BDRY OF BRUCE B DOWNS BLVD S 41 DEG 45 MIN 28 SEC W 2695.45 FT N 59 DEG 27 MIN 03 SEC W 1258.69 FT N 60 DEG 18 MIN 54 SEC W 512.05 FT N 62 DEG 33 MIN 30 SEC W 233.90 FT N 20 DEG 37 MIN 57 SEC W 288.45 FT N 15 DEG 09 MIN 00 SEC W 616.92 FT S 04 DEG 10 MIN 23 SEC W 506.40 FT S 10 DEG 51 MIN 57 SEC W 293.91 FT S 20 DEG 55 MIN 04 SEC W 101.38 FT S 26 DEG 55 MIN 43 SEC W 147.48 FT S 38 DEG 12 MIN 26 SEC W 73.41 FT S 65 DEG 43 MIN 09 SEC W 50.45 FT S 72 DEG 55 MIN 00 SEC W 999.07 FT THN ALG LIMITED ACCESS R/W N 17 DEG 05 MIN 00 SEC W 1421.09 FT N 17 DEG 05 MIN 00 SEC W 1309.41 FT N 17 DEG 05 MIN 00 SEC W 1309.41 FT TO CURVE TO LEFT RAD 5891.58 FT ARC 1448.92 FT CHD BRG N 24 DEG 07 MIN 44 SEC W 1445.28 FT N 31 DEG 10 MIN 27 SEC W 88.11 FT S 59 DEG 45 MIN 44 SEC E 1315.97 FT S 89 DEG 45 MIN 38 SEC E 2644.57 FT TO POB.

2. Southern Property Holding Corp. 33582.0000
1100 Carr Road
Wilmington, DE 19809

Legal: PARCEL LYING IN 13 14 AND 23-27-19 DESC AS FROM SE COR OF 14-27-19 N 89 DEG 31 MIN 25 SEC W 133.07 FT TO NWLY BDRY BRUCE B DOWNS BLVD FOR POB S 41 DEG 45 MIN 28 SEC W 698.49 FT N 48 DEG 14 MIN 32 SEC W 36.90 FT THN ALG LIMITED ACCESS R/W S 41 DEG 45 MIN 28 SEC W 405.26 FT S 45 DEG 34 MIN 19 SEC W 462.96 FT S 69 DEG 56 MIN 37 SEC W 178.27 FT N 61 DEG 18 MIN 47 SEC W 178.27 FT N 36 DEG 56 MIN 27 SEC W 298.36 FT N 34 DEG 39 MIN 01 SEC W 385.59 FT TO CURVE TO RT RAD 1815.86 FT ARC DIST 520.43 FT CHD BRG N 26 DEG 26 MIN 23 SEC W 518.65 FT N 18 DEG 13 MIN 45 SEC W 1199.30 FT N 17 DEG 05 MIN 00 SEC W 258.06 FT N 72 DEG 55 MIN 00 SEC E 999.07 FT. N 65 DEG 43 MIN 09 SEC E 50.45 FT N 38 DEG 12 MIN 26 SEC E 73.41 FT N 26 DEG 55 MIN 43 SEC E 147.48 FT N 20 DEG 55 MIN 04 SEC E 101.38 FT N 10 DEG 51 MIN 57 SEC E 293.91 FT N 04 DEG 10 MIN 23 SEC E 506.40 FT S 15 DEG

09 MIN 00 SEC E 616.92 FT S 20 DEG 37 MIN 57 SEC E 288.45 FT
S 62 DEG 33 MIN 30 SEC E 233.90 FT S 60 DEG 18 MIN 54 SEC E
512.05 FT S 59 DEG 27 MIN 03 SEC E 1258.69 FT S 41 DEG 45 MIN
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45 MIN 28 SEC W 596.49 FT TO POB AND LESS FR NE COR 23-27-
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W 548.51 FT N 48 DEG 14 MIN 32 SEC W 150 FT TO POB N 48 DEG
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DEG 45 MIN 28 SEC E 150 FT TO POB.

3. Finn M.W. Caspersen, Trustee
P.O. Box 800
Andover, NJ 07821

33969.0500

Legal: FR NE COR OF SEC RUN W 133.07 FT THN S 41 DEG 45 MIN 28
SEC W 548.51 FT N 48 DEG 14 MIN 32 SEC W 150 FT FOR POB
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CURVE CONCAVE TO NE ARC 218.03 FT RAD 1765.86 FT CHD S
31 DEG 06 MIN 48 SEC E 217.89 FT THN S 34 DEG 39 MIN 01 SEC
E 384.59 FT S 36 DEG 56 MIN 27 SEC E 286.56 FT S 85 DEG 41 MIN
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45 MIN 28 SEC E 403.59 FT N 48 DEG 14 MIN 32 SEC W 63.10 FT
& N 41 DEG 45 MIN 28 SEC E 150 FT TO POB.

