



119
Clerk to Board of
County Commissioners
County Center, 12th Floor
601 E. Kennedy Blvd.
P.O. Box 1110
Tampa, Florida 33601
Telephone 276-8100, ext. 6730

April 8, 1998

TIM BUTTS DRI COORDINATOR
TAMPA BAY REGIONAL PLANNING COUNCIL
9455 KOGER BOULEVARD, SUITE 219
ST. PETERSBURG, FL 33702

Re: Resolution No. R98-058 - Amending the Development Order for
Eastlake Square Shopping Center (DRI #28)

Dear Mr. Butts:

Attached is a certified copy of referenced resolution, which was
adopted by the Hillsborough County Board of County Commissioners on
March 10, 1998.

We are providing this copy for your files.

Sincerely,

Linda Fryman
for Linda Fryman
Senior Manager, BOCC Records

LF:SAB

Attachment

Certified Mail

cc: Board files (orig.)

J. Thomas Beck, Florida Department of Community Affairs
Michael Cooke, Esq., Carlton, Fields, Ward, et al
Susan Fernandez, Assistant County Attorney
Gene Boles, Director, Planning & Growth Management
Beth Novak, County Attorney's Office

RESOLUTION NUMBER R98-058

RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF HILLSBOROUGH COUNTY,
FLORIDA AMENDING THE DEVELOPMENT ORDER
FOR THE EASTLAKE SQUARE SHOPPING CENTER
DRI NUMBER 28.

Upon motion of Commissioner Norman, seconded
by Commissioner Hart, the following Resolution
was adopted by a vote of 5 to 0 with the Commissioner(s)
voting "No".

WHEREAS, on May 24, 1974, the Board of County Commissioners, Hillsborough County, Florida, approved the Development Order, Resolution Number 74-6, for the Eastlake Square Shopping Center Development of Regional Impact (the "Original Development Order"); and

WHEREAS, the Board of County Commissioners, Hillsborough County, Florida, extended the Original Development Order for a period of eighteen (18) months pursuant to a Resolution adopted by the Board of County Commissioners, Hillsborough County, Florida, on October 10, 1979 (the "First Amendment"); and

WHEREAS, the Board of County Commissioners, Hillsborough County, Florida, reactivated the Original Development Order as amended by the First Amendment and extended the Original Development Order for a period of time not to exceed eighteen (18) months pursuant to Resolution Number R83-0128 adopted on October 5, 1983 by the Board of County Commissioners, Hillsborough County, Florida (the "Second Amendment") (the Original Development Order as amended by the First Amendment and the Second Amendment is referred to herein as the "Development Order"); and

WHEREAS, John Hancock Mutual Life Insurance Company, as the owner and/or developer of a portion of the Eastlake Square Shopping Center Development of Regional Impact, (the "Developer") filed a Notification of Proposed Change ("NOPC") on December 5, 1997, which pertains solely to the existing buildings and improvements located on the portion of the Eastlake Square Shopping Center Development of Regional Impact legally described in Exhibit "A" attached hereto (the "Affected Development"); and

WHEREAS, the purpose of the NOPC is to : (a) approve a methodology which will allow existing retail uses located in the Affected Development to be converted to general office, vocational/educational training uses, research and development, light industrial and warehousing uses; and (b) reactivate the Development Order and to extend the "build-out" date for the Affected Development by five (5) years from the date of the adoption of this Resolution in order to allow the conversion of uses pursuant to the approved trade-off methodology in connection with the Affected Development, solely; and

WHEREAS, public notice was duly given in accordance with Section 380.06, Florida Statutes, that a public hearing would be held by the Board of County Commissioners of Hillsborough County, Florida, on March 10, 1998, to consider adoption of this Resolution; and

WHEREAS, the Board of County Commissioners of Hillsborough County, Florida, has solicited and received the reports, comments and recommendations of the State of Florida Department of Community Affairs, the Tampa Bay Regional Planning Council, the Hillsborough County Administration, other affected State, Regional and County agencies, and interested citizens.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA IN REGULAR MEETING DULY ASSEMBLED THIS 10TH DAY OF MARCH, 1998 AS FOLLOWS:

1. The foregoing recitations and findings of fact are hereby incorporated into and made a part of this Resolution. In addition thereto, the following findings of fact are made:
 - a. The Developer's Certification which is attached hereto and is made a part hereof affirms that copies of the NOPC have been delivered to all persons as required by law.
 - b. Hillsborough County, the Tampa Bay Regional Planning Council, and the Florida Department of Community Affairs have conducted a review of the impacts generated by the NOPC.
 - c. The proposed changes contained in the NOPC, including any amendments of the NOPC, which are incorporated by reference herein, and this Resolution result in no new or additional regional impacts requiring further DRI review.
2. The following Conclusions of Law are made:
 - a. All statutory procedures have been adhered to and the impacts of the NOPC are adequately addressed pursuant to the requirements of Chapter 380.06, Florida Statutes.
 - b. The Development Order is incorporated herein by this reference and is reaffirmed in its entirety except as amended hereby.
 - c. This Resolution is consistent with the Comprehensive Plan of Hillsborough County and with the applicable land development regulations, and does not unreasonably interfere with the achievement of the applicable objectives of the State Land Development Plan.

- d. The Affected Development is not located in an Area of Critical State Concern as that term is defined by applicable law.
- e. The amendment to the Development Order as set forth herein, considered cumulatively with all previous amendments, is found not to be a substantial deviation to the previously approved Development Order.

3. Based on the foregoing Findings of Fact and Conclusions of Law, the Board of County Commissioners hereby amend the Eastlake Square Shopping Center DRI Development Order as follows:

- a. In connection with the Affected Development, the Development Order is hereby re-activated and the build-out date for the Affected Development is hereby extended to March 10, 2003, a period of five (5) years from the date of adoption of this Resolution.
- b. The Development Order is hereby amended to allow, but not require, the conversion of existing building square footage located on the Affected Development from retail uses to a mixture of general office, vocational/training, research and development, light industrial, warehousing and retail uses. Any conversions made shall be made in accordance with the trade-off methodology set forth in Exhibit "B" attached hereto and made a part hereof by this reference (the "Approved Trade-off Methodology"). For the five (5) year period of time for which the "build-out" date has been extended by this Resolution, the Developer shall provide written notice of any proposed conversion of uses to Hillsborough County, the Tampa Bay Regional Planning Council, and the State of Florida Department of Community Affairs prior to actually converting uses. Such written notice shall contain the following: (a) the amount of square footage being converted; (b) the use to which the square footage is being converted; (c) a schedule describing all other existing square footage not being converted and the current use of such square footage; and (d) a sketch or drawing of the Affected Development indicating with reasonable specificity the location of the square footage being converted.
- c. After the build-out date provided in Section 3 (a) above has expired, the Developer shall be allowed to continue converting uses within the Affected Development pursuant to the Approved Trade-off Methodology without seeking an extension of the Development Order and without further notice to or approval by the Tampa Bay Regional Planning Council or the State of Florida Department of Community Affairs; provided, however, the Developer shall continue to provide Hillsborough County with written notice of any proposed conversion of uses prior to utilizing the

Approved Trade-off Methodology in the form and content described in Section 3 (b) above.

4. Upon adoption, this Resolution shall be transmitted by the Ex Officio's Clerk to the Board of County Commissioners by certified mail to the State Land Planning Agency, the Tampa Bay Regional Planning Council, to the Developer and its designated representatives, and other recipients specified by statute or rule.

5. This Resolution shall become effective upon rendition by the Board of County Commissioners of Hillsborough County, Florida in accordance with Section 380.06, Florida Statutes.

6. The Developer shall record a Notice of Adoption of this Resolution in accordance with Section 380.06(15), Florida Statutes.

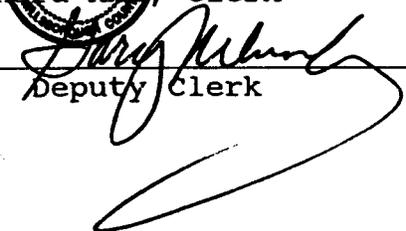
STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

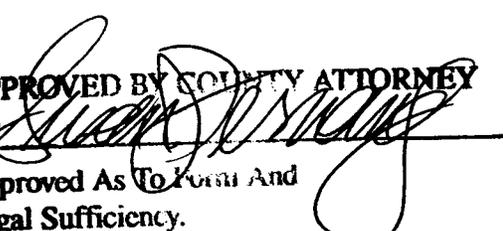
I, RICHARD AKE, Clerk of the Circuit Court and Ex Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of the Resolution adopted by the Board of County Commissioners of Hillsborough County, Florida at its regular meeting of March 10, 1998, as the same appears of record in Minute Book 262 of the Public Records of Hillsborough County, Florida.

Witness my hand and official seal this 8th day of April, 1998.

Richard Ake, Clerk

By: 
Deputy Clerk

APPROVED BY COUNTY ATTORNEY

BY 

Approved As To Form And
Legal Sufficiency.

FOLIO: 41687.0000
41687.0100

PARCEL 1

Being part of the Northeast quarter of Section 3, Township 29 South, Range 19 East, and more particularly described as follows: Beginning at the Northwest corner of the Northeast quarter of said Section, thence South 00 degrees 09 minutes 15 seconds East along the West boundary of the Northeast quarter of said Section, a distance of 70.11 feet to a point; thence North 89 degrees 46 minutes 30 seconds East, a distance of 134.00 feet to a point, also being point of intersect of the South right of way line of Hillsborough Avenue with the East right of way line of 56th Street, thence South 00 degrees 09 minutes 15 seconds East along the East right of way line of 56th Street, a distance of 1231.39, feet to the point of beginning; thence North 89 degrees 50 minutes 45 seconds East, a distance of 427.76 feet to a point; thence South 6 degrees 19 minutes 00 seconds East, a distance of 276.14 feet to a point; thence North 24 degrees 41 minutes 00 seconds East, a distance of 217.33 feet to a point; thence South 19 degrees 19 minutes 00 seconds East, a distance of 82.95 feet to a point; thence North 24 degrees 41 minutes 00 seconds East, a distance of 8.00 feet to a point; thence South 65 degrees 19 minutes 00 seconds East, a distance of 31.33 feet to a point; thence North 24 degrees 41 minutes 00 seconds East, a distance of 193.33 feet to a point; thence North 65 degrees 19 minutes 00 seconds West, a distance of 66.33 feet to a point; thence North 24 degrees 41 minutes 00 seconds East, a distance of 10.00 feet to a point; thence North 65 degrees 19 minutes 00 seconds West, a distance of 21.17 feet to a point; thence North 24 degrees 41 minutes 00 seconds East, a distance of 29.83 feet to a point; thence North 65 degrees 19 minutes 00 seconds West, a distance of 51.33 feet to a point; thence North 24 degrees 41 minutes 00 seconds East, a distance of 240.81 feet to a point; thence North 35 degrees 19 minutes 00 seconds West, a distance of 292.36 feet to a point; thence North 54 degrees 41 minutes 00 seconds East, a distance of 80.00 feet to a point; thence South 35 degrees 19 minutes 00 seconds East, a distance of 288.51 feet to a point; thence South 65 degrees 19 minutes 00 seconds East, a distance of 347.85 feet to a point; thence South 24 degrees 41 minutes 00 seconds West, a distance of 53.00 feet to a point; thence South 65 degrees 19 minutes 00 seconds East, a distance of 100.00 feet to a point; thence North 24 degrees 41 minutes 00 seconds East, a distance of 657.24 feet to a point; thence North 00 degrees 13 minutes 30 seconds West, a distance of 105.06 feet to a point; thence North 89 degrees 46 minutes 30 seconds East, a distance of 63.00 feet to a point; thence South 00 degrees 13 minutes 30 seconds East, a distance of 155.00 feet to a point; thence North 89 degrees 46 minutes 30 seconds East, a distance of 104.72 feet to a point; thence 176.20 feet along an arc to the left having a radius of 311.00 feet and a chord of 173.35 feet bearing North 27 degrees 16 minutes 48 seconds East, thence North 00 degrees 13 minutes 30 seconds West, a distance of 190.81 feet to a point on the South right of way line of Hillsborough Avenue; thence North 89 degrees 46 minutes 30 seconds East along said right of way line, a distance of 80.00 feet to a point; thence South 00 degrees 13 minutes 30 seconds East, a distance of 259.63 feet to a point; thence South 34 degrees 41 minutes 00 seconds West, a distance of 150.00 feet to a point; thence South 49 degrees 41 minutes 00 seconds West, a distance of 183.00 feet to a point; thence South 05 degrees 19 minutes 00 seconds East, a distance of 771.96 feet to a point; thence South 27 degrees 13 minutes 30 seconds West, a distance of 175.00 feet to a point; thence 180.00 feet along an arc to the right, having a radius of 378.77 feet and a chord of 178.31 feet bearing South 40 degrees 50 minutes 20 seconds West; thence South 54 degrees 27 minutes 10 seconds West a distance of 552.20 feet to a point; thence North 65 degrees 19 minutes 00 seconds West, a distance of 245.22 feet to a point; thence North 24 degrees 41 minutes 00 seconds East, a distance of 206.00 feet to a point; thence North 65 degrees 19 minutes 00 seconds West, a distance of 38.50 feet to a point; thence North 65 degrees 19 minutes 00 seconds West, a distance of 274.26 feet to a point; thence South 89 degrees 50 minutes 45 seconds West, a distance of 281.52 feet to a point on the East right of way line of 56th Street; thence North 00 degrees 09 minutes 15 seconds West along said right of way line, a distance of 37.00 feet to the point of beginning.

