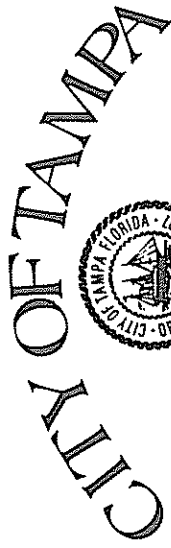


#63



TAMPA, FLORIDA 33602

May 31, 1979

Roger Tucker, Esquire
Attorney at Law
Suite 209, 9455 Koger Boulevard
St. Petersburg, Florida 33702

Dear Roger:

Enclosed please find the Resolution to which I referred in our recent telephone conversation. I will present this Resolution to City Council for its action on June 5, 1979. I can think of no reason why City Council would not be willing to pass this Resolution.

I hope this will suffice. If there is anything further I can do, please do not hesitate to contact me.

Sincerely,

David Michael Carr
Assistant City Attorney

DMC:mlc

Enclosure: (1)

April 23, 1979

Roger W. Sims, Esq.
Holland & Knight
P. O. Drawer 8W
Lakeland, Florida 33802

RE: GTE "Quad Block" DRI

Dear Roger:

I acknowledge receipt of your letter dated April 20, 1979, referring to a conversation of April 5, 1979, but must point out to you and GTE Realty that Tampa Bay Regional Planning Council is in no position to "acquiesce" in any violation of Statutory Law.

You are no doubt aware of the specific requirements of F. S. 380 and I must impress upon you and your client the enforcement provisions provided under F. S. 380.11.

Yours truly,

R. S. Tucker

RST/bk

CITY CLERK

OFFICE OF THIRD FLOOR, CITY HALL, TAMPA, FLORIDA 33602 • 813/223-8396

FRANCES HENRIQUEZ
City Clerk

May 14, 1979

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

Re: Resolution No. 5257-G


Gentlemen:

The Tampa City Council held their regular meeting on May 10, and adopted the above resolution.

This resolution renders a development order under Chapter 380, Florida Statutes on the application by GTE Realty Corporation.

Enclosed, please find a copy of this resolution for your information and if further assistance is needed, do not hesitate to contact my office.

Sincerely,


(Mrs) Frances Henriquez
City Clerk

eph

Enclosure

P. O. Box 1068
245 SOUTH CENTRAL AVENUE
BARTOW, FLORIDA 33630
TELEPHONE (813) 533-1151

LAW OFFICES

HOLLAND & KNIGHT

P. O. Box 1669
406 THIRTEENTH STREET WEST
BRADENTON, FLORIDA 33506
TELEPHONE (813) 746-7107

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2075 WEST FIRST STREET
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P. O. DRAWER B W
92 LAKE WIRE DRIVE
LAKELAND, FLORIDA 33802
TELEPHONE (813) 682-1161

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P. O. DRAWER 810
BARNETT BANK BLDG.
TALLAHASSEE, FLORIDA 32302
TELEPHONE (904) 224-7000

P. O. Box 1288
EXCHANGE NATIONAL BANK BLDG.
TAMPA, FLORIDA 33601
TELEPHONE (813) 223-1621

PLEASE REPLY TO:
Lakeland
April 20, 1979

CABLE ADDRESS
HND KNIGHT
TELEX 5-2630

Roger Tucker, Esquire
Tampa Bay Regional
Planning Council
9455 Koger Boulevard
St. Petersburg, FL 33702

RE: GTE "Quad Block" DRI - downtown Tampa

Dear Roger:

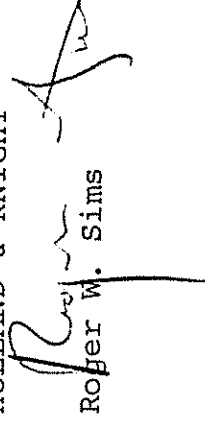
This is to confirm our conversation of April 5, 1979, during which I explained certain timing problems in conjunction with the above-referenced project. Although we have received approval from TBRPC and favorable recommendations from other agencies, timing requirements in Chapter 380, Florida Statutes, necessitate scheduling the DRI public hearing on May 10, 1979. Furthermore, the City may take up to thirty days to approve a final order, and an appeal period of forty-five days must be observed.