4. Lennar Homes, Inc.
700 NW 107th Avenue
Miami, FL 33172

33969.0000*

Legal: N 1/2 OF 23-27-19 LYING WLY OF I-75 BYPASS LESS PLATTED
PORTIONS TAMPA PALMS AREA 4 UNIT 1 & AREA 8 UNIT 1 (PB
69 PG 52) SEE STARTING FOLIO 33968.2020

5. Lennar Homes, Inc.
700 NW 107th Avenue
Miami, FL 33172

33961.0000*

Legal:

THAT PART OF SEC 21, 22, 23, 26 AND 27-27-19 DESC AS PART OF E 3/4 OF SEC 21 LYING N OF 200 FT TECO EASEMENT ... THAT PART OF W 1/2 & SE 1/4 SEC 22 LYING NELY OF 200 FT TECO EASEMENT ... THAT PART OF SW 1/4 SEC 23 LYING NORTH SR 581 AND WEST OF I-75 BY-PASS LESS TRACT BEG 901.98 FT E OF NW COR OF SW 1/4 RUN S 87.72 FT SLY 01 DEG E 100.36 FT S 206.01 FT S 07 DEG W 119.98 FT S 08 DEG W 114.82 FT N 87 DEG 700 FT N 65 DEG 808.30 FT S 50 DEG E 140 FT N 39 DEG E TO N BDRY OF SW 1/4 AND W TO POB ... THAT PART OF NW 1/4 OF SEC 26 LYING N OF SR 581 ... THAT PART OF SEC 27 LYING N OF SR 581 & N OF 200 FT TECO EASEMENT LESS BEG AT INTERS OF NWLY R/W OF SR 581 & NELY BDRY OF TECO EASEMENT RUN N 47 DEG W 259.04 FT N 42 DEG E 292.96 FT S 48 DEG E 295 FT & S 42 DEG W 297.68 FT TO POB LESS TAMPA PALMS AREA 4 UNIT 2/3A PER PB 69/51 SEE STARTING FOLIO 33968.2000 LESS TAMPA PALMS AREA 4 UNIT 1 & AREA 8 UNIT 1 PER PB 69/52 SEE STARTING FOLIO 33968.2020 AND LESS FR NW COR OF SW 1/4 OF SE 23-27-19 S 89 DEG 30 MIN 00 SEC E 781.98 FT TO WLY BDRY OF COMMERCE PARK BLVD TAMPA PALMS AREA 4 UNIT 1 & AREA 8 UNIT 1 THN ALG FOLLOWING COURSE S 00 DEG 43 MIN 09 SEC W 218.38 FT TO PT OF CURVE SWLY ALG CURVE RAD 1940 FT C/B S 06 DEG 43 MIN 09 SEC W 405.57 FT S 12 DEG 43 MIN 09 SEC W 245.64 FT TO CURVE SWLY 53.03 FT ALG CURVE TO RIGHT RAD 35 FT C/B S 56 DEG 07 MIN 26 SEC W 48.10 FT TO REVERSE CURVE NWLY ALG CURVE TO LEFT RAD 1672 FT C/B N 80 DEG 42 MIN 2 13.36 FT CONT NWLY ALG CURVE TO LEFT RAD 1672 FT C/B N 86 DEG 16 MIN 57 SEC W 311.99 FT TO CURVE TO LEFT RAD 1425 FT C/B S 79 DEG 23 MIN 52 SEC W 444.19 FT S 70 DEG 25 MIN 52 SEC W 76.05 (DESIGNATED PT "A") TO CURVE SWLY ALG CURVE TO LEFT RAD 1660 FT C/B S 68 DEG 04 MIN 39 SEC W 194.21 FT TO POB CONT SWLY ALG CURVE RAD 1660 FT C/B S 63 DEG 14 MIN 26 SEC 28.02 FT N 24 DEG 43 MIN 21 SEC W 159.61 FT THN N 65 DEG 16 MIN 39 SEC E 57.04 FT S 59 DEG 26 MIN 02 SEC E 107.05 FT S 65 DEG 16 MIN 39 SEC W 90 FT S 24 DEG 43 MIN 21 SEC E 70.61 FT TO POB & LESS PUMP STA BEG AT DESIGNATED POINT "A" FOR POB RUN S 66 DEG 38 MIN 21 SEC W 168.84 FT THN N 24 DEG 43 MIN 21 SEC W 70.61 FT THN N 65 DEG 16 MIN 39 SEC E 90 FT THN S 59 DEG 59 MIN 26 SEC E 36.48 FT AND S 76 DEG 53 MIN 16 SEC 73.10 FT TO POB AND LESS ST JAMES UNITED METHODIST CHURCH AT TAMPA PALMS PB 72/29