AND

PARCEL II

Beginning at the Northwest corner of the Northeast quarter of said Section 3, Township 29 South, Range 19 East, thence South 00 degrees 09 minutes 15 seconds East along the West boundary of the northeast quarter of said Section, a distance of 70.11 feet to a point; thence North 89 degrees 46 minutes 30 seconds East a distance of 134.00 feet to a point, also being point of intersect of the South right of way line of Hillsborough Avenue with the East right of way line of 56th Street thence North 89 degrees 46 minutes 30 seconds East along the South right of way line of Hillsborough Avenue, a distance of 2000.86 feet to a point; thence South 00 degrees 13 minutes 30 seconds East, a distance of 139.63 feet to the point of beginning, thence South 65 degrees 19 minutes 00 seconds East, a distance of 443.62 feet to a point, thence South 27 degrees 13 minutes 30 seconds West, a distance of 7.78 feet to a point; thence South 62 degrees 46 minutes 30 seconds East, a distance of 50.00 feet to a point on the Northwesterly right of way line of Harney Road; thence South 27 degrees 13 minutes 30 seconds West along said right of way line, a distance of 1262.00 feet to a point; thence 233.22 feet along an arc to the right, having a radius of 490.77 feet and a chord of 231.04 feet bearing South 40 degrees 50 minutes 20 seconds West; thence South 54 degrees 27 minutes 10 seconds West continuing along said right of way line, a distance of 1035.00 feet to a point; thence North 35 degrees 32 minutes 50 seconds West, a distance of 85.00 feet to a point; thence North 54 degrees 27 minutes 10 seconds East, a distance of 301.58 feet to a point; thence North 36 degrees 03 minutes 50.1 seconds East, a distance of 85.59 feet to a point; thence North 54 degrees 27 minutes 10 seconds East, a distance of 652.20 feet to a point; thence 180.00 feet along an arc to the left, having a radius of 378.77 feet and a chord of 178.31 feet bearing North 40 degrees 50 minutes 20 seconds East, thence North 27 degrees 13 minutes 30 seconds East, a distance of 175.00 feet to a point; thence North 05 degrees 19 minutes 00 seconds West, a distance of 771.96 feet to a point; thence North 49 degrees 41 minutes 00 seconds East, a distance of 183.00 feet to a point; thence North 34 degrees 41 minutes 00 seconds East, a distance of 150.00 feet to a point; thence North 00 degrees 13 minutes 30 seconds West, a distance of 120.00 feet to the point of beginning.

FOLIO: 41688.0600

PARCEL III

Beginning at the Northwest corner of the Northeast quarter of said Section 3, Township 29 South, Range 19 East, thence South 00 degrees 09 minutes 15 seconds East along the West boundary of the Northeast quarter of said Section, a distance of 70.11 feet to a point; thence North 89 degrees 46 minutes 30 seconds East, a distance of 134.00 feet to a point, also being point of intersect of the South right of way line of Hillsborough Avenue with the East right of way line of 56th Street; thence South 00 degrees 09 minutes 15 seconds East along the East right of way line of 56th Street, a distance of 273.00 feet to the point of beginning; thence South 86 degrees 44 minutes 15 seconds East, a distance of 318.84 feet to a point; thence South 24 degrees 19 minutes 00 seconds East, a distance of 355.16 feet to a point; thence South 24 degrees 40 minutes 58.1 seconds West, a distance of 360.00 feet to a point; thence South 42 degrees 51 minutes 50.6 seconds West, a distance of 223.78 feet to a point; thence North 87 degrees 03 minutes 15 seconds West, a distance of 160.00 feet to a point on the East right of way line of 56th Street; thence North 00 degrees 09 minutes 15 seconds West along said right of way line, a distance of 824.71 feet to the point of beginning.

AND

FOLIO: 41687.2000

Being part of the Northeast 1/4 of Section 3, Township 29 South, Range 19 East, Hillsborough County, Florida and more particularly described as follows:

Beginning at the Northwest corner of the Northeast 1/4 of said section, thence S 00° 09' 15" E along the West boundary of the Northeast 1/4 of said section a distance of 70.11 feet to a point; thence N 89° 46' 30" E a distance of 134.00 feet to a point, also being point of intersect of the South right-of-way line of Hillsborough Avenue with the East right-of-way line of 56th Street; thence continuing N 89° 46' 30" E along the South right-of-way of Hillsborough Avenue a distance of 699.86 feet to the principal point and place of beginning of the following description:

- Thence continuing N 89° 46' 30" E a distance of 1036.00 feet to a point;
- thence S 00° 13' 30" E a distance of 190.00 feet to a point;
- thence S 89° 46' 30" W a distance of 63.00 feet to a point;
- thence S 00° 13' 30" E a distance of 105.06 feet to a point;
- thence S 24° 41' 00" W a distance of 657.24 feet to a point;
- thence N 65° 19' 00" W a distance of 100.00 feet to a point;
- thence N 24° 41' 00" E a distance of 53.00 feet to a point;
- thence N 65° 19' 00" W a distance of 347.85 feet to a point;
- thence N 35° 19' 00" W a distance of 543.27 feet to a point;
- thence N 00° 13' 30" W a distance of 209.96 feet to the

principal point of beginning.

FOLIO: 41687.4000

Being part of the Northeast 1/4 of Section 3, Township 29 South, Range 19 East, Hillsborough County, Florida, and more particularly described as follows:

Beginning at the Northwest corner of the Northeast 1/4 of said section, thence S 00° 09' 15" E along the West boundary of the Northeast 1/4 of said section a distance of 70.11 feet to a point; thence N 89° 46' 30" E a distance of 134.00 feet to a point, also being point of intersect of the South right-of-way line of Hillsborough Avenue with the East right-of-way line of 56th Street; thence S 00° 09' 15" E along the East line of 56th Street a distance of 1269.37 feet to the principal point and place of beginning of the following description:

- thence N 00° 09' 15" E a distance of 281.52 feet to a point; thence S 65° 19' 00" E a distance of 274.26 feet to a point; thence N 24° 41' 00" E a distance of 39.90 feet to a point; thence S 65° 19' 00" E a distance of 567.34 feet to a point; thence S 24° 41' 00" W a distance of 205.00 feet to a point; thence S 65° 19' 00" E a distance of 246.22 feet to a point; thence S 54° 27' 10" E a distance of 100.00 feet to a point; thence S 56° 01' 00" W a distance of 65.69 feet to a point; thence N 41° 27' 10" W a distance of 501.68 feet to a point; thence N 89° 19' 00" W a distance of 86.90 feet to a point; thence N 89° 19' 00" W a distance of 340.24 feet to a point; thence N 48° 10' 56" W a distance of 115.10 feet to a point; thence S 56° 41' 00" W a distance of 245.00 feet to a point; thence S 89° 50' 45" W a distance of 229.71 feet to a point on the East right-of-way line of 56th Street; thence N 00° 09' 15" N along

said right-of-way line a distance of 74.00 feet to a point; thence N 89° 50' 45" E a distance of 196.00 feet to a point; thence N 56° 41' 00" E a distance of 127.07 feet to a point; thence N 12° 43' 10.2" W a distance of 100.94 feet to a point; thence S 89° 50' 45" W a distance of 212.05 feet to a point on the East right-of-way line of 56th Street; thence N 00° 09' 15" W along said right-of-way line a distance of 523.00 feet to the principal point of beginning and containing 15.787 acres of land more or less, but subject to all legal highways and easements of record.

AND

FOLIO: 41687.6000

Being part of the Northeast 1/4 of Section 3, Township 29 South, Range 19 East, Hillsborough County, Florida, and more particularly described as follows:

Beginning at the Northwest corner of the Northeast 1/4 of said section, thence S 00° 09' 15" E along the West boundary of the Northeast 1/4 of said section a distance of 76.11 feet to a point; thence N 89° 46' 30" E a distance of 134.00 feet to a point, also being point of intersect of the South right-of-way line of Hillsborough Avenue with the East right-of-way line of 56th Street; thence S 00° 09' 15" E along the East line of 56th Street a distance of 1097.71 feet to the principal point and place of beginning of the following description:

Thence S 87° 03' 15" E a distance of 160.00 feet to a point;
thence N 42° 51' 50.6" E a distance of 223.78 feet to a point;
thence N 24° 40' 58.1" E a distance of 360.00 feet to a point;
thence N 43° 53' 53.2" E a distance of 435.37 feet to a point;
thence S 35° 19' 00" E a distance of 139.72 feet to a point;
thence S 54° 41' 00" W a distance of 80.00 feet to a point;
thence S 35° 19' 00" E a distance of 292.36 feet to a point;
thence S 24° 41' 00" W a distance of 240.81 feet to a point;
thence S 65° 19' 00" E a distance of 51.33 feet to a point;
thence S 24° 41' 00" W a distance of 29.23 feet to a point;
thence S 65° 19' 00" E a distance of 21.17 feet to a point;
thence S 24° 41' 00" W a distance of 10.00 feet to a point;
thence S 65° 19' 00" E a distance of 66.33 feet to a point;
thence S 24° 41' 00" W a distance of 193.33 feet to a point;
thence N 65° 19' 00" W a distance of 31.33 feet to a point;
thence S 24° 41' 00" W a distance of 8.00 feet to a point;
thence N 65° 19' 00" W a distance of 82.95 feet to a point;
thence S 24° 41' 00" W a distance of 217.33 feet to a point;
thence N 65° 19' 00" W a distance of 276.14 feet to a point;
thence S 89° 50' 45" W a distance of 427.76 feet to a point on the East right-of-way line of 56th Street; thence N 00° 09' 15" W along said right-of-way line a distance of 133.68 feet to the principal point of beginning and containing 10.720 acres of land more or less, but subject to all legal highways and easements of record.

EXHIBIT B

Eastlake Square Mall Approved Trade-Off Methodology

This Exhibit sets forth the Approved Trade-Off Methodology for future changes to the Eastlake Square Mall. The developer may, but is not required to, initiate the conversion of some of the existing building square footage from retail use to the uses set forth below. If conversion proceeds, it is subject to the formula and limitations set forth below.

	<u>Use To Be Reduced (Use B)</u>				
<u>Use to Be Added Or Increased (Use A)</u>	<u>General Office</u>	<u>Training Facility</u>	<u>Light Industrial</u>	<u>Warehouse</u>	<u>Retail</u>
General Office		1399	1235	2745	561
Training Facility	715		883	1961	401
Light Industrial	809	1133		2222	454
Warehouse	364	510	450		204
Retail	1783	2495	2203	4894	

Units in sf (of use B per 1,000 sf of use A)

To add 1,000 sf of use A, reduce sf of use B by amount shown in cell.