GTE Realty finds it necessary to begin site work (including foundation preparation) before these time periods have ended. By the time preliminary activities have been completed, the development order should be final.

GTE Realty acknowledges that it proceeds with preliminary site work entirely at its own risk, and that acquiescence by Tampa Bay Regional Planning Council in these activities should not be construed as a waiver of the Council's right to appeal the development order or utilize any other remedies which may be available to it.

Yours truly,

HOLLAND & KNIGHT


Roger W. Sims

RWS:mw
cc: Mr. John Renwick

cc to S.W. 4/23/79

RESOLUTION RENDERING A DEVELOPMENT ORDER
UNDER CHAPTER 380, FLORIDA STATUTES
ON THE APPLICATION THEREFOR BY GTE REALTY CORPORATION

WHEREAS, GTE Realty Corporation (hereafter "GTE") has filed an application for development approval with the City of Tampa, Florida (hereafter, the "City") for the "Tampa City Center" development in the downtown central business district; and

WHEREAS, GTE has previously applied for, and was granted a change of zoning from C-2 and M-1 to C-HR on March 29, 1979 by Gerald M. Taylor, a duly appointed hearing officer for the City; and

WHEREAS, various departments of the City have conducted an independent review of the ADA and supplementary information, which review has been provided to Tampa Bay Regional Planning Council and the City Council; and

WHEREAS, Tampa Bay Regional Planning Council ("TBRPC") has duly executed its responsibilities under Section 380.06(8), Florida Statutes, including a review of the ADA and supplementary information requested by the Council on January 22, 1979; and

WHEREAS, TBRPC approved a final report and recommendations after holding an open public hearing on April 9, 1979, considering testimony from interested parties, and providing an opportunity for comment by the public; and

WHEREAS, such report was forwarded to the City for review as provided by Section 380.06, Florida Statutes, and

WHEREAS, the City Council conducted a public hearing on May 10, 1979, after notice issued as prescribed by Section 380.06, Florida Statutes; and

WHEREAS, all interested parties and members of the public were afforded the opportunity to participate in the DRI hearing before the City Council and exercise rights provided by Chapter 120, Florida Statutes, and

WHEREAS, the City Council has reviewed the above-referenced documents, as well as all related testimony and evidence submitted by each party and members of the general public;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Tampa, Florida that:

Section 1. This resolution shall constitute the development order of the City Council issued in response to the ADA and all supporting documents provided by GTE. The scope of development to be permitted pursuant to this order includes the operations described in the ADA and supplementary information (which are hereby incorporated by reference), as modified by the conditions set forth herein.

Section 2. The definitions contained in Chapter 380, Florida Statutes, shall control the construction of any defined terms in this development order.

Section 3. This development order shall be deemed rendered as of the date of transmittal to appropriate parties pursuant to Chapter 380, Florida Statutes, and the rules promulgated thereunder.

Section 4. This development order shall remain in effect for a period of 5 years from the date of rendition, provided that the order may be extended by the City Council upon a finding of excusable delay in any proposed development activity.

Section 5. GTE proposes the construction of a multi-use office park on a site consisting of approximately 5 1/2 acres in the Tampa central business district. The development will include an office tower, a luxury hotel, retail facilities and a conference center. The City of Tampa proposes to construct municipal parking facilities for 1,600 vehicles on a 2.5 acre site adjacent to the office park. Some additional parking will be provided on the 5 1/2 acre office park site.

Section 6. The proposed development is not located in an area of critical state concern.

Section 7. The State of Florida has not adopted a land development plan applicable to the area in which the proposed development is to be located.

Section 8. The City Council has considered whether and the extent to which the proposed development would create an additional demand for, or additional use of energy, and has determined from the record herein that existing sources of energy are sufficient to support this development, and that those existing sources will not be unduly burdened by the proposed development. Feasible alternative energy-saving measures have been investigated by the applicant.

Section 9. The project is consistent with all local land development regulations.

Section 10. The development is consistent with the report and recommendations of TBRPC. The report, as approved by the Planning Council, recommends approval of the project with certain conditions. All such conditions have been reflected herein.