6. New Tampa, Inc.
16812 N. Dale Mabry
Tampa, FL 33624

33974.0000

Legal: SEC 23, 24, 25, 26, 27, 35 & 36-27-19 AREA 3 DESC AS FOLLOWS:
COM AT SE COR OF SEC 23 N 89 DEG 30 MIN 46 SEC W 923.32 FT
FOR POB S 17 DEG 05 MIN 00 SEC E 2927.23 FT TO CURVE RAD
5891.58 FT S 33 DEG 35 MIN 33 SEC E 3348.42 FT N 88 DEG 24
MIN 29 SEC W 2563.10 FT N 71 DEG 42 MIN 07 SEC W 425.04 FT
N 53 DEG 07 MIN 23 SEC W 370.87 FT N 81 DEG 06 MIN 54 SEC W
1663.76 FT N 65 DEG 55 MIN 53 SEC W 1399.60 FT N 76 DEG 30
MIN 58 SEC W 318.55 FT N 75 DEG 30 MIN 42 SEC W 893.57 FT S
42 DEG 40 MIN 36 SEC W 133.49 FT N 47 DEG 19 MIN 24 SEC W
1905.76 FT N 41 DEG 43 MIN 43 SEC E 6294.64 FT S 48 DEG 14
MIN 32 SEC E 38 FT N 41 DEG 45 MIN 28 SEC E 296.82 FT N 45
DEG 34 MIN 19 SEC E 463.03 FT N 70 DEG 14 MIN 42 SEC E 180.33
FT S 60 DEG 24 MIN 32 SEC E 180.33 FT S 35 DEG 44 MIN 09 SEC
E 298.37 FT S 33 DEG 26 MIN 43 SEC E 480.71 FT TO CURVE RAD
1815.86 FT CHRD BRG S 25 DEG 50 MIN 14 SEC E 480.82 FT S 18
DEG 13 MIN 45 SEC E 1199.31 FT S 17 DEG 05 MIN 00 SEC E
140.09 FT TO POB.

7. City of Tampa
Real Estate Div., 5th Floor North
306 East Jackson Street
Tampa, FL 33602

33970.0100

Legal: THAT PART OF SECTIONS 23 AND 24 DESC AS BEG 2632.49 FT S
OF NE COR OF SEC 23 AND RUN E 679.56 FT S 420.88 FT S 10
DEG 37 MIN 07 SEC E 1166.17 FT W 1616.49 FT N 17 DEG 04 MIN
19 SEC W 354.31 FT N 13 DEG 04 MIN 19 SEC W 550 FT N 08 DEG
04 MIN 19 SEC W 448.12 FT N 03 DEG 11 MIN 04 SEC W 293.89 FT
AND E 1033.83 FT TO BEG LESS TRACT BEG 50 FT W OF NE COR
OF SE 1/4 AND RUN S 200 FT W 200 FT N 200 FT AND E 200 FT
TO BEG.

8. Tampa Electric Co.
P.O. Box 111
Tampa, FL 33601

33970.0200

Legal: TRACT BEG 50 FT W OF NE COR OF SE 1/4 RUN S 200 FT W 200
FT N 200 FT AND E 200 FT TO POB.

9. Southwest Florida Water Management District
2379 Broad Street
Brooksville, FL 33512

33971.0100

Legal: COMM AT NW COR OF SEC 24 AND RUN E 1343.18 FT TO POB
THENCE S 27 DEG 20 MIN 08 SEC E 1484.85 FT THENCE S 00 DEG
10 MIN 27 SEC E 1315.60 FT TO PT ON S LINE OF N 1/2 OF SEC
24 THENCE EAST ALONG SAID S LINE 1456.68 FT THENCE N 01
DEG 18 MIN 53 SEC E 1816.98 FT THENCE N 48 DEG 54 MIN 55
SEC E 1257.20 FT TO N BDRY OF SEC 24 THENCE W ALONG
SAID N BDRY 1768.07 FT TO POB.

Duplicates:

4 and 5

CITY OF TAMPA, FLORIDA
DEPARTMENT OF HOUSING AND DEVELOPMENT COORDINATION
NOTICE TO SURROUNDING PROPERTY OWNERS

November 22, 1994

SUBJECT: Notice of Proposed Change Public Hearing by City Council

PETITION NO.: DZ 87-2 (North Palms DRI)

PROPOSED CHANGES:

1. Extend buildout date for Phase I from December 30, 1993 to December 29, 1997.
2. Extend buildout date for Phase II from December 30, 1995 to December 28, 1999.
3. Extend buildout date for Phase III from December 30, 2000 to December 27, 2004.
4. Extend deadline for commencing and completing the design and construction of pipeline improvement.
5. Extend commencement of development date from June 30, 1991 to December 29, 1996.
6. Extend the time period during which the project lands are not subject to downzoning from eight years from the date the original development order became final to fourteen years from the date the development order amendment becomes final.
7. Extend the period of time during which development order effective from thirteen years three hundred sixty three days to seventeen years three hundred and sixty days.

PETITIONER: ROBERT E. WOOLLEY, FLORIDA, INC.

GENERAL LOCATION (Address): City of Tampa, Hillsborough County,

Southwest 1/4 of Section 13, North 1/2 of Section 23, North 1/2 of Section 24, Township 27

South, Range 19 East.

LEGAL DESCRIPTION OF PROPERTY: SEE ATTACHED EXHIBIT "A"

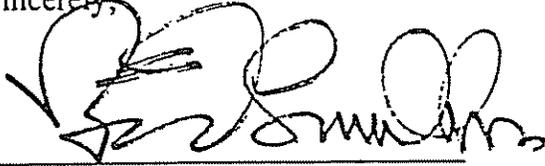
Dear Property Owner:

Please be advised that the City Council of the City of Tampa will hold a public hearing on December 15, 1994, at 10:00 o'clock a.m. in the City Council Chambers, 3rd Floor, City Hall,

315 East Kennedy Boulevard, Tampa, Florida, at m which public hearing all interested parties and citizens may appear and be heard as to any and all matters pertinent to the proposal to approve the rezoning as described above.