Notes:

- 1) The following tradeoff minimums and maximums for use of the existing 984,068 square feet of gross building floor area will apply:
 No less than 50 percent and no more than 75 percent shall be designated for office use
 No more than 50 percent of the total floor area will be designated for retail use
 No more than 25 percent will be designated for training facility
 No more than 25 percent will be designated for light industrial
 No more than 25 percent will be designated for warehouse

- 2) Example exchanges:
 Add 10,000 square feet of Office by reducing Retail
 10 ksf x 561 sf/ksf - 5,610 sf; reduce Retail by 5,610 sf
 Add 10,000 square feet of Retail by reducing Light Industrial
 10 ksf x 2,203 sf/ksf - 22,030 sf; Reduce Light Industrial by 22,030 sf

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I hereby certify that on this day before me, the undersigned notary public authorized in the State and County named above to administer oaths and take acknowledgements, personally appeared Michael G. Cooke, as attorney for John Hancock Mutual Life Insurance Company, the applicant on the Notification of a Proposed Change to a Previously Approved Development of Regional Impact (DRI) Subsection 380.08(19), Florida Statutes, for the Eastlake Square Shopping Center DRI #28 ("Notice of Proposed Change"), to me well known, who being by me first duly sworn, says upon oath as stated below:

1. John Hancock Mutual Life Insurance Company filed the Notice of Proposed Change on December 5, 1997.
2. The Notice of Proposed Change was filed with the State of Florida Department of Community Affairs, Division of Resource Planning and Management, Bureau of State Planning, the Tampa Bay Regional Planning Council and the District Office of the Florida Department of Transportation as required by law.
3. The Application for Development Approval, Development Order and all supporting documents, analyses, references and written materials have been filed with Hillsborough County.

Michael G. Cooke

Michael G. Cooke
Attorney for John Hancock
Mutual Life Insurance Company

THE FOREGOING INSTRUMENT was sworn to and subscribed before me this 6th day of April, 1998, by Michael G. Cooke. He is personally known to me.

Dolores Evans

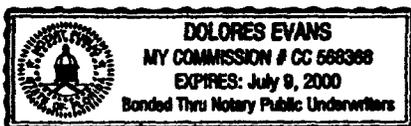
(Signature)

Dolores Evans

(Printed name)

(AFFIX NOTARIAL SEAL)

NOTARY PUBLIC, STATE OF FLORIDA



(Commission Expiration Date)

(Serial Number, If Any)

RECEIVED

APR 07 1998

PLANNING & GROWTH
MANAGEMENT DEPARTMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I, RICHARD AKE, Clerk of the Circuit Court and Ex Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of Resolution No.98-058 - Amending DRI #28 for Eastlake Sq. Shopping Center, approved by the Board in its regular meeting of March 10, 1998, as the same appears of record in MINUTE BOOK 262 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 8th day of April,
1998.

RICHARD AKE, CLERK



BY:

[Handwritten Signature]
Deputy Clerk

EASTLAKE SQUARE SHOPPING MALL
STAFF REPORT

GENERAL DESCRIPTION

Submitted by: Edward J. DeBartolo Corporation

Prepared by: J. E. Greiner Company Inc.

A regional shopping center with a gross leasable area of 1,050,000 square feet is planned to occupy a 106 acre site in Hillsborough County, Florida, 0.5 miles east of the Tampa city limits. The triangular-shaped tract is bordered on the north by East Hillsborough Avenue, U. S. 92; on the west by North 56th Street, State Road 583; on the south and east by Harney Road.

Development plans call for construction of four multi-level major department stores which will be linked by smaller retail and commercial establishments along an enclosed central mall. A 62 acre parking lot surrounding the mall will accommodate 5,250 vehicles. A 22,000 square foot tire, battery and accessory (TBA) outpost is located in the northeastern corner of the parking area and a 12,000 square foot TBA on the west-central perimeter of the parking lot. These represent the only structures detached from the mall.

A 10% flexibility factor has been recognized and incorporated into environmental calculations for this DRI application. The basis for environmental studies has been the mall as presently planned, with a GLA of 1,050,000 square feet. However, in order to provide the developer with flexibility to increase GLA up to 10%, additional calculations have been made to indicate the environmental and economic impact of a 1,155,000 square foot GLA mall. It must be emphasized that this 10% increase to a 1,155,000 square foot GLA represents absolute maximum feasible development.

IMPACT ON THE ENVIRONMENT AND NATURAL RESOURCES OF THE REGION

Following is a summary of the various items that impact the geographical and public utilities relating to the environment.

* Pollution: The applicant has agreed to install temporary air pollution monitoring devices at the request of the Department of Pollution Control and cooperate in the elimination of defined problems.

During construction, noise levels in the adjacent subdivision would rise to approximately 78 to 81 dBA.

EXHIBIT "B"

Page 5 of 23 Pages

Physical Site: The site is a recharge area inasmuch as the confining layer is intermittent and the limestone contains voids. Development of the site is apt to decrease aquifer recharge.

According to the applicant, this project would not increase off-site run-off during a 25-year flood and would not raise the level of East Lake during a 50-year, 24-hour-duration storm by more than 6 inches. The applicant will conform with county drainage standards.

All runoff from the developed portion of the site would be detained in a 4.3 acre pond to be constructed in the northeast corner of the site. A skimmer would be provided at the holding pond outfall for oil and sediment separation. A regular program of parking lot and street cleaning will be instituted. Consequently, the impact on water quality is apt to be negligible.

During construction, dry soils would be treated with water to reduce dust potential.

A 75 foot minimum buffer strip has been designed along portions of Harney Road. Because of the expected development trends of the area, a 75 foot minimum buffer along the entire length of said Roadway is necessary to protect these future land uses.

Natural Site: The site is presently dominated by an abandoned citrus grove and old fields. The only areas of relatively natural vegetation are the small marsh and the five live-oak woodlands on the western portion of the site. The applicant has agreed to retain the marsh, the live oaks, and the associated understory in their natural condition. Rubble in the northern half of the marsh is to be removed. Natural areas designated for preservation will be protected by suitable barriers during construction. The applicant has also agreed either to preserve or to transplant those Sabal palms which are growing elsewhere on the site. In addition, the applicant intends to plant native marsh vegetation around the proposed 4.3 acre retention basin--where there is presently no natural vegetation. Consequently, the impact on the natural vegetation of the site is apt to be positive.

A 75 foot wide (minimum), landscaped buffer would be created along Harney Road in connection with the existing Australian pine windbreaks.

This site is far from being devoid of animal life. The development would directly or indirectly destroy most of the animals on the site. However, due to the location and nature of this site, it is highly improbable that any endangered species make extensive use of the site.

Utility: After construction, the project may generate about 15 tons of solid waste per day for disposal in County landfills. The applicant has not agreed to try to recycle these wastes. The present, average life expectancy of the four County landfills is only approximately 2.5 years.

The applicant has not yet received a commitment from the City of Tampa to provide potable water, but preliminary indications are that the project will be given a provisional approval.

The City of Tampa has tentatively indicated that it can presently provide sanitary sewer service provided that the applicant pay for a 7400 foot force main and limit flow from the project to 100 gpm. Since the project will generate an average of 176 gpm during operating hours, the applicant intends to build a 15,000 gallon holding tank that will release excess sewage after operating hours. This project may have an adverse impact on the operational integrity of the existing Hooker's Point Treatment Plant in the event that there is a delay in completing the new treatment plant.

Miscellaneous: The applicant has agreed to use only those building materials which will not increase human exposure to radiation.

The site does not appear to have any historical or archaeological value.

IMPACT ON THE ECONOMY OF THE REGION

Eastlake Square Shopping Center has been situated in a complex economic situation. It has been sited approximately 5 miles from another regional shopping facility, University Square, currently under construction by the DeBartolo Corporation. Eastlake Square is also located approximately 7 miles from a proposed mall under identical governmental review as itself, which is located at the intersection of S.R. 60 and the proposed I-75 corridor. It is being developed by the Lamont-Shimberg Corporation and is called the Brandon Mall. The staff has evaluated the Eastlake Mall collectively with the Brandon Mall, but not contingent upon said mall. Because of the potential adverse economic impacts the staff has asked, and received, detailed market profiles to elaborate the marketing reasoning of each mall. Following is a summary of economic impacts and considerations of the Eastlake Mall:

The project will expend approximately 40 - 75% of its initial \$21.5 million within the region. This will occur over a two year period with an additional \$1 million being expended the third year and \$10.75 million being spent annually for the mall's retail operations.

The cost per unit will be in a range of \$7.50 - \$10.00 per square foot for specialty stores and shops.

The current yield from the property is \$5 and is estimated to expand to \$2.5 million. The project will receive no public assistance.

The various retail establishments will employ 2,190 persons of which 90% will come from the local area. The average employment is three years with the exception of temporary holiday personnel. Employment will be on a three shift basis.

The mall will have 97% retail sales tenants and 3% service-oriented tenants. The tenants are in two categories, department stores and specialty shops. Considering the area from which the tenants will be drawn, 66% of the department stores and 80% of the specialty shops will be from within the county.

Considering land use linkages related to the mall, there will be several significant implications. Three major portions of the triangular site are reserved for future office building projects. It is a defined trend for such developments to cluster around regional shopping centers. This trend is similar to the development characteristics of any central business district. Therefore it is implied by anticipating such development on the projects own site, that this mall will influence the economic development of this area. There is also the overall development influence that the mall will incur. Residential development will locate more readily in the immediate area due to the accessibility of comprehensive commercial development. In short, the mall will act as a growth stimulus for this particular geographic location.

As was mentioned earlier, the proposed Eastlake Shopping Center is located in close proximity to the existing University Square Shopping Center and the proposed Brandon Mall. Because of detailed market profiles submitted by both applicants, the staff has been able to resolve several aspects of conflicting impact upon the economy of the area. The following conclusions have been reached based upon staff opinions and data submitted by the developer.

- A. The mall will depend heavily upon a market area to the west of 56th Street, south of the Hillsborough River. It is a natural assumption that large populations located in the immediate proximity of a shopping area will constitute the main patronage of said commercial center.
- B. Although the mall will cater to any economic level, its base market will be geared for middle to lower middle income retail sales.
- C. Because of traffic considerations (as discussed in the Transportation Section), the project will be phased to adjust the supply of leasable retail space to population growth.

- D. Because of limitations of access, the Brandon mall will also be phased to be more in accord with the population growth of the area.
- E. The Brandon Mall will be designed to be similar in nature to that of University Square. It will cater to all economic levels but will base its retail marketing on middle to upper middle income level retail sales.
- F. The Eastlake Mall, considering all of the market area limitations, is not centrally located for the draw area and will necessitate additional traffic impact on segments of the transportation network that would otherwise remain unaffected by commercial traffic patterns.

IMPACT ON THE PUBLIC FACILITIES OF THE REGION

The following public facilities will be covered as to their effects as caused by the impact of the Eastlake Square Shopping Center; sanitary sewers, separate storm sewers, water supply, solid waste, power supply, emergency service, fire protection and security.

Sanitary Sewers: The mall's estimated average daily sewage flow will be 127,000 gallons per day at absolute maximum. Raw waste and sewage effluent generated by the mall will be primarily domestic sewage waste containing approximately 200 gpm, 5-day BOD.

The nearest point of connection to the City of Tampa sewer system is at 42nd Street and Chelsea Avenue, which is approximately 7,400 feet from the project site. To make this connection, a pumping station and a 4-inch force main will be required.

The City of Tampa Sanitary Sewer Department Planning Division has indicated that it will be necessary to limit any flows from the project to 116 gpm. The mall's projected average daily flow of 0.127 mgd is equivalent to 88 gallons per minute (gpm). Assuming the mall operates 12 hours per day, the average flow during operating hours will be 176 gpm. This will require a detention tank to store an average of 60 gpm during operating hours and discharging the stored sewage after operating hours.

It is estimated that the mall's peak flow rate will not exceed 240 gpm. A holding tank of approximately 15,000 gallon capacity is estimated to be adequate to meet the 100 gpm maximum flow requirement. This tank will be incorporated into the pumping station structure. The entire internalized sewer facility--including holding tank and pumping station--will be provided by mall development funds.

Sewage will flow from the point of connection to the Hooker's Point Treatment Plant operated by the City of Tampa. The City is planning to reserve capacity in the existing system for the proposed mall's sewage flows, in the event that there is a delay in completing the new plant.

