

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION: (REFERENCE O.R. BOOK 10590 PAGE 0074)

Lots 10 through 16 inclusive of Block 4 of INTERSTATE INVESTMENT CO'S PLAT NO. 3 according to the map or plat thereof as recorded in Plat Book 14, Page 2 of the Public Records of Hillsborough County, Florida

AND  
That part of the West 1/2 of Lot 17, Block 4 of INTERSTATE INVESTMENT CO'S PLAT NO. 3 according to the map or plat thereof as recorded in Plat Book 14, Page 2 of the Public Records of Hillsborough County, Florida, as being more particularly described as follows:

BEGIN at the Northwest corner of said Lot 17; thence on the North boundary of said Lot 17, North 88°51'16" East, a distance of 13.00 feet to a point on the centerline of said Lot 17; thence on said centerline, South 00°01'58" East, a distance of 401.34 feet to a point on the Easterly extension of the South boundary of Lot 10 of said Block 4; thence South 88°41'13" West, a distance of 13.00 feet to the Southeast corner of said Lot 10; thence on the West boundary of said Lot 17, North 00°01'58" West, a distance of 401.38 feet to the POINT OF BEGINNING.  
Parcel contains 5,217 square feet more or less.

AND  
That part of the East 1/2 of Lot 17, Block 4 of INTERSTATE INVESTMENT CO'S PLAT NO. 3 according to the map or plat thereof as recorded in Plat Book 14, Page 2 of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Lot 17; thence on the East boundary of said Lot 17, South 00°01'58" East, a distance of 99.99 feet to the POINT OF BEGINNING, said point being the Northwest corner of Lot 2 of said Block 4; thence continue on said East boundary, South 00°01'58" East, a distance of 89.96 feet to the Southwest corner of said Lot 2; thence on the Westerly extension of the South boundary of said Lot 2, South 88°51'14" West, a distance of 13.00 feet to a point on the centerline of said Lot 2; thence on said centerline, North 00°01'58" West, a distance of 89.96 feet to a point on the Westerly extension of the North boundary of said Lot 2; thence on said Westerly extension, North 88°50'38" East, a distance of 13.00 feet to the POINT OF BEGINNING.  
Parcel contains 1,169 square feet more or less.

AND  
That part of the East 1/2 of Lot 17, Block 4 of INTERSTATE INVESTMENT CO'S PLAT NO. 3 according to the map or plat thereof as recorded in Plat Book 14, Page 2 of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

BEGIN at the Northeast corner of said Lot 17; thence on the East boundary of said Lot 17, South 00°01'58" East, a distance of 99.99 feet to the POINT OF BEGINNING, said point being the Northwest corner of Lot 1 of said Block 4; thence on the Westerly extension of the South boundary of said Lot 1, South 88°50'38" West, a distance of 13.00 feet to the centerline of said Lot 17; thence on said centerline, North 00°01'58" West, a distance of 99.99 feet to a point on the north boundary of said Lot 17; thence on said North boundary, North 88°51'16" East, a distance of 13.00 feet to the POINT OF BEGINNING.  
Parcel contains 1,300 square feet more or less.

Combined area of parcels equals 53,869 square feet more or less, or 1.237 acres more or less.

AND  
Lots 3, 4, 5, 6, 7, 8, 18 and that part of the East 1/2 of Lot 17, Block 4, described as follows: Begin at the Southeast corner of said Lot 17, thence on the South boundary of said Lot 17, South 88°38'39" West, a distance of 13.00 feet to a point on the centerline of said Lot 17; thence on said centerline, North 00°01'58" West, a distance of 311.39 feet to a point on the Westerly extension of the North boundary of Lot 3 of said Block 4; thence on said Westerly extension, North 88°51'14" East, a distance of 13 feet to the Northwest corner of said Lot 3; thence on the East boundary of said Lot 17, South 00°01'58" East, a distance of 311.35 feet to the Point of Beginning, Inter-State Investment Co's Plat No. 3 according to the map or plat thereof as recorded in Plat Book 14, Page(s) 2, Public Records of Hillsborough County, Florida.