Please contact me at 223-3888 should you have any questions concerning this rezoning proposal. As public hearings are occasionally cancelled or postponed, confirmation of the time and date of this public hearing may be obtained by calling the City Council office (223-8131) two days prior to the public hearing date.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Smolker', written over a horizontal line.

David Smolker, Esquire
Petitioner/Authorized Agent

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land lying in Southwest 1/4 of Section 13, and North 1/2 of Section 23 and the North 1/2 of Section 24, Township 27 South, Range 19 East, Hillsborough County, Florida and lying Southeast of State Road No. 581 being more particularly described as follows:

Begin at the Southeast corner of the North 1/2 of said Section 23; thence North 89 degrees 31' 13" West along the South boundary of said North 1/2 of Section 23, a distance of 2186.22 feet to the Southeasterly right-of-way boundary of said State Road No. 581; thence North 41 degrees 45' 28" East, along said Southeasterly right-of-way boundary 5955.96 feet; thence South 07 degrees 52' 55" East, 806.16 feet; thence South 27 degrees 19' 16" West, 2648.67 feet; thence South 00 degrees 11' 19" East, 1315.60 feet to the Southerly boundary of said North 1/2 of Section 24; thence North 89 degrees 28' 42" West along said Southerly boundary, 679.56 feet to the POINT OF BEGINNING.

Said parcel contains 144.54 Acres more or less.

The above parcel of land is subject to a drainage easement described as follows:

COMMENCE at the Southwest corner of said Section 13; thence South 89 degrees 50' 26" East along the Southerly boundary of said Section 13 a distance of 133.72 feet to the Southeasterly right-of-way boundary of State Road No. 581; thence North 41 degrees 45' 28" East along said boundary, 649.12 feet for a POINT OF BEGINNING; thence continue North 41 degrees 45' 28" East along Southeasterly boundary, 46.61 feet; thence South 17 degrees 21' 32" East, 161.96 feet; thence South 72 degrees 38' 28" West, 40.00 feet; thence North 17 degrees 21' 32" West, 138.04 feet to the POINT OF BEGINNING.

LESS

DESCRIPTION: (Part of Proposed Ramp "A")

That part of the North 1/2 of Section 23, Township 27 South, Range 19 East, less that part lying within 100 feet each side of the survey line for State Road S-581, Section 10590.

Lying within the following described boundaries, to-wit:

BEGIN on the South boundary of the North 1/2 of Section 23, Township 27 South, Range 19 East, at a point 1,125.66 feet, North 89 degrees 31' 13" West of the Southeast corner of the North 1/2 of said Section 23; thence run North 01 degrees 49' 37" West, 72.90 feet; thence North 01 degrees 59' 14" East, 701.33 feet to the beginning of a curve concave to the Easterly, having a radius of 1,051.92 feet; thence run Northerly 688.11 feet on said curve through a central angle of 37 degrees 28' 48" to the end of said

curve; thence North 39 degrees 28' 02" East, 408.50 feet; thence North 41 degrees 45' 28" East, 298.05 feet; thence North 48 degrees 14' 32" West, 38.00 feet to a point on the South boundary of the existing right-of-way of State Road S-581; thence South 41 degrees 45' 28" West along the South boundary of said right-of-way for 2,627.56 feet; thence South 89 degrees 31' 13" East, 1,058.92 feet to the POINT OF BEGINNING.

Containing 16.421 acres more or less.

AND LESS

DESCRIPTION: (Part of Proposed Frontage Road "A")

The North 1/2 of Section 23, Township 27 South, Range 19 East, less that part lying within 100 feet each side of the survey line for State Road S-581.

Lying within the following described boundaries, to-wit:

BEGIN on the South boundary of the North 1/2 of Section 23; Township 27 South, Range 19 East, at a point 1,045.60 feet North 89 degrees 31' 13" West of the Southeast corner of the North 1/2 of said Section 23; thence run North 89 degrees 31' 13" West 80.06 feet; thence North 01 degrees 49' 37" West, 72.90 feet; thence North 01 degrees 59' 14" East 701.33 feet to the beginning of a curve concave to the Easterly, having a radius of 1051.92 feet; thence run Northerly 688.11 feet on said curve through a central angle of 37 degrees 28' 48" to the end of said curve; thence North 39 degrees 28' 02" East, 408.50 feet; thence North 41 degrees 45' 28" East, 298.05 feet; thence North 48 degrees 14' 32" West, 38.00 feet to a point on the South boundary of the existing right-of-way of State Road S-581; thence North 41 degrees 45' 28" East along the South boundary of said-right-of-way for 90.00 feet; thence South 48 degrees 14' 32" East, 3.00 feet to the beginning of a curve concave to the Westerly, having a radius of 115.00 feet; thence run Southerly 180.64 feet on said curve through a central angle of 90 degrees 00' 00" to the end of said curve; thence South 41 degrees 45' 28" West, 214.99 feet to the beginning of a curve concave to the Southeasterly and having a radius of 2,824.79 feet; thence Southerly 112.92 feet along said curve through a central angle of 02 degrees 17' 26" to the end of said curve; thence South 39 degrees 28' 02" West, 350.44 feet to the beginning of a curve concave to the Easterly, having a radius of 971.92 feet; thence Southerly 635.78 feet on said curve through a central angle of 37 degrees 28' 48" to the end of said curve; thence South 01 degrees 59' 14" West, 698.67 feet; thence South 01 degrees 49' 37" East, 73.47 feet to the POINT OF BEGINNING.