Separate Storm Sewer: The mall site presently drains to the southeast and west. The drainage basin consists of 70 acres and flows to Eastlake while the remaining acreage drains to low marshy areas adjacent to 56th Street.

Development of the site will include a drainage system designed to convey all site runoff excepting the 6 acres around and just north of the lime sink on the western portion of the property. In addition, drainage from the 15 acres north of Hillsborough Avenue will be diverted from flowing to the lime sink area.

The area of the lime sink will be retained in its present state so that no adverse impact on the hydrology of property to the west will result from the mall development.

Estimated existing 5 year peak runoff from the site towards Eastlake is 110 cubic feet per second (cfs) and the estimated 50 year peak is 374 cfs.

Site development will produce an increase in runoff through (1) construction and paving of the site and (2) diversion of 45 acres which presently flows to the lime sink including the 15 acre contributing area north of the site. Calculated peak flows from the site for 5 and 50 year storms from the site, if uncontrolled would be 432 cfs and 604 cfs, respectively.

A 4.3 acre sediment-retention pond will be constructed along the east side of the mall site just behind the 50 foot tree-buffer zone on Harney Road. All flow from the mall drainage system will be conveyed to this holding pond.

The drainage system will be constructed to convey all runoff from building roofs and parking lots to the 4.3 acre pond. This pond will act as a combination sediment control and retention pond. This pond will perform the function of limiting flow from the developed site to no greater than that which can be expected from the 70 acre area under existing conditions.

The developers have entered into a written agreement with the residents of the Eastlake Community to verify the existing condition of Eastlake and create a monitoring system that upon any adverse element affecting the Lake, determination of cause can be made and eliminated.

Water Supply: Assuming a gross leasable area of 1,155,000 square feet, and an average water demand of .12 gallons per square foot per day, the total average water usage of the mall is estimated to be 139,000 gallons per day.

The site of the proposed shopping mall is presently served by a distribution system consisting of 8-inch diameter mains. The system is supplied by a 12-inch transmission main in 50th Street and a 16-inch transmission main in 40th Street. Under the city's current water improvement program, a new 16-inch transmission main is planned in 30th Street that will extend southerly from the Hillsborough River Water Treatment Plant to Buffalo Avenue, which will improve water distribution in the vicinity of the proposed shopping center site.

Based on completion schedules and the magnitude of the water system improvement program, the city anticipates capacity to accommodate the estimated daily water demands of the shopping center by opening date in the fall of 1976.

An application for the provision of municipal water service to the site has been submitted to the City of Tampa Water Department. Therefore, the only negative impact which can be anticipated is the extension of service from the main transmission lines to the project site. In conversations with the City, it has been noted that the City's priorities system will not extend the lines to the site by the project's opening date of 1976. It will be necessary for the developer to allocate the funds for transmission line extension for a 1976 date.

Solid Waste: Typical suburban shopping malls average two-thirds of a ton of solid waste generated for every acre of gross leasable area. Based on this data, the proposed 1,050,000 square feet GLA mall will generate an average of approximately 13 to 16 tons of solid waste per day.

Types of solid waste generated by the mall operations include: paper, cardboard; packing materials; some wood crating, light metals, glass and plastics; putrescible waste generated by restaurant and concession areas; parking lot debris such as pavement sweepings, auto parts and leaves.

Collection will be provided by United Sanitation Service of Hillsborough, Inc., a private refuse hauling firm, franchised by the county to serve the site area.

Hillsborough County is presently operating four sanitary landfills. The name, service area and life expectancy of each county landfill is listed below:

<u>Landfill</u>	<u>Service Area</u>	<u>Life Expectancy</u>
Linebaugh Avenue	Northwest County	3 years
Eureka Springs Road	Northeast County	1.5 years
Gibsonton	South of Tampa	3 years
Ruskin	South of Gibsonton	2.5 years

Refuse from the site may be taken to either the Gibsonton or Eureka Springs Road landfill, depending on the service route of the collection firm.

Power Supply: Based on a gross leasable area of 1,050,000 square feet, peak power requirements are estimated to be 9,200 KVA with connected loads in the vicinity of 16,400 KW. Annual energy consumption is projected to be approximately 29 million KW hours.

Power will be supplied by the Tampa Electric Company. A 13 KV line is located along the west side of 56th Street and along the north side of Hillsborough Avenue (U.S. 92). An extension from the 56th Street line enters the site at the approximate midpoint of its western boundary and terminates on-site. Additional 13 KV lines are located on the west side of Harney Road extending south from its intersection with Hillsborough Avenue and on the north side of Harney Road extending northeast from its intersection with 56th Street. A Tampa Electric Company substation is located east of 56th Street and south of Powhattan Avenue in close proximity to the site.

Contact with Tampa Electric Company representatives indicates that sufficient power is available to accommodate mall demands.

Emergency Service: The closest hospital to the mall is Hillsborough County Hospital. Hillsborough County Hospital is located on the southwest corner of Hanna Avenue and 30th Street, 2 miles northwest of the site. This represents the closest receiving health facility for mall patrons or employees requiring inpatient emergency treatment. The project or its traffic should not affect access to the local hospital.

On-site emergency provisions include first aid kits available at the mall office, information booths or maintenance room. The mall secretary and mall hostesses will have phone numbers of local ambulance services and the closest hospital. A wheelchair and oxygen tank are provided by the developer. In addition each major department store maintains some type of mini-clinic to provide emergency care for their customers and personnel.

Fire Protection: The closest fire station to the site is operated by the City of Tampa Fire Department and is located on 30th Street, three blocks north East Hillsborough Avenue, approximately 2 miles northwest of the site. The Tampa Fire Department will respond to calls outside the city limits at the request of the Hillsborough County Fire Marshall. Additional fire fighting facilities located in the Seffner-Mango area east of the site is manned by the Seffner-Mango Volunteer Fire Department. This firehouse is volunteer staffed and operates only at night and during weekends.

On-site fire protection includes maximum use of fire retardent materials, provision of thermostatically controlled sprinkler systems for all facilities within the enclosed mall. Design for the proposed shopping center's water supply system will provide adequate flow and pressure.

In addition, the mall maintenance staff will be trained in fire prevention techniques and drilled in emergency procedures. Major department stores provide their own maintenance personnel and operations officers with comparable instruction.

Security: The closest police station to the mall is a Highway Patrol post located on the southwest corner of East Hillsborough Avenue and 29th Street, east of the Seaboard Coastline Railroad tracks.

Edward J. DeBartolo Corporation malls maintain their own security system. Staff size averages twelve men drawn from one or more of three employment sources. These are:

- Off-duty police employed on a part-time basis.
- Private security agency personnel, i.e., Burns, Wackenhut, or comparable organizations.
- Deputized individuals on the mall payroll.

Security guards have multiple functions, including keeping peace in the concourse; customer parking and traffic control; providing information; patrolling the interior and occasionally the exterior of the mall.

In addition to the mall security force, many stores have their own automated internal security systems and staff. Smaller shops will usually rely on mirrors, alarms or video monitors, while major department stores supplement automated surveillance with one or more deputized security personnel.

CONCLUSIONS

Based upon the submitted data and staff findings as submitted in this report, the following conclusions have been reached;

The proposed development will have a favorable impact on the environment and natural resources of the region providing additional specified buffering is provided along the perimeter of the project.

The development will have a favorable impact on the region's economy if limited to a specified development phasing program.

The development will not unduly burden the water, sewer, solid waste disposal, etc. if specified alternatives are available for temporary usage.

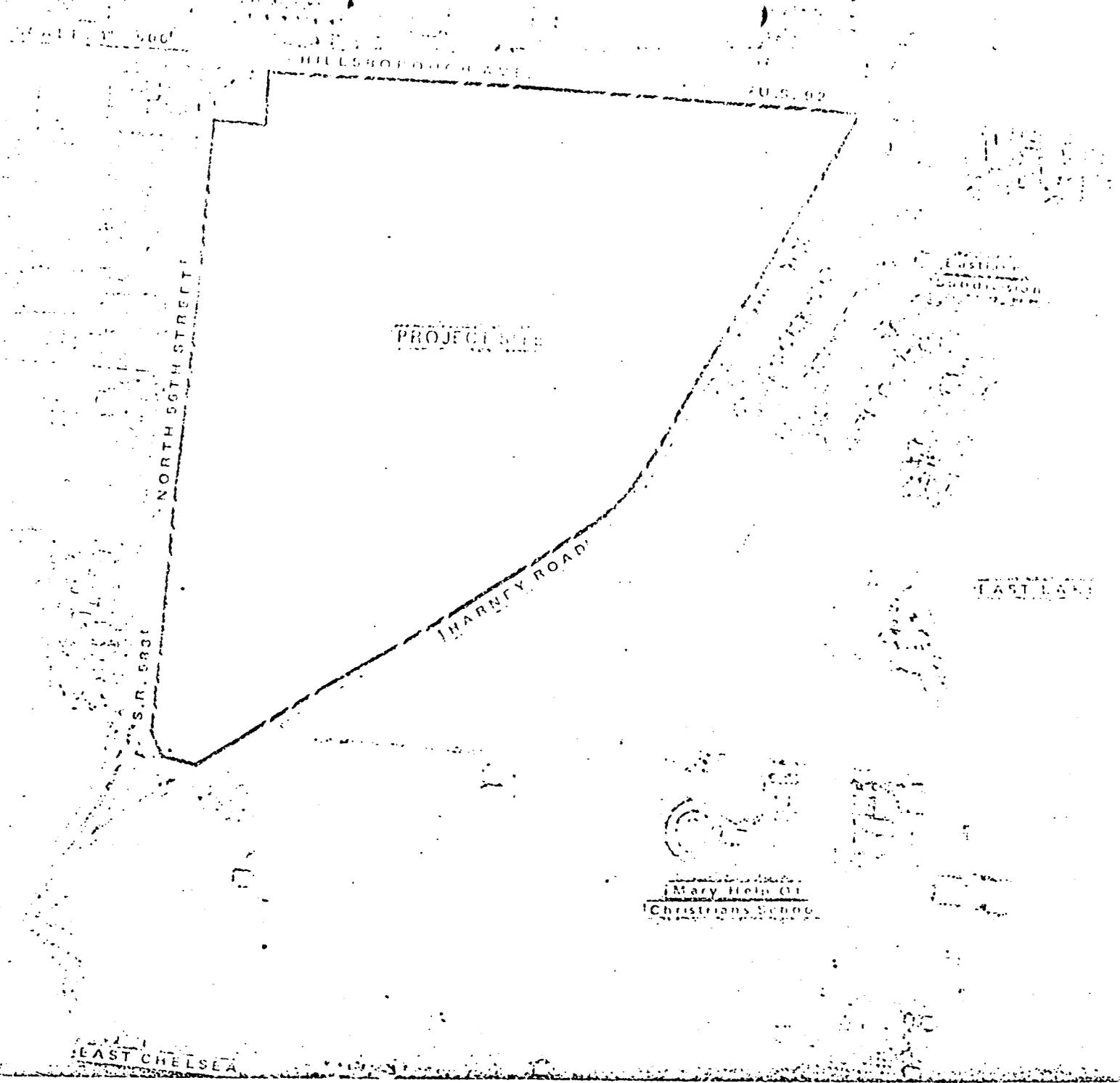
The development will have a negligible impact on people's accessibility to housing.

COMPLIANCE WITH THE 1990 PLAN OF DEVELOPMENT

The Eastlake Mall is located in an area designated urban residential which is contiguous with a light industrial area. Because of the flexibility of the Plan of Development, the following conclusions have been reached.;

- A. The site is so located in relationship to the thoroughfare network as to be incorporated into the Plan of Development.
- B. The site is physically separated by Harney Road from residential developing area to the southeast; therefore, it would not constitute an intrusion or disruption of urban residential patterns.
- C. The site's commercial development would be harmonious with the developing light industrial areas to the north, southwest and west.