Section 11. The ADA is hereby approved, subject to the following conditions, restrictions and limitations;

A. Substantial Deviation

Further review pursuant to Chapter 380, Florida Statutes may be required if a substantial deviation, as defined in Section 380.06(7)(g)^(h), Florida Statutes occurs. Substantial deviation may be caused by failure to comply with the conditions contained herein, failure to follow the plans and specifications submitted in the ADA and supplementary information, or by activities which are not commenced until after the expiration of the period of effectiveness of this order.

B. Transportation Improvements to be Implemented by GTE.

The following transportation facility improvements identified in the ADA shall be completed prior to the completion

of the complex:

- a) Construction of a pedestrian bridge between the parking facilities and the development across Whiting Street;
- b) Construction of 130 on-site parking spaces and an additional parking lane along Tampa Street for taxi parking and unloading;
- c) Enforcement of no parking zones around the perimeter of the complex near driver access and service entrances and provision of sufficient garage entrances and exits to the parking structure.

C. Public Transit Improvement

The following additional transportation facility improvements shall be implemented prior to completion of the project:

- a) GTE and Tampa Bus Lines shall prepare plans for and the Tampa Bus Lines shall make reasonable effort to implement shuttle service between outlying parking lots and the development.
- b) GTE shall provide for appropriate bus stops, shelters and turn-out lanes in the design of the development;
- c) GTE and the City of Tampa shall work together on implementing parking management strategies to discourage long term commuter parking and to promote short term parking revenues for other trip uses.

D. Solar Collection System

Solar Collection Systems for the hotel/convention facility and for the office building/retail business complex shall be considered in the final design of the facility and installed during the development stage if proven to be economically feasible and energy efficient.

E. Archeological Survey

The archeological survey remaining to be completed for a portion of the property shall be completed prior to development in that area and, if any archeological sites or artifacts

are found during the foundation excavation process, construction will be halted to allow state, county or local authorities the opportunity to excavate the site.

F. Applicable Local Codes

Provided that all development pursuant to this order shall be in accordance with applicable local building codes, ordinances and other laws.

Section 12. The following transportation facility improvements identified in the ADA as committed by the City of Tampa shall be completed within the established time frame set forth in the City's transportation improvement program:

- a) Completion of the 1,600 - car municipal parking structure and 200 on-site parking spaces;
- b) Implementation of a computerized downtown traffic signalization system;
- c) Construction of a downtown CBD passenger terminal, 50 bus shelters, and two 150-space "park and ride" lots.

The City shall also take all reasonable measures within its control to complete extension of the South Crosstown Expressway to the I-75 bypass.

Section 13. The City Council finds, as conclusions of law, that these proceedings have been duly conducted pursuant to applicable laws and regulations, and based upon the record in this proceeding GTE and the executive departments of the City of Tampa are authorized to conduct development as described herein, subject to the conditions, restrictions and limitations set forth above.

Adopted in regular session with a quorum present this _____ day of MAY 10 1979, 1979.

Lloyd Opeland

Chairman,
City Council, City of Tampa

State of Florida)
County of Hillsborough)

This is to certify that the foregoing is a true and correct copy of Res No 5257-G on file in my office.

Frances Henrington

City Clerk

Witness my hand and official seal this 11th day of May, 1979.

Frances Henrington

CITY CLERK

ATTEST:

RESOLUTION NO. 5411 -G

A RESOLUTION AMENDING RESOLUTION NO. 5257-G TO CORRECT CERTAIN RECITALS MADE THEREIN DEALING WITH THE DEVELOPMENT ORDER UNDER CHAPTER 380, FLORIDA STATUTES, ON APPLICATION THEREFOR BY GTE REALTY CORPORATION.

WHEREAS, certain references in Resolution No. 5257-G, duly passed and adopted by the City Council on May 10, 1979, were misleading or incorrect; and,

WHEREAS, the Tampa Bay Regional Planning Council has requested that those references be clarified and corrected; and,

WHEREAS, the City Council of the City of Tampa is desirous of clarifying any ambiguities contained in the Development Order issued by that Resolution; now, therefore,

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

Section 1. That any and all references in Resolution No. 5257-G, passed and adopted May 10, 1979, to "Tampa City Center" is, and the same is hereby amended to refer to what was previously described in the Application for Development Approval filed in December 1978 by GTE Realty Corporation as "Quad Block."