Containing 4.109 acres more or less.

DZ 87-2 (NORTH PALMS DRI)

Z 789 361 346

①



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to Southwest Development Corp.	
Street and No. 1100 Carr Road	
P.O., State and ZIP Code Wilmington, DE 19809	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	COMMERCIAL STA. NOV 22 1994 33602

PS Form 3800, March 1993

Z 789 361 348

①



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
Southwest Development Corp.

Sent to Steve Mitchell, Esquire Annis Mitchell	
Street and No. 201 N. Franklin St., Ste 2100	
P.O., State and ZIP Code Tampa, FL 33602	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	COMMERCIAL STA. NOV 22 1994 33602

PS Form 3800, March 1993

Z 789 361 347

②



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to Southern Property Holding	
Street and No. 1100 Carr Road	
P.O., State and ZIP Code Wilmington, DE 19809	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	COMMERCIAL STA. NOV 22 1994 33602

Form 3800, March 1993

Z 789 361 349

②



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to Southern Property Holding c/o Steve Mitchell, Esquire Annis Mitchell	
Street and No. 201 N. Franklin St., Ste 2100	
P.O., State and ZIP Code Tampa, FL 33602	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	COMMERCIAL STA. NOV 22 1994 33602

Form 3800, March 1993

DZ 87-2 (NORTH PALMS DRI)

3

Z 789 361 350



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to Finn M.W. Caspersen, Trustee	
Street and No. P. O. Box 800	
P.O., State and ZIP Code Andover, NJ 07821	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	
Postmark or Date	NOV 22 1994 COMMERCIAL ST. 33602

PS Form 3800, March 1993

4-5

Z 789 361 319



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to Lennar Homes, Inc.	
Street and No. 700 NW 107th Avenue	
P.O., State and ZIP Code Miami, FL 33172	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	
Postmark or Date	NOV 22 1994 COMMERCIAL ST. 33602

PS Form 3800, March 1993

6

Z 789 361 320



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to New Tampa, Inc.	
Street and No. 16812 N. Dale Mabry	
P.O., State and ZIP Code Tampa, FL 33624	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	
Postmark or Date	NOV 22 1994 COMMERCIAL ST. 33602

PS Form 3800, March 1993

7

Z 789 361 463



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to City of Tampa	
Street and No. Real Estate Division 5th Floor North	
P.O., State and ZIP Code 306 East Jackson St. Tampa, FL 33602	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	
Postmark or Date	NOV 22 1994 COMMERCIAL ST. 33602

PS Form 3800, March 1993

DZ 87-2 (NORTH PALMS DRI)

8

Z 789 361 464

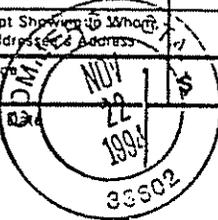


Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to Tampa Electric Co.	
Street and No. P. O. Box 111	
P.O., State and ZIP Code Tampa, FL 33601	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	
Postmark or Date	

PS Form 3800, March 1993



9

Z 789 361 465

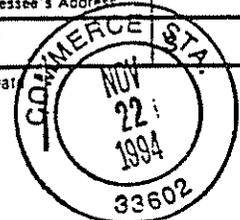


Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to Southwest Florida Water Management District	
Street and No. 2379 Broad Street	
P.O., State and ZIP Code Brooksville, FL 33512	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	
Postmark or Date	

PS Form 3800, March 1993



CITY OF TAMPA, FLORIDA

DEPARTMENT OF HOUSING AND DEVELOPMENT COORDINATION
FIRST AMENDED NOTICE TO SURROUNDING PROPERTY OWNERS

November 29, 1994

SUBJECT: Notice of Proposed Change Public Hearing by City Council

PETITION NO.: DZ 87-2 (North Palms DRI)

PROPOSED CHANGES:

1. Extend buildout date for Phase I from December 30, 1993 to December 29, 1997.
2. Extend buildout date for Phase II from December 30, 1995 to December 28, 1999.
3. Extend buildout date for Phase III from December 30, 2000 to December 27, 2004.
4. Extend deadline for commencing and completing the design and construction of pipeline improvement.
5. Increase the Developer's proportionate share of the costs of the transportation improvements necessary to accommodate the impacts of Phases I, II, and III.
6. Extend commencement of development date from June 30, 1991 to December 29, 1996.
7. Extend the time period during which the project lands are not subject to downzoning from eight years from the date the original development order became final to fourteen years from the date the development order amendment becomes final.
8. Extend the period of time during which development order effective from thirteen years three hundred sixty three days to seventeen years three hundred and sixty days.

PETITIONER: ROBERT E. WOOLLEY, FLORIDA, INC.