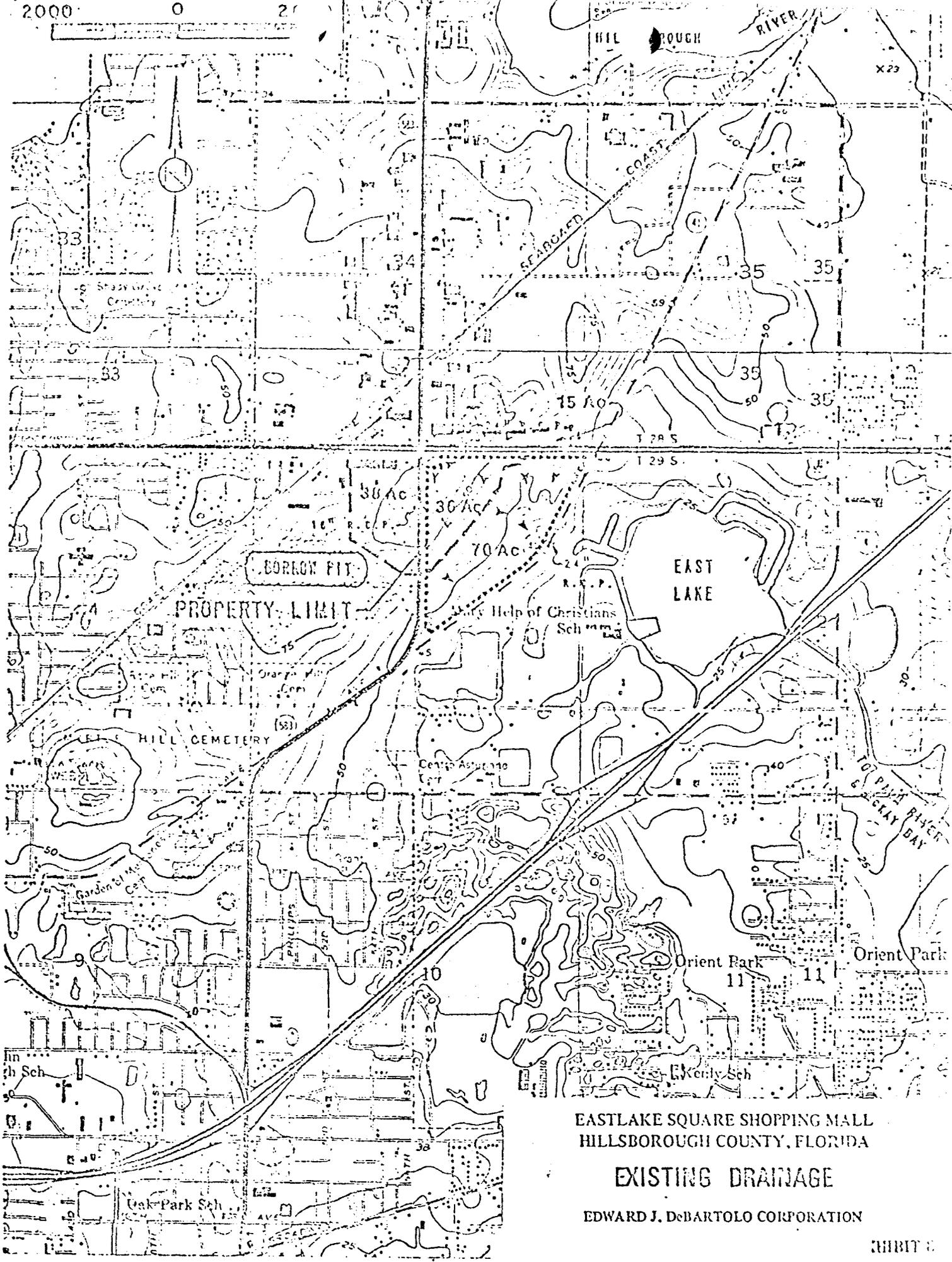
Therefore, it is the opinion of the staff that the 1990 Plan of Development be amended to include this proposed site.



EASTLAKE SQUARE SHOPPING MALL
 HILLSBOROUGH COUNTY, FLORIDA

FACILITIES IN PROXIMITY TO SITE

EDWARD J. DEBARTOLO CORPORATION



EASTLAKE SQUARE SHOPPING MALL
 HILLSBOROUGH COUNTY, FLORIDA

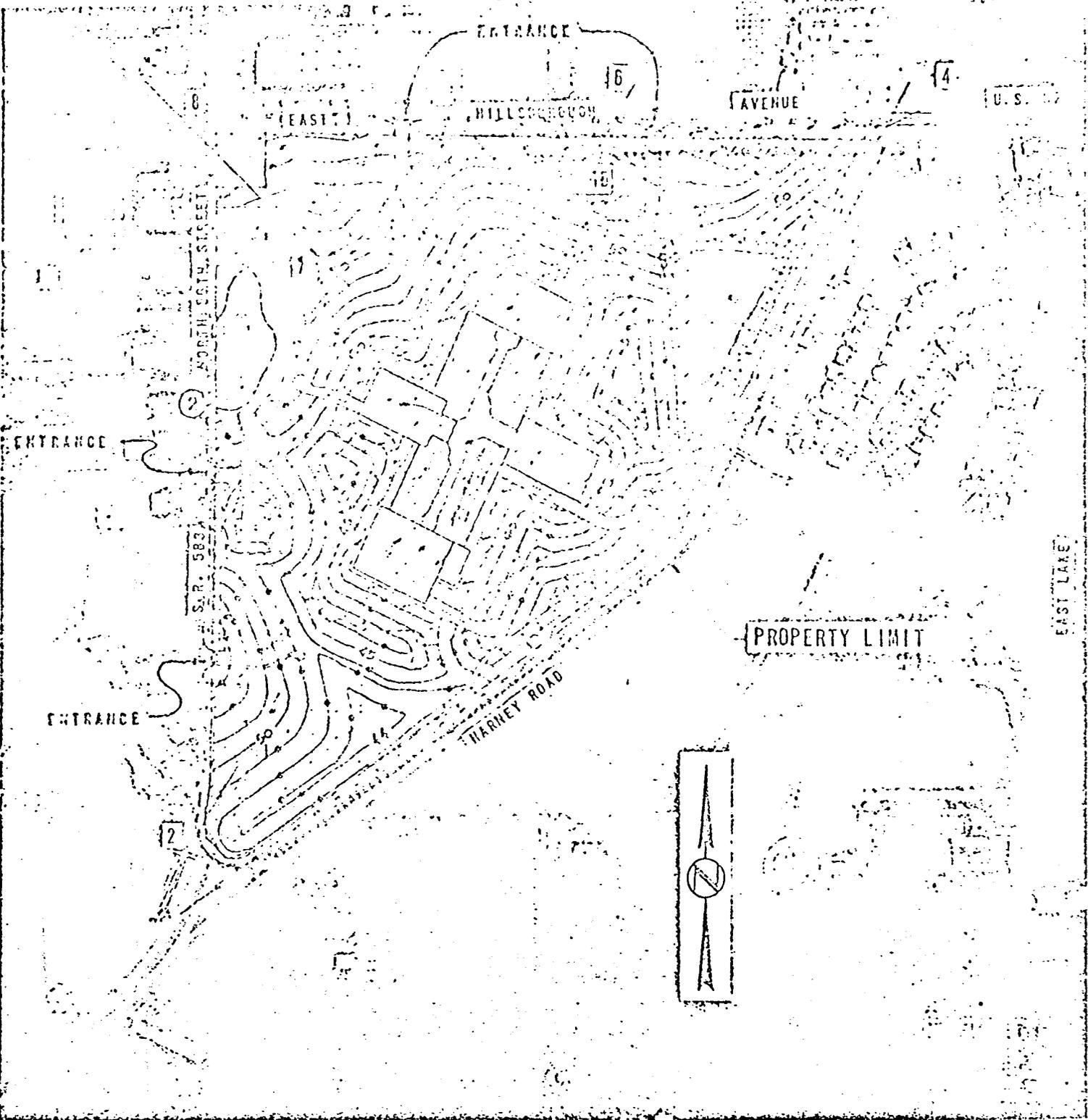
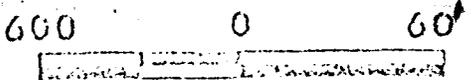
EXISTING DRAINAGE

EDWARD J. DeBARTOLO CORPORATION

EXHIBIT B

EXHIBIT "B"
 Page 17 of 23 Pages

SCALE



GRADING PLAN

- ① ROAD NUMBERS
- RECEPTOR POINTS
- ← WIND DIRECTION
- LIMIT OF DEVELOPMENT

EASTLAKE SQUARE SHOPPING MALL
HILLSBOROUGH COUNTY, FLORIDA
PROPOSED COMPLEX DETAILS

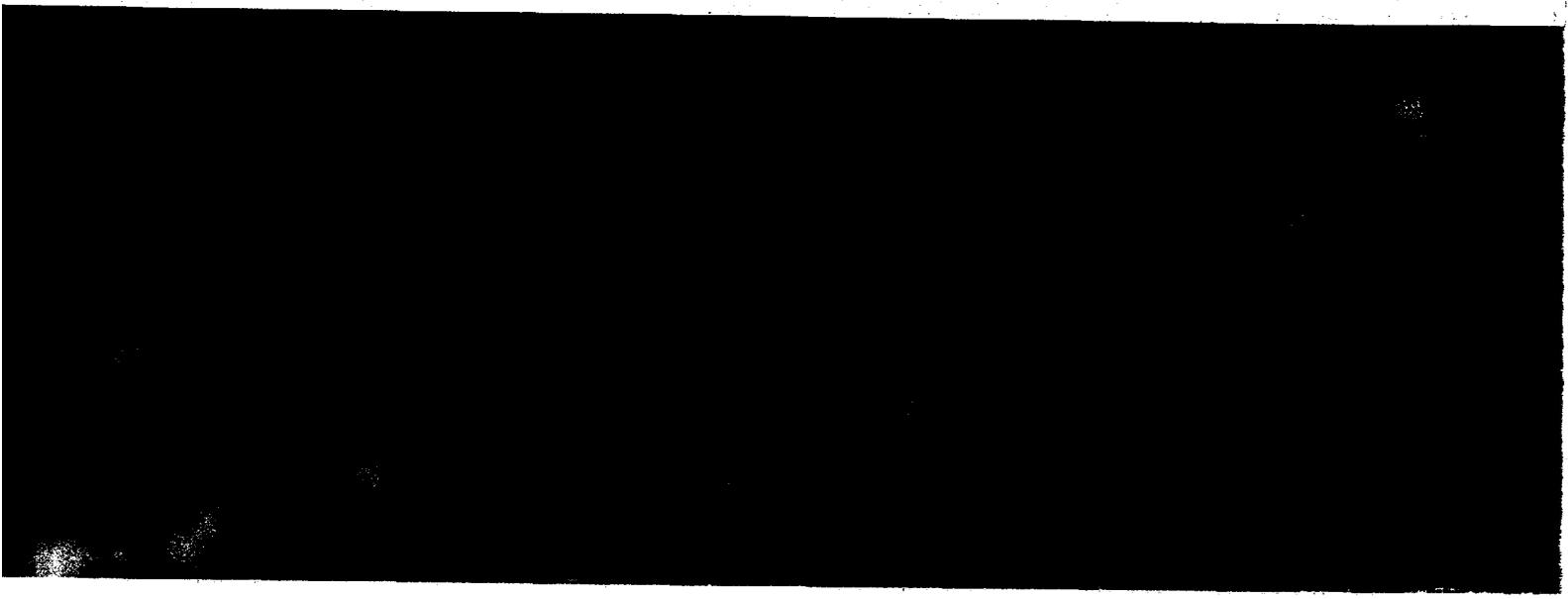
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EXHIBIT "B"
Page 18 of 23 Pages

11117

EASTLAKE
TRANSPORTATION SECTION

EXHIBIT "B"
Page 19 of 23 Pages



Transportation: The Westlake Mall will be planned to utilize the major arterials servicing the area, East Hillsborough Avenue and State Road 583 (56th Street).

In order to plan for the maximum impact, the figure of 1,155,000 Gross Leasable Area has been utilized. Following is a summary chart of the trips to be generated and a diagram shows directional splits.

Estimates of Peak-generated Traffic Volumes
(Development 10 Percent Greater Than Proposed)

<u>Hour</u>	<u>Inbound</u>	<u>Outbound</u>
Weekday Evening Peak Hour (5:00-6:00 p. m.)	1,730	1,965
Weekday 7:00-8:00 p. m.	3,120	1,730
Weekday 9:00-10:00 p. m.	580	3,930
AVERAGE DAILY	19,635	19,635

After evaluating the traffic impact with the staff, the developer has proposed the following modifications that will be required to implement the shopping mall:

An intersection capacity analysis was performed for each access intersection and for the intersection of Hillsborough Avenue and North 56th Street. In order for these intersections to function, certain modifications to the existing roadways were necessitated.