Section 2. That the fifth unnumbered recital paragraph of Resolution No. 5257-G, passed and adopted May 10, 1979, be, and the same is hereby, repealed and deleted therefrom.

Section 3. That reference to Section 380.06 (7) (g) contained in Subsection A of Section 11 of Resolution No. 5257-G, passed and adopted May 10, 1979, be, and the same is hereby amended to include reference to Section 380.06 (7) (g) and (h).

Section 4. That this Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TAMPA,
FLORIDA ON JUN 5 1979

Lloyd Robinson

CHAIRMAN, CITY COUNCIL

ATTEST:

James Henry

CITY CLERK

Original received
5/15/79

RESOLUTION RENDERING A DEVELOPMENT ORDER
UNDER CHAPTER 380, FLORIDA STATUTES
ON THE APPLICATION THEREFOR BY GTE REALTY CORPORATION

MM

WHEREAS, GTE Realty Corporation (hereafter "GTE") has filed an application for development approval with the City of Tampa, Florida (hereafter, the "City") for the "Tampa City? ^{what happened} Center" development in the downtown central business district; and ^{to "Quad Block"}

WHEREAS, GTE has previously applied for, and was granted a change of zoning from C-2 and M-1 to C-HR on March 29, 1979 by Gerald M. Taylor, a duly appointed hearing officer for the City; and

WHEREAS, various departments of the City have conducted an independent review of the ADA and supplementary information, which review has been provided to Tampa Bay Regional Planning Council and the City Council; and ^{only received comments from TBRPC}

WHEREAS, Tampa Bay Regional Planning Council ("TBRPC") has duly executed its responsibilities under Section 380.06(8), Florida Statutes, including a review of the ADA and supplementary information requested by ~~the~~ ^{TBRPC} Council on January 22, 1979; and

WHEREAS, TBRPC approved a final report and recommendations after holding an open public hearing on April 9, 1979, considering testimony from interested parties, and providing an opportunity for comment by the public; and

WHEREAS, such report was forwarded to the City for review as provided by Section 380.06, Florida Statutes, and

WHEREAS, the City Council conducted a public hearing on May 10, 1979, after notice issued as prescribed by Section 380.06, Florida Statutes; and

WHEREAS, all interested parties and members of the public were afforded the opportunity to participate in the DRI hearing before the City Council and exercise rights provided by Chapter 120, Florida Statutes, and

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- Solar Collection Systems for the hotel/convention facility and for the office building/retail business complex shall be considered in the final design of the facility and installed during the development stage if proven to be economically feasible and energy efficient.

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The City shall also take all reasonable measures within its control to complete extension of the South Crosstown Expressway to the I-75 bypass.

Section 13. The City Council finds, as conclusions of law, that these proceedings have been duly conducted pursuant to applicable laws and regulations, and based upon the record in this proceeding GTE and the executive departments of the City of Tampa are authorized to conduct development as described herein, subject to the conditions, restrictions and limitations set forth above.

Adopted in regular session with a quorum present this

_____ day of MAY 10 1979, 1979.

ATTEST:

Frances Henning

City Clerk

Lloyd Opdeland

Chairman,
City Council, City of Tampa

State of Florida)

County of Hillsborough)

This is to certify that the foregoing is a true and correct copy of Res No 5257-G on file in my office.
Witness my hand and official seal this 11th day of May, 1979.

Frances Henning

CITY CLERK

TBRPC

DMC No. 5
SDW 2

RESOLUTION NO. 5411 -G

A RESOLUTION AMENDING RESOLUTION NO. 5257-G TO CORRECT CERTAIN RECITALS MADE THEREIN DEALING WITH THE DEVELOPMENT ORDER UNDER CHAPTER 380, FLORIDA STATUTES, ON APPLICATION THEREFOR BY GTE REALTY CORPORATION.

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Section 3. That reference to Section 380.06 (7) (g) contained in Subsection A of Section 11 of Resolution No. 5257-G, passed and adopted May 10, 1979, be, and the same is hereby amended to include reference to Section 380.06 (7) (g) and (h).

Section 4. That this Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TAMPA,
FLORIDA ON JUN 5 1979

Lloyd R. ...

CHAIRMAN, CITY COUNCIL

ATTEST:

Frances Hennings

CITY CLERK