GENERAL LOCATION (Address): City of Tampa, Hillsborough County,

Southwest 1/4 of Section 13, North 1/2 of Section 23, North 1/2 of Section 24, Township 27

South, Range 19 East.

LEGAL DESCRIPTION OF PROPERTY: SEE ATTACHED EXHIBIT "A"

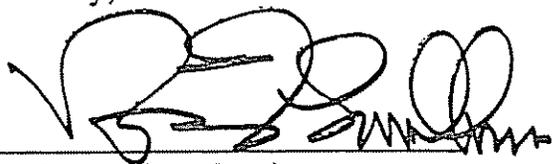
Dear Property Owner:

Please be advised that the City Council of the City of Tampa will hold a public hearing on

315 East Kennedy Boulevard, Tampa, Florida, at m which public hearing all interested parties and citizens may appear and be heard as to any and all matters pertinent to the proposal to approve the rezoning as described above.

Please contact me at 223-3888 should you have any questions concerning this rezoning proposal. As public hearings are occasionally cancelled or postponed, confirmation of the time and date of this public hearing may be obtained by calling the City Council office (223-8131) two days prior to the public hearing date.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Smolker', written over a horizontal line.

David Smolker, Esquire
Petitioner/Authorized Agent

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land lying in Southwest 1/4 of Section 13, and North 1/2 of Section 23 and the North 1/2 of Section 24, Township 27 South, Range 19 East, Hillsborough County, Florida and lying Southeast of State Road No. 581 being more particularly described as follows:

Begin at the Southeast corner of the North 1/2 of said Section 23; thence North 89 degrees 31' 13" West along the South boundary of said North 1/2 of Section 23, a distance of 2186.22 feet to the Southeasterly right-of-way boundary of said State Road No. 581; thence North 41 degrees 45' 28" East, along said Southeasterly right-of-way boundary 5955.96 feet; thence South 07 degrees 52' 55" East, 806.16 feet; thence South 27 degrees 19' 16" West, 2648.67 feet; thence South 00 degrees 11' 19" East, 1315.60 feet to the Southerly boundary of said North 1/2 of Section 24; thence North 89 degrees 28' 42" West along said Southerly boundary, 679.56 feet to the POINT OF BEGINNING.

Said parcel contains 144.54 Acres more or less.

The above parcel of land is subject to a drainage easement described as follows:

COMMENCE at the Southwest corner of said Section 13; thence South 89 degrees 50' 26" East along the Southerly boundary of said Section 13 a distance of 133.72 feet to the Southeasterly right-of-way boundary of State Road No. 581; thence North 41 degrees 45' 28" East along said boundary, 649.12 feet for a POINT OF BEGINNING; thence continue North 41 degrees 45' 28" East along Southeasterly boundary, 46.61 feet; thence South 17 degrees 21' 32" East, 161.96 feet; thence South 72 degrees 38' 28" West, 40.00 feet; thence North 17 degrees 21' 32" West, 138.04 feet to the POINT OF BEGINNING.

LESS

DESCRIPTION: (Part of Proposed Ramp "A")

That part of the North 1/2 of Section 23, Township 27 South, Range 19 East, less that part lying within 100 feet each side of the survey line for State Road S-581, Section 10590.

Lying within the following described boundaries, to-wit:

BEGIN on the South boundary of the North 1/2 of Section 23, Township 27 South, Range 19 East, at a point 1,125.66 feet, North 89 degrees 31' 13" West of the Southeast corner of the North 1/2 of said Section 23; thence run North 01 degrees 49' 37" West, 72.90 feet; thence North 01 degrees 59' 14" East, 701.33 feet to the beginning of a curve concave to the Easterly, having a radius of 1,051.92 feet; thence run Northerly 688.11 feet on said curve through a central angle of 37 degrees 28' 48" to the end of said

curve; thence North 39 degrees 28' 02" East, 408.50 feet; thence North 41 degrees 45' 28" East, 298.05 feet; thence North 48 degrees 14' 32" West, 38.00 feet to a point on the South boundary of the existing right-of-way of State Road S-581; thence South 41 degrees 45' 28" West along the South boundary of said right-of-way for 2,627.56 feet; thence South 89 degrees 31' 13" East, 1,058.92 feet to the POINT OF BEGINNING.

Containing 16.421 acres more or less.

AND LESS

DESCRIPTION: (Part of Proposed Frontage Road "A")

The North 1/2 of Section 23, Township 27 South, Range 19 East, less that part lying within 100 feet each side of the survey line for State Road S-581.