At the intersection of North 56th Street and the southern most site access point, the construction of a median crossing will be required. In addition to the median crossing, a left turn storage lane on 56th Street southbound will be required. Due to the short distance between Harney Road and the two site access roads, an auxiliary lane will be needed adjacent to the site from Harney Road to the northern most access point on 56th Street.

It will be necessary to construct a left turn storage lane and modify the turning radius of the median crossing at the northern most access road on 56th Street. An acceleration lane will be required for traffic leaving the site at this point and proceeding northbound on 56th.

The geometry of the intersection of Hillsborough Avenue and 56th Street is adequate to handle the projected traffic with exception of the left

turn lanes on the north and east approaches of the intersection. The north approach (56th Street) of the intersection will require an extension of the existing left turn storage lane as well as an additional left turn lane. This additional left turn lane may be added in the median. This will provide a dual left turn from 56th to Hillsborough. The east approach requires that the left turn storage lane be lengthened.

Again due to the short distances between access points, an auxiliary lane will be required along Hillsborough Avenue from 56th Street to the easternmost access point to the site.

Both of the access points on Hillsborough require that left turn storage lanes be added. The easternmost of these two site access points also requires modification of the median crossing turning radius as well as the addition of an acceleration lane for eastbound traffic leaving the site.

All of the previously mentioned intersections (four access and Hillsborough Avenue and 56th) will require signalization. Capacity analyses showing green time for each movement are attached hereto.

The developer, after having submitted all the data has concluded that the two main arterials in the area, S.R. 583 and S.R. 92, will be able to accommodate the expected increase in volume based upon certain conditions. These conditions include:

1. The 10% additional floor will not be completely utilized thus lowering overall trips generated.
2. A percentage capture ratio will be available for trip generation reduction.
3. A 60% - 40% split was used to determine directional volumes.

The staff finds that the above conditions are possible, but not definite. It is felt that only actual field counts could be used to prove the above conditions. Therefore, the staff amends the above conditions as follows:

1. The 10% additional can be reduced only as actual constructed square footages are calculated. Until such time the full 10% must be utilized.
2. The staff acknowledges the existence of a capture ratio that will be of a significant percent of the total generated trips. How much this percentage will be is still not definite. Field studies are needed for calculations.

3. Although a 60% - 40% split is possible, it is agreed that a 75% - 25% split is also possible. Until field data can be supplied to prove one or the other, no definite split can be established.

TRANSPORTATION CONCLUSION

The development will burden the transportation if accepted at the GLA of 1,155,000 sq. ft. A reduction of one major generator, or the equivalent of approximately 22 percent to ensure acceptable levels of service of S.R. 583 and S.R. 92. At such time that field data proves that additional square footage may be added without lowering the existing level of service of either two arterials, the Planning Commission would amend the conditional approval to allow full development.

RECOMMENDATION

The staff recommends the DRI application for the Eastlake Shopping Center be APPROVED conditional upon a three major generator mall, and additional conditions as stipulated in the staff report.

May 30, 1974

Miki Bishop, Board Secretary

Jimmy Allison, Acting Dir., Div. of Co. Devel.

Engineering Department Recommendations for
East Lake Square Shopping Mall DRI

As requested, the following are recommendations which were presented by the Engineering Department for the East Lake Square Shopping Mall DRI:

- 1) All drainage design must be in conformance with County requirements.
- 2) Construction of adequate left-turn storage lanes to the shopping center driveways on both Hillsborough Avenue and 56th Street.
- 3) Construction of acceleration and deceleration lanes at the driveways.
- 4) Elimination of direct access to the service station to and from Hillsborough Avenue.
- 5) Improvement of the existing signal at Orient Road at Hillsborough Avenue to a fully actuated phasing with left-turn intervals.
- 6) Installation of a fully actuated signal at Hillsborough Avenue at Harney Road.
- 7) Consideration by the developer of the revised internal network within the parking lot and consideration of a left hand turning system to improve the flow of traffic and provide simultaneous conflicting turning movements.
- 8) Developers to provide 100% of the County's share of funding for items 2, 3, 4 and 6, and 50% of the County's share of the cost for item 5.

If you have any questions regarding these recommendations, please advise.

JDA/lc

J. D. A.

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EXHIBIT "C"
Page One of One

CITY ATTORNEY'S OFFICE

JUN 9 1974

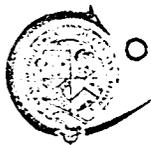
THE
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TAMPA, FLORIDA 33601
TELEPHONE (813)223-1311



COUNTY of HILLSBOROUGH

Tampa, Florida 33601



JAMES F. TAYLOR, JR.
CLERK

RUDY SPOTO
COUNTY ADMINISTRATOR

May 23, 1974

M E M O R A N D U M

TO: Irene Silver, Assistant Director
Hillsborough County Building and
Zoning Department

FROM: Warren N. Smith, Director
Hillsborough County Environmental
Protection Commission *WNS*

SUBJECT: Revised comments on complex source section of DRI # 74-6
Eastlake Square Shopping Mall

This Agency received the revised application of the reference subject on May 21, 1974.

After consultation with representatives from J. E. Greiner Company, Inc. and the Hillsborough County Planning Commission, we hereby submit the following comments:

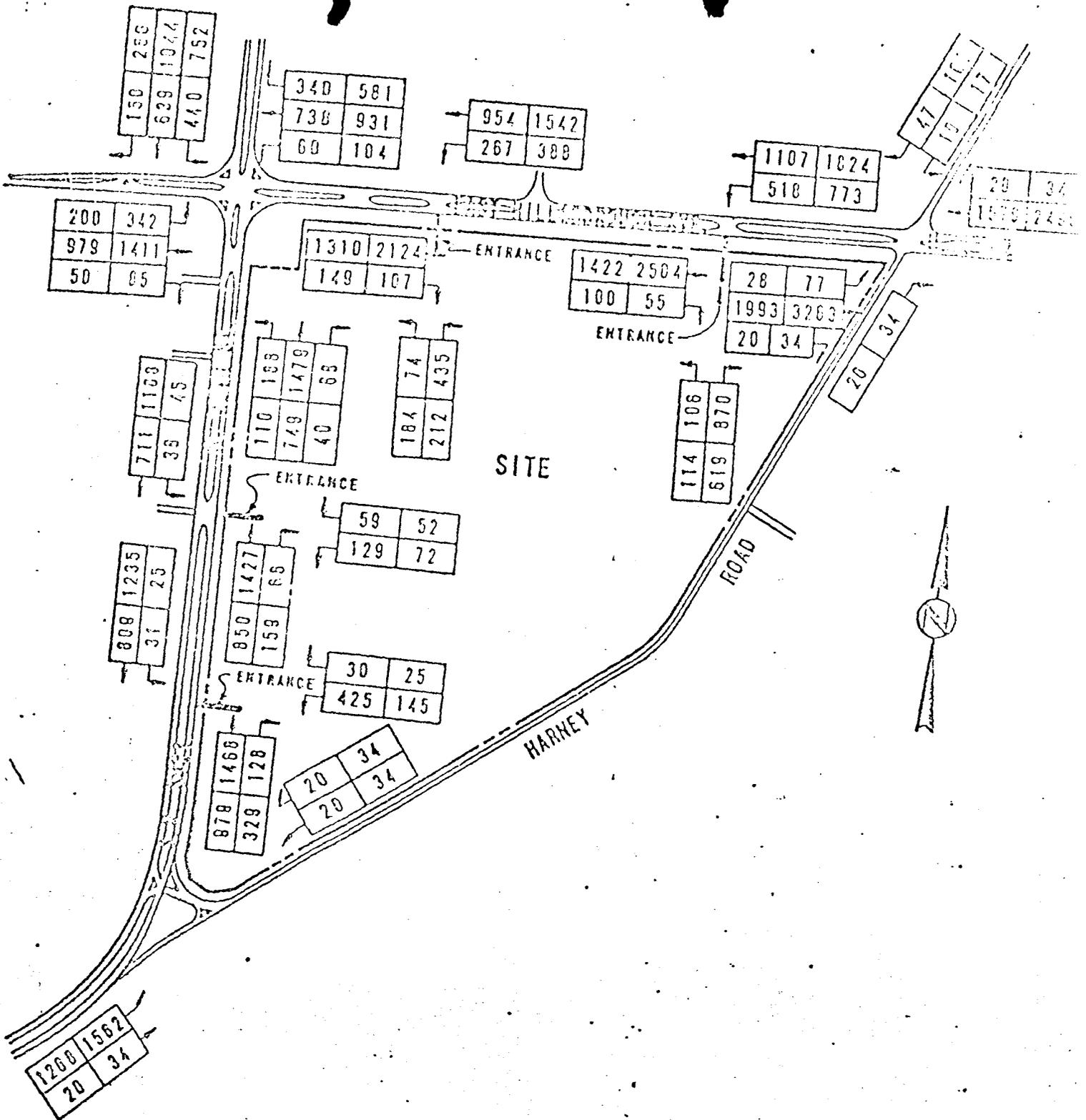
- (a) Ambient air sampling data received from Greiner Environmental Sciences, Inc. on May 13, 1974 indicates that, contiguous to the shopping mall, maximum 8-Hour Carbon Monoxide levels attained 8.28 ppm at receptor site # 4. The present ambient 8-Hour air quality standard for Carbon Monoxide is 9 ppm. Therefore, present ambient air levels have been recorded as high as 92% of the CO standard (unless higher levels are recorded from on-going sampling).
- (b) The revised application satisfactorily incorporates the ambient air data monitored by J. E. Greiner Company. The calculations indicate a projected maximum level of approximately 88% of the 8-Hour CO standard in the first and critical year (1976) of operation (by using ambient sampling data referred to in part (a)).
- (c) Traffic projection distribution is a critical factor in calculating Carbon Monoxide concentrations. By altering

EXHIBIT "D"
Page One of Three Pages

the projected traffic distribution on Hillsborough Avenue, Carbon Monoxide levels could exceed 90% of the 8-Hour standard. . Due to the projected marginal air quality, this Agency recommends approval of the DRI only with the following provisos:

- (1) Store # 4 (Southwest Store) will not be built.
- (2) Parking lot area will be reduced by at least 15%.
- (3) A re-review of the DRI will be mandatory if the present on-going Carbon Monoxide monitoring conducted by J. E. Greiner Company exceeds an 8-Hour Carbon Monoxide level of 8.28 ppm (as indicated in part (a)).
- (4) Mall parking will be restricted to the extent necessary to restore ambient air quality within ambient air standards if the 1-Hour or 8-Hour Carbon Monoxide ambient air standard is violated in any area contiguous to the mall.

WNS/fd



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EASTLAKE SQUARE SHOPPING MALL
 HILLSBOROUGH COUNTY, FLORIDA
 TOTAL PEAK HOUR TRAFFIC
 (1976 AND 1986)

DWARD J. DeBARTOLO CORPORATION

THE
BOARD OF COUNTY COMMISSIONERS

ROBERT E. CURRY, CHAIRMAN
DIST. 1, TAMPA

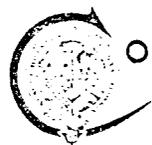
BOB LESTER, VICE-CHAIRMAN
DIST. 5, RUSKIN

RUDY RODRIGUEZ, DIST. 2, TAMPA
ELIZABETH B. CASTOR, DIST. 3, TAMPA
CARL L. CARPENTER, JR., DIST. 4, PLANT CITY

P.O. BOX 1110
TAMPA, FLORIDA 33601
TELEPHONE: (813) 223-1311

JAMES F. TAYLOR, JR.
CLERK

RUDY SPOTO
COUNTY ADMINISTRATOR



COUNTY OF HILLSBOROUGH

Tampa, Florida 33601



May 30, 1974

MEMORANDUM

TO: Mr. Steve Sparkman, Assistant Resident County Attorney

FROM: Warren N. Smith, Director
Hillsborough County Environmental Protection Commission *WNS*

SUBJECT: Error in staff recommendations Eastlake Park Shopping Mall DRI

With regard to the Environmental Protection Commission recommendations on the above referenced project as contained in our Memorandum to Irene Silver, Building and Zoning Department, dated May 23, 1974, Paragraph C, Item (1), should be corrected to read as follows:

- (1) Store # 4 (Southeast Store) will not be built.

This change should also be reflected in the minutes of the DRI Hearing.

WNS/fd

RECEIVED BY

JUN 4 1974

COUNTY ATTORNEY'S OFFICE

EXHIBIT "D"

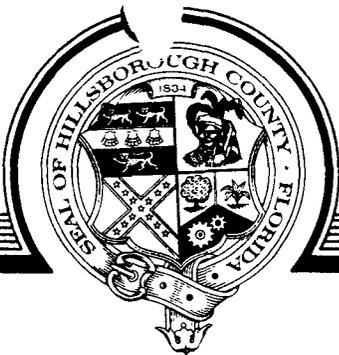
Page Three of Three Pages

COUNTY

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SB file

BOARD OF COUNTY COMMISSIONERS
CERTIFIED MAIL
RETURN RECEIPT REQUESTED

October 25, 1983

Mr. Bill Ockunzzi, Director
Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg, Florida 33702

Re: Eastlake Square Mall
Substantial Deviation Determination

Dear Mr. Ockunzzi:

Enclosed please find copies of two resolutions recently passed by the Board of County Commissioners relating to the Eastlake Square Mall Development of Regional Impact. The first resolution is a substantial deviation determination relating to the creation of additional points of ingress and egress. The second resolution extends the development order for a period of eighteen (18) months.

Should you require further information relating to these matters, please feel free to contact Richard E. Davis, Assistant County Attorney (813/272-5670).

Sincerely,

J. Ed Smith
J. ED SMITH
Chief Deputy Clerk

JES:RED:dm

Enclosures

*clipped pages letter
in master DO
file DRI # 28
The whole thing
in # 28 DO file*



RESOLUTION

Upon motion by Commissioner Carpenter, seconded by Commissioner Rodriguez, the following Resolution was adopted by unanimous vote:

WHEREAS, Eastlake Square Associates has filed with this Board an Application for Development Approval of a Development of Regional Impact (Hillsborough County Building and Zoning Department Petition #74-6-DRI) in accordance with Section 380.06(6), Florida Statutes (1972); and,

WHEREAS, this Board has reviewed the application and has found the proposed development to be consistent with local land development regulations to the extent that it should be modified by the conditions provided hereinbelow; and,

WHEREAS, this Board has received and considered the report of the Tampa Bay Regional Planning Council; and,

WHEREAS, this Board has on May 24, 1974, at Hillsborough County Courthouse, Tampa, Florida, conducted a public hearing upon the application following the publication and giving of notice required by Section 380.06(7), Florida Statutes (1972), and has heard and considered the testimony taken thereat.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, IN REGULAR MEETING ASSEMBLED THIS 24th DAY OF MAY, 1974, AS FOLLOWS:

1. That the definitions found in Chapter 380, Florida Statutes (1972), shall control the construction of any so-defined terms appearing in this Resolution.
2. That this Resolution shall constitute the Development Order of this Board issued in response to the Application for Development Approval of a Development of Regional Impact filed by Eastlake Square Associates (Hillsborough County Building and Zoning Department Petition #74-6-DRI).
3. That this Development Order shall be deemed rendered as of the date of this Resolution for purposes of computing the thirty-day appeal period provided under Section 380.07(2), Florida Statutes (1972).
4. That this Development Order shall remain in effect for a period of five years from and after the date of its rendition, provided that this effective period may be extended by this Board upon a finding of excusable delay in any proposed development activity.
5. That this Development Order shall not encompass any proposed development which constitutes a substantial deviation from the terms of the application or which is not to be commenced until after the expiration of its period of effectiveness and any such proposed development constituting a Development of Regional Impact shall require the filing, review, and approval of a separate Application for Development Approval in accordance with Section 380.06(6), Florida Statutes (1972).
6. That this Board finds that the Application for Development Approval of a Development of Regional Impact of Eastlake Square Associates (Hillsborough County Building and Zoning Department Petition #74-6-DRI) should be, and hereby does order it APPROVED subject to the following conditions:

a. That this approval is based upon the application as supplemented and amended by those materials submitted by the applicant during the review process which have been placed in the Master File on this application maintained in the offices of the Building and Zoning Department of Hillsborough County and that the terms "application" and "Application for Development Approval of a Development of Regional Impact", wherever they appear in this order, unless clearly indicated otherwise by the context in which they appear, shall include said supplementary and amendatory materials in said Master File;

b. The Site Plan will be amended to redesignate areas originally designated "retail and office space" at the northeast and northwest corners of the site and "two story bank building" at the southern tip of the site to an "undeveloped future use to be by amendment to Community Unit Plan" designation;

c. The 150,000 square foot Department Store indicated in the southeast quadrant of the mall development plan shall not be built and the parking lot area shall be reduced by 15% until such time as the applicant demonstrates by field data reflecting the actual impact of the prior permitted development that all traffic and environmental objections to the additional development have been resolved;

d. The applicant shall fulfill its voluntary commitments to fund 100% of the necessary improvements to Hillsborough Avenue and 56th Street in the vicinity of the site including signalization at the intersections of Hillsborough Avenue with 56th Street and Harney Road and at all development access points, and shall fulfill its voluntary commitment to furnish 50% of the funding for improvements to the signalization of the intersection of Hillsborough Avenue and Orient Road.

7. That the following are hereby incorporated by reference and made a part of this Development Order:

a. The Application for Development Approval submitted by Eastlake Square Associates on March 4, 1974;

b. Supplementary and Amendatory materials submitted by the applicant during the review process and entered in the Master File on the application maintained by the Building and Zoning Department of Hillsborough County, as defined by the index thereto which is attached as Exhibit "A" to this order;

c. The Planning Commission Resolutions and Staff Report attached hereto as Exhibit "B";

d. The Engineering Department Recommendation attached hereto as Exhibit "C";

e. The Environmental Protection Commission staff recommendation attached hereto as Exhibit "D"; and,

f. The Resolution of this Board dated May 24, 1974, granting rezoning to "C-U" as requested by the applicant and modified by the conditions stated in Paragraph 6 above, and attached hereto as Exhibit "E".

Index to Master File of Hillsborough County Building and Zoning Department on DRI 74-6, Eastlake Square Associates

1.	Legal Description of Property		1 page
2.	Rezoning Application with documents	March 4	7 pages
3.	Powell to Silver, re-zoning reconsid.	March 7	1 page
4.	Marsicano to City of Tampa, re: sewer	Jan. 29	2 pages
5.	Schreiber to BCC re: zoning reconsid.	Feb. 20	1 page
6.	Marsicano to Powell, re: filing	March 4	1 page
7.	Marsicano to Powell, re: plan	March 5	1 page
8.	Marsicano to Powell, re: Supplement w/copy of letter to TBRPC and Supplement attached	March 11	21 pages
9.	Marsicano to Peacock, re: fire, tax, water, landscape	March 14	4 pages
10.	HCPC Staff Report as to completeness, w/worksheet	March 19	9 pages
11.	Marsicano to Powell, additional response to traffic questions w/copy Barton-Aschman report	March 25	41 pages
12.	Hawkes to Piercefield, re: traffic responses	March 26	1 page
13.	Powell to Marsicano, request data on impact of 2 centers	March 26	2 pages
14.	Powell to Marsicano, request data on traffic	March 27	2 pages
15.	Marsicano to Powell, response to #13 above	April 2	8 pages
16.	Marsicano to Powell, response to #14 above	April 2	4 pages
17.	Marsicano to Powell, response to #10 above	April 4	35 pages
18.	Powell to Buck, ok for public hearing	April 5	1 page
19.	Marsicano to Powell, additional response to #10 above	April 6	10 pages
20.	TBRPC Recommendation	April 8	7 pages
21.	Interdepartmental Notice of Hearing Date	April 16	2 pages
22.	Marsicano to Powell, data on Retail Composition	April 18	3 pages

Index to Master File, DRI 74-6
Eastlake Square Associates
Page two

23. Engineering Drawings - Road Improvement	April, '74	2 pages
24. Marsicano to Powell, intersection capacity analysis	April 19	6 pages
25. Official Notice of Public Hearing	April 22	2 pages
26. Hawkes to Peacock, letter transmitting supplementary material	April 26	1 page
27. Marsicano to Powell, additional response to #10 above	May 14	8 pages
28. Site Plan, 1" to 100' scale	March 6	1 page
29. Site Plan	Feb. 22	1 page
30. Marsicano to Powell, re: landscaping	May 14	2 pages
31. Remick to Hawkes, re: survey	May 14	2 pages
32. Greco to Powell, re: HCPC staff report	May 15	3 pages
33. Marsicano to Powell, re: Live Oaks	May 17	1 page
34. Powell to BCC, letter transmitting HCPC Recommendation	May 21	1 page

K E Y

BCC Board of County Commissioners

Buck Donald A. Buck, Director, Hillsborough County Building and Zoning Department

Greco Dick Greco, Vice President, DeBartolo & Assoc.

Hawkes T. Wallace Hawkes, Exec. Vice President, Greiner Environmental Sciences

HGPC Hillsborough County Planning Commission

Marsicano Thomas A. Marsicano, Greiner Environmental Sciences

Peacock Ms. Linda Peacock, Tampa Bay Regional Planning Council

Piercefield Dayne Piercefield, Hillsborough County Engineer

Powell Timothy H. Powell, Senior Planner, Hillsborough County Planning Commission

Remick Robert E. Remick, Site Coordinator, Edward J. DeBartolo & Assoc.

Schreiber Robert J. Schreiber, Vice President, Eastlake Square, Inc.

Silver Mrs. Irene Silver, Assistant Director, Hillsborough County Building and Zoning Department

TBRPC Tampa Bay Regional Planning Council

Zoning	MEETING DATE <u>May 20, 1974</u>	HCPC File No.
Subdivision		(HC)DRI74-6
Capital Improvement Referral Other DRI		Agency File No.

Member	Aye	Nay	Abstain	Absent
r. Couch, Chm.				
r. Ames	X			
rs. Davis	X			
r. Echezabal	X			
r. Fernandez	X			
r. Hearr				X
r. Rampello	X			
r. Sweat				X
r. Taylor	X			

Theodore J. Couch
Theodore J. Couch, Chairman

Attest:
John A. Crislip
John A. Crislip, Executive Director

Chm. or acting Chm. votes only on tie

On motion of Mr. Taylor Seconded by Mr. Echezabal

The following resolution was adopted:

BE IT RESOLVED, That the Hillsborough County Planning Commission and its staff have reviewed the application for development approval of the Development of Regional Impact proposed by the Edward J. DeBartolo Corporation and the J. C. P. Realty Incorporated known as Eastlake Square Shopping Center.

BE IT FURTHER RESOLVED, That the application be APPROVED in accord with the report and recommendation attached hereto and the following:

1. The standards and guidelines as submitted in the Development of Regional Impact Application File No. DRI-6 as attached.
2. The allowed square footage shall exclude the fourth major generator (totaling approximately 150,000 square feet GLA or approximately 22 % of the total trip generation factor) until such time as the developer submits data to the proper county agencies insuring acceptable levels of services on State Road 92 and State Road 583.
3. The traffic improvements as listed in the attached staff report on Pages 12-13 must be made in order to allow the transportation network to operate at an acceptable level.
4. The DRI application shall be resubmitted for approval if the contiguous parcels of land designated "undeveloped uses to be determined

Cont'

(HC)DRI74 - 6

an amendment to Community Unit Zone" under common ownership by the Edward DeBartolo Corporation and included in the proposed Community Unit Plan are developed so as to significantly impact the DRI-6 application.