Lying within the following described boundaries, to-wit:

BEGIN on the South boundary of the North 1/2 of Section 23; Township 27 South, Range 19 East, at a point 1,045.60 feet North 89 degrees 31' 13" West of the Southeast corner of the North 1/2 of said Section 23; thence run North 89 degrees 31' 13" West 80.06 feet; thence North 01 degrees 49' 37" West, 72.90 feet; thence North 01 degrees 59' 14" East 701.33 feet to the beginning of a curve concave to the Easterly, having a radius of 1051.92 feet; thence run Northerly 688.11 feet on said curve through a central angle of 37 degrees 28' 48" to the end of said curve; thence North 39 degrees 28' 02" East, 408.50 feet; thence North 41 degrees 45' 28" East, 298.05 feet; thence North 48 degrees 14' 32" West, 38.00 feet to a point on the South boundary of the existing right-of-way of State Road S-581; thence North 41 degrees 45' 28" East along the South boundary of said-right-of-way for 90.00 feet; thence South 48 degrees 14' 32" East, 3.00 feet to the beginning of a curve concave to the Westerly, having a radius of 115.00 feet; thence run Southerly 180.64 feet on said curve through a central angle of 90 degrees 00' 00" to the end of said curve; thence South 41 degrees 45' 28" West, 214.99 feet to the beginning of a curve concave to the Southeasterly and having a radius of 2,824.79 feet; thence Southerly 112.92 feet along said curve through a central angle of 02 degrees 17' 26" to the end of said curve; thence South 39 degrees 28' 02" West, 350.44 feet to the beginning of a curve concave to the Easterly, having a radius of 971.92 feet; thence Southerly 635.78 feet on said curve through a central angle of 37 degrees 28' 48" to the end of said curve; thence South 01 degrees 59' 14" West, 698.67 feet; thence South 01 degrees 49' 37" East, 73.47 feet to the POINT OF BEGINNING.

Containing 4.109 acres more or less.

DZ 87-2 (NORTH PALMS DRI)

Z 789 361 362

①

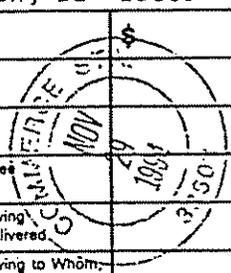


Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to Southwest Development Corp.	
Street and No. 1100 Carr Road	
P.O., State and ZIP Code Wilmington, DE 19809	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

PS Form 3800, March 1993



Z 789 361 361

①

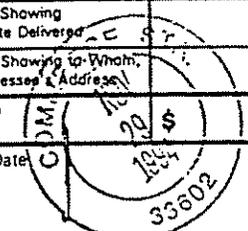


Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to Southwest Development Corp c/o Steve Mitchell	
Street and No. 201 N. Franklin St., Ste 2100	
P.O., State and ZIP Code Tampa, FL 33602	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

PS Form 3800, March 1993



Z 789 361 363

②

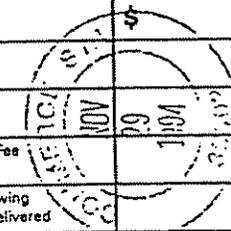


Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to Southern Property Holding	
Street and No. 1100 Carr Road	
P.O., State and ZIP Code Wilmington, DE 19809	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

PS Form 3800, March 1993



Z 789 361 364

②

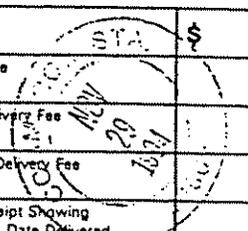


Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to Southern Property Holding c/o Steve Mitchell	
Street and No. 201 N. Franklin St., Ste 2100	
P.O., State and ZIP Code Tampa, FL 33602	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

PS Form 3800, March 1993



DZ 87-2 (NORTH PALMS DRI)

5

Z 789 361 365



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to Finn M.W. Caspersen, Trustee	
Street and No. P.O. Box 800	
P.O., State and ZIP Code Abdover, NJ 07821	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

PS Form 3800, March 1993

425

Z 789 361 366



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to Lennar Homes, Inc.	
Street and No. 700 NW 107th Avenue	
P.O., State and ZIP Code Miami, FL 33172	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

PS Form 3800, March 1993

6

Z 789 361 367



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to New Tampa, Inc.	
Street and No. 16812 N. Dale Mabry	
P.O., State and ZIP Code Tampa, FL 33624	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

3800, March 1993

7

Z 789 361 368



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to City of Tampa Real Estate Div	
Street and No. 306 East Jackson St. 5th FL	
P.O., State and ZIP Code Tampa, FL 33602	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

3800, March 1993

DZ 87-2 (NORTH PALMS DRI)

8

Z 789 361 369

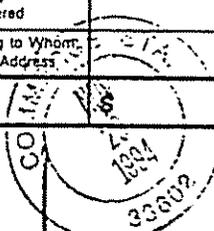


Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to Tampa Electric Co.	
Street and No. P.O. Box 111	
P.O. State and ZIP Code Tampa, FL 33601	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	
Postmark or Date	

PS Form 3800, March 1993



9

Z 789 361 370

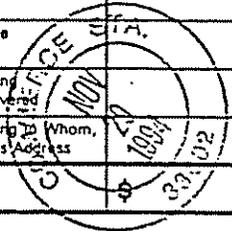


Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to Southwest Florida Water Management District	
Street and No. 2379 Broad Street	
P.O. State and ZIP Code Brooksville, FL 33512	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	
Postmark or Date	

PS Form 3800, March 1993



BLAIN BRICKLEMYER & SMOLKER, P.A.