Zoning	MEETING D.	HCPD File No.
Subdivision		(HC)DRI74 - 6
Capital Improvement Referral	May 20, 1974	Agency File No.
Other		

Members*	Aye	Nay	Abstain	Absent
Mr. Couch, Chm.				
Mr. Ames	X			
Mrs. Davis	X			
Mr. Echezabal	X			
Mr. Fernandez	X			
Mr. Hearn				X
Mr. Rampello	X			
Mr. Sweat				X
Mr. Taylor	X			

Theodore J. Couch

Theodore J. Couch, Chairman

Attest: *John A. Crislip*

John A. Crislip, Executive Director

Chm. or acting Chm. votes only on tie

On motion of Mr. Echezabal Seconded by Mr. Fernandez

The following resolution was adopted:

RESOLVED, That the Hillsborough County Planning Commission recommends to the Board of County Commissioners that the petition to rezone from R-2 to C-U certain property located on the southeast corner of East Hillsborough Avenue and 56th Street, be APPROVED according to the following guidelines which are deemed necessary to insure the acceptable development of the proposed plan:

1. The allowed square footage shall exclude the fourth major generator (totaling approximately 150,000 square feet GLA or approximately 22 % of the total trip generation factor) until such time as the developer submits data to the proper county agencies insuring acceptable levels of services on State Road 92 and State Road 583.
2. The traffic improvements as listed in the attached staff report on Pages 12-13 must be made in order to allow the transportation network to operate at an acceptable level.
3. The proposed C-U plan will be modified to designate areas now designated "retail and office space and two story bank building" will be designated "undeveloped future use to be by amendment to this Community Unit Plan."

RESOLUTION

Upon motion by Commissioner Bowmer, seconded by Commissioner Bean, the following resolution was adopted by a unanimous vote:

WHEREAS, Edward J. DeBartolo Corporation has made application to extend Development Order No. 74-6 (DRI) for a period of eighteen (18) months; and

WHEREAS, this Board has determined that it has the authority to re-activate and extend such development order under the provisions of Florida Statute 380.06 (7) (g) and Chapter 22-F of the Florida Administrative Code; and

WHEREAS, the Petitioner proposes to add a fourth major lead store of 66,700 feet which was reviewed under the original development order; and

WHEREAS, this Board finds that the grand total of occupied gross leasable area is under the total gross leasable area approved in Development Order No. 74-6; and

WHEREAS, this Board finds that the delay in the proposed development activity was excusable; and

WHEREAS, the Petitioner has submitted field data reflecting the actual impact of the prior permitted development upon traffic and the environment as required under Development Order No. 74-6 prior to construction of the fourth major lead store; and

WHEREAS, appropriate Hillsborough County staff has reviewed such field data and has recommended and advised that the additional shopping area will not result in a substantial impact on the existing traffic loading on S. R. 600 (U. S. 92) or County Road 582 (North 56th Street) and recommended and advised that the proposed development activity will cause no problems with carbon monoxide levels so long as all terms and conditions of Development Order No. 74-6 are complied with; and

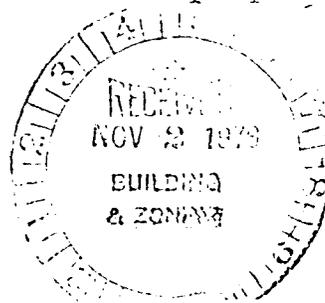
WHEREAS, this Board finds based upon the recommendation of County staff that the field data submitted by the Petitioner adequately satisfied the concerns regarding the proposed expansion raised in Development Order No. 74-6; and

WHEREAS, this Board finds that the proposed development activity does not constitute a substantial deviation from the terms of Development Order No. 74-6.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, IN REGULAR MEETING ASSEMBLED THIS 10th DAY OF October, 1979:

1. That Development Order No. 74-6 shall be re-activated and extended for a period not to exceed eighteen (18) months from the date of the rendition of this resolution.

2. That all terms of Development Order No. 74-6 shall remain in full force and effect and shall govern the proposed development activity.



RECEIVED BY

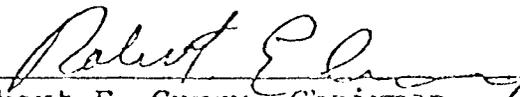
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COUNTY ATTORNEY'S OFFICE

3. That this resolution shall be made a part of and be an addendum to Development Order #74-6.

4. That copies of this resolution shall upon execution by the Chairman be forwarded to the Petitioner, Hillsborough County City-County Planning Commission, Tampa Bay Regional Planning Council and the Division of State Planning of the State of Florida.

The foregoing is a true and correct reflection of the Board's action.

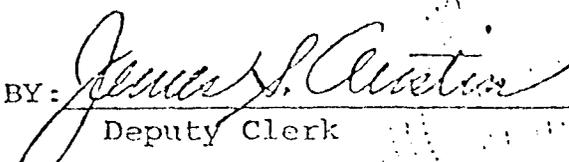

Robert E. Curry, Chairman
Board of County Commissioners

STATE OF FLORIDA)
)
COUNTY OF HILLSBOROUGH)

I, JAMES F. TAYLOR, JR., Clerk of the Circuit Court and Ex Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of a resolution adopted by the Board at its meeting of October 10, 1979, as the same appears of record in Minute Book 72 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 30th day of OCTOBER, 1979.

JAMES F. TAYLOR, JR., CLERK

BY: 
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA
DOCUMENT No. 79-800

RESOLUTION # R83-0128

Upon motion by Commissioner Colson , seconded by Commissioner Jetton , the following resolution was adopted by a 5-0 vote:

WHEREAS, on May 24, 1974 , the Board of County Commissioners issued Development Order 74-6 for the Edward J. DeBartolo Corporation's Development of Regional Impact, hereinafter referred to as the Eastlake Square Shopping Mall, a copy of said Development Order is attached hereto as Exhibit A and incorporated herein by reference; and,

WHEREAS, said Development Order initially prescribed a term of five years from and after the date of its rendition; and,

WHEREAS, said Development Order provided that the effective period could be extended by the Board of County Commissioners upon a finding of excusable delay in any proposed development activity; and,

WHEREAS, on October 10, 1979, the Board of County Commissioners of Hillsborough County extended Development Order 74-6 for a period not to exceed eighteen (18) months; and,

WHEREAS, the Edward J. DeBartolo Corporation proposes to add on a designated out parcel a theatre and a restaurant; and,

WHEREAS, the total square footage of the entire development taking into account the existing commercial areas as well as the square footage in the proposed theatre and restaurant is still well below the maximum square footage for development described in Development Order 74-6; and,

APPROVED BY COUNTY ATTORNEY
BY [Signature]
Approved As To Form And
Legal Sufficiency.

WHEREAS, the Board of County Commissioners finds that the delay in the proposed development activity was excusable; and,

WHEREAS, the Board of County Commissioners of Hillsborough County has considered the request submitted by the Edward J. DeBartolo Corporation for an extension of Development Order 74-6 for a period of eighteen months; and,

WHEREAS, the Board of County Commissioners finds that the extension to the Development Order 74-6, as amended, would not create a reasonable likelihood of additional adverse regional impact.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, IN REGULAR MEETING ASSEMBLED THIS 5th DAY OF October, 1983 :

1. The foregoing recitation and findings of fact are hereby incorporated into this Resolution.

2. It is the determination of the Board of County Commissioners that the extension of Development Order 74-6, as amended, for a period of eighteen months does not constitute a substantial deviation from the Eastlake Square Shopping Mall Development of Regional Impact, pursuant to the terms of Florida Statutes 380.06(17).

3. Development Order 74-6 is hereby reactivated and extended for a period not to exceed eighteen months from the date of passage of this Resolution.

4. Except as modified herein, all other terms of Development Order 74-6, as amended, shall remain in full force and effect and shall govern the proposed development activity.

5. This Resolution shall be made a part of and be incorporated into Development Order 74-6, as amended.

6. Upon adoption, this Resolution shall be transmitted by the Ex Officio Clerk to the Board of County Commissioners by certified mail to the State Land Planning Agency, the Tampa Bay Regional Planning Council and the Edward J. DeBartolo Corporation.

3. Unless otherwise amended herein, all other terms of Development Order 74-6 shall remain in full force and effect and shall govern the proposed development activity.

4. This Resolution shall be made a part of and incorporated into Development Order 74-6 .

5. Nothing contained herein shall be construed to constitute a waiver of applicable land development regulations and to the extent that the addition of the two points of controlled ingress and egress requires additional review of the C-U general site plan, as amended herein, said review shall take place in accordance with all applicable Zoning Regulations.

6. Upon adoption, this Resolution shall be transmitted by the Ex Officio Clerk to the Board of County Commissioners by certified mail to the State Land Planning Agency, the Tampa Bay Regional Planning Council, and the Edward J. DeBartolo Corporation.

STATE OF FLORIDA)
)
COUNTY OF HILLSBOROUGH)

I, JAMES F. TAYLOR, JR., Clerk of the Circuit Court and Ex Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of a resolution adopted by the Board at its regular meeting of October 5, 1983 as the same appears of record in Minute Book 91 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 31st day of October, 1983.

JAMES F. TAYLOR, JR., CLERK

By: *James F. Taylor, Jr.*
Deputy Clerk

APPROVED BY COUNTY ATTORNEY
BY _____
Approved As To Form And
Legal Sufficiency.

RESOLUTION # R83-0129

Upon motion by Commissioner Colson , seconded by Commissioner Jetton , the following resolution was adopted by a 5-0 vote:

WHEREAS, on May 24, 1974 , the Board of County Commissioners issued Development Order 74-6 for Edward J. DeBartolo Corporation's Development of Regional Impact, hereinafter referred to as Eastlake Square Shopping Mall, a copy of said Development Order is attached hereto as Exhibit A and incorporated herein by reference; and,

WHEREAS, on May 24, 1974, the Board of County Commissioners approved Petition 74-6-DRI, which action rezoned the described property to the C-U zoning classification as described in the Zoning Regulations of Hillsborough County; and,

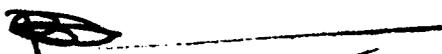
WHEREAS, the general site plan included in Development Order 74-6 and incorporated into Petition 74-6-DRI identified four (4) points of ingress and egress to the Eastlake Square Shopping Mall; and,

WHEREAS, on December 13, 1982, Edward J. DeBartolo Corporation proposed an amendment to Development Order 74-6 and Petition 74-6-DRI, the purpose of which was to amend the described site plan to identify two additional points of controlled egress and ingress; and,

WHEREAS, the additional points of controlled ingress and egress were required by the Edward J. DeBartolo Corporation for purposes of development of an out parcel within the boundaries of the described development as identified on appropriate site plans; and,

WHEREAS, the described out parcel will be used for a theatre and a restaurant; and,

WHEREAS, staff of the Department of Development Coordination reviewed the proposed amendments; and,

HILLSBOROUGH COUNTY ATTORNEY

To Form And
Sufficiency.

WHEREAS, pursuant to the Zoning Regulations of Hillsborough County, Edward J. DeBartolo Corporation submitted a revised general site plan for the Eastlake Square Shopping Mall, which site plan evidenced the two additional points of controlled ingress and egress, a copy of which site plan is attached hereto as Exhibit B and incorporated herein by reference; and,

WHEREAS, on December 13, 1982, the Board of County Commissioners conducted a public hearing pursuant to the terms of the Zoning Regulations of Hillsborough County applicable to the C-U zoning classification, to consider the proposed addition of the two points of controlled ingress and egress; and,

WHEREAS, at the conclusion of the described public hearing, the Board of County Commissioners approved Petition 82-436 B, which action effectively amended the general site plan to reflect the addition of the two points of controlled ingress and egress; and,

WHEREAS, on December 13, 1982, the Board of County Commissioners declared in concept that the proposed addition of the two points of controlled ingress and egress would not create a reasonable likelihood of additional adverse regional impact.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, IN REGULAR MEETING ASSEMBLED THIS 5th DAY OF October, 1983 :

1. The foregoing recitation and findings of fact are hereby incorporated into this Resolution.
2. It is the determination of the Board of County Commissioners that the addition of two points of controlled ingress and egress as identified on the amended general site plan does not constitute a substantial deviation from the Eastlake Square Shopping Mall Development of Regional Impact, pursuant to the terms of Florida Statutes 380.06(17).

DRI
EASTLAKE SQUARE SHOPPING MALL
STAFF REPORT

Prepared By:
HILLSBOROUGH COUNTY PLANNING COMMISSION
STAFF

May 16, 1974

* Change in Text from report dated May 1, 1974

EXHIBIT "B"
Page 4 of 23 Pages