ATTORNEYS & COUNSELORS AT LAW

100 E. Madison St.
Suite 300
Tampa, FL 33602

Fax (813) 228-6422
Tel. (813) 223-3888

December 2, 1994

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

To Surrounding Property Owners

RE: Notice of Proposed Change Public Hearing by City Council
Petition No. DZ 87-2 (North Palms DRI)

Dear Property Owner:

You recently received a Notice to Surrounding Property Owners and a First Amended Notice to Surrounding Property Owners on the above referenced Notice of Proposed Change to the North Palms Development of Regional Impact. The amended notice referenced an additional proposed change relating to the Developer's increased proportionate share of the costs of transportation improvements necessary to accommodate the impacts of the proposed project.

The original notice stated that the date and time of the City Council public hearing will be held on December 15, 1994 at 10:00 o'clock a.m. in the City Council Chambers, 3rd Floor, City Hall, 315 East Kennedy Boulevard, Tampa, Florida. The First Amended Notice inadvertently omitted the date and time of this hearing. The date and time is as stated in the original notice, and has not changed.

We apologize for any confusion this may have caused. If you have any questions, please do not hesitate to contact me.

Yours truly,

BLAIN BRICKLEMYER & SMOLKER, P.A.


By: David Smolker

DS/clw

DZ 87-2 (NORTH PALMS DRI)

Z 789 361 340



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

PS Form 3800, March 1993

Sent to Southwest Development Corp.	
Street and No. 1100 Carr Road	
P.O., State and ZIP Code Wilmington, DE 19809	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark of Date	



Z 789 361 371

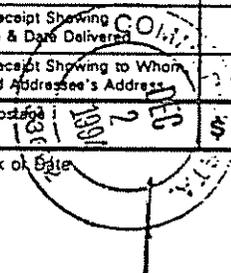


Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

PS Form 3800, March 1993

Sent to Southwest Development Corp.	
Street and No. c/o Steve Mitchell, Esq. 201 N. Franklin St., Suite 2100	
P.O., State and ZIP Code Tampa, FL 33602	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark of Date	



Z 789 361 402

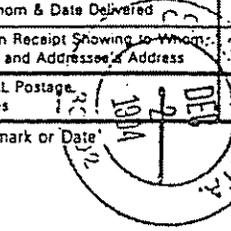


Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

PS Form 3800, March 1993

Sent to Southern Property Holding Corp.	
Street and No. 1100 Carr Road	
P.O., State and ZIP Code Wilmington, DE 19809	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark of Date	



Z 789 361 372

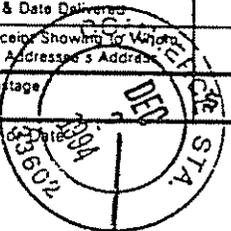


Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

PS Form 3800, March 1993

Sent to Southern Property Holding Corp.	
Street and No. c/o Steve Mitchell 201 N. Franklin St., Ste 2100	
P.O., State and ZIP Code Tampa, FL 33602	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$
Postmark of Date	



DZ 87-2 (NORTH PALMS DRI)

Z 789 361 342



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

3

Sent to Finn M.W. Casperson, Trustee	
Street and No. P.O. Box 800	
P.O., State and ZIP Code Andover, NJ 07821	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	
Postmark or Date	

PS Form 3800, March 1993

Z 789 361 343



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

425

Sent to Lennar Homes, Inc.	
Street and No. 700 NW 107th Avenue	
P.O., State and ZIP Code Miami, FL 33172	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	
Postmark or Date	

PS Form 3800, March 1993

Z 789 361 344



Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

6

Sent to New Tampa, Inc.	
Street and No. 16812 N. Dale Mabry	
P.O., State and ZIP Code Tampa, FL 33624	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	
Postmark or Date	

PS Form 3800, March 1993

Z 789 361 345



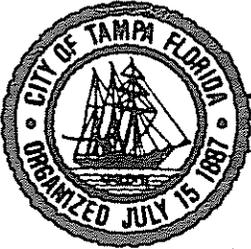
Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

7

Sent to City of Tampa	
Street and No. Real Estate Div., 5th Floor	
P.O., State and ZIP Code 306 East Jackson Street Tampa, FL 33602	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	
Postmark or Date	

PS Form 3800, March 1993



CITY OF TAMPA

OFFICE OF CITY CLERK

CODE ENFORCEMENT BOARD

March 26, 1990

Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg FL 33702

RE: File No. DZ87-2
Ordinance No. 90-86

Dear Sir:

The enclosed document is being transmitted for your information and record keeping process.

If further information is needed, please contact Susan Swift Mihalik, Manager, Land Development Coordination, 223-8405.

Sincerely,

(Mrs.) Frances Henriquez
City Clerk

FH/gg

Enclosure:

CERTIFIED MAIL

cc: Susan Swift Mihalik, Land Development Coordination

DZ 87-2 (NORTH PALMS DRJ)

P 480 667 958

8

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

U.S.G.P.O. 1989-234-555

Sent to	
Tampa Electric Co.	
Street and No.	
P.O. Box 111	
P.O. State and ZIP Code	
Tampa, FL 33601	
Postage	5
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	CC
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	
Postmark or Date	

PS Form 3800, June 1985

P 480 667 959

9

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

U.S.G.P.O. 1989-234-555

Southwest Florida Water Management District	
Street and No.	
2379 Broad Street	
P.O. State and ZIP Code	
Brooksville, FL 33512	
Postage	5
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	CC
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	
Postmark or Date	

PS Form 3800, June 1985