AND  
LOTS 1 AND 2, BLOCK 4, INTER-STATE INVESTMENT CO'S PLAT NO. 3 AS RECORDED IN PLAT BOOK 14, PAGE 2, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

**WAIVERS**

- 1) To allow trucks to maneuver in the right-of-way to access loading bays.
- 2) To allow tandem parking spaces for residential parking.

**NOTES(cont)**

- 13) A location, approved by the City of Tampa and the developer/owner, for a camera to monitor traffic will be provided on the top of the building. The building developer/owner shall provide an accessible point of electrical service to the camera and provide a conduit, cable chase, etc. from the roof to street level for access to City of Tampa traffic signal facilities.
- 14) The developer shall be responsible for the design, permits, and installation of a traffic signal at the intersection of Washington Street and 12th Street, at such time as the intersection meets signal warrants as outlined in the MUTCD. The responsibility of the developer shall be limited to the design, permits, and installation of the signal. This obligation shall be limited to two years after the issuance of the final certificate of occupancy of the building.
- 15) The location and design of the loading berth shall be subject to the Transportation Division Approval.
- 16) The pedestrian paths, across all curb cuts, shall be emphasized with textured/colored pavement that contrast from materials used in driveways (typical).
- 17) All exterior lighting in the public areas shall be of an enhanced decorative style.
- 18) The project will include a covered and lighted walkway, open to the public, providing a safe, weatherproof pedestrian connection between 12th street and Channelside Drive. The walkway shall be designed so as to clearly distinguish the pedestrian walk area from the vehicular traffic area.
- 19) Landscaping shall exceed the minimum requirements of Chapter 13, and Section 27-455(e), City of Tampa Code, and shall include colorful plantings and features such as benches and flower beds at ground level, a lush courtyard, a pet park and meditation gardens at the upper levels.
- 20) The project shall provide view corridors and visual buffers for adjacent property owners by limiting the height of the building to approximately 56 feet at the corner of Washington and 12th Street and 67 feet at the corner of Channelside and Whiting Street, and by providing a pet park and meditation gardens at those locations above the 6th level. The developer is also setting the building back from the immediately adjacent neighbors by approximately 42 feet at Washington and 12th Street, and approximately 100 feet at Channelside and Whiting Street, and is installing a lush courtyard at the 3rd level to provide an aesthetically pleasing view for the adjacent property owners.

**NOTES(cont)**

- 25) Self Sustainable (Green) building standards shall be followed and an application will be made for LEED Certification.
- 26) The Developer shall commission murals to be painted along the Washington Street and Channelside frontage of the Phase II building, which murals shall be no less than one story high.
- 27) The Developer shall install a decorative water feature at the corner of Channelside and Washington Street.
- 28) The Developer shall install a lighted outdoor sculpture feature, approximately 8-10 stories high, at the corner of Channelside and Washington Street.
- 29) The Developer shall install a decorative lantern on the rooftop.
- 30) If approved by the City Transportation Department, the Developer shall install a paver-marked pedestrian crossing to the trolley stop and a pedestrian signal, at the existing traffic at the intersection of Washington Street and Channelside Drive.
- 31) The Developer shall relocate all existing overhead utilities, adjacent to the project, underground.

**NOTES(cont)**

- 32) The Developer shall widen the sidewalk for Phase II by recessing the entire retail front along Channelside Drive by 8'-10"; it shall complement it by further recessing the corner at Washington Street and Channelside Drive, creating a covered arcade providing protection against sun and rain.
- 33) The Developer shall set the Phase II tower back above the 9th, 15th, and 31st levels.
- 34) The Developer shall allow view corridors and landscape the rooftop terrace of Phase II.
- 35) The Developer shall install 270 feet of 15" public wastewater gravity line along Washington Street.
- 36) The Developer shall provide a minimum of 10 feet wide pedestrian walkway with a landscaping strip 3' to 5' wide, walkway lighting, and benches along walkway on Channelside Drive.
- 37) Refer to Exhibit 'C' for specific conditions dealing with Bonus F.A.R. and development parameters.

**NOTES(cont)**

38) Developer shall submit Phase II plans to the Urban Design Manager for review at the 30%, 60%, and 90% design completion stages of the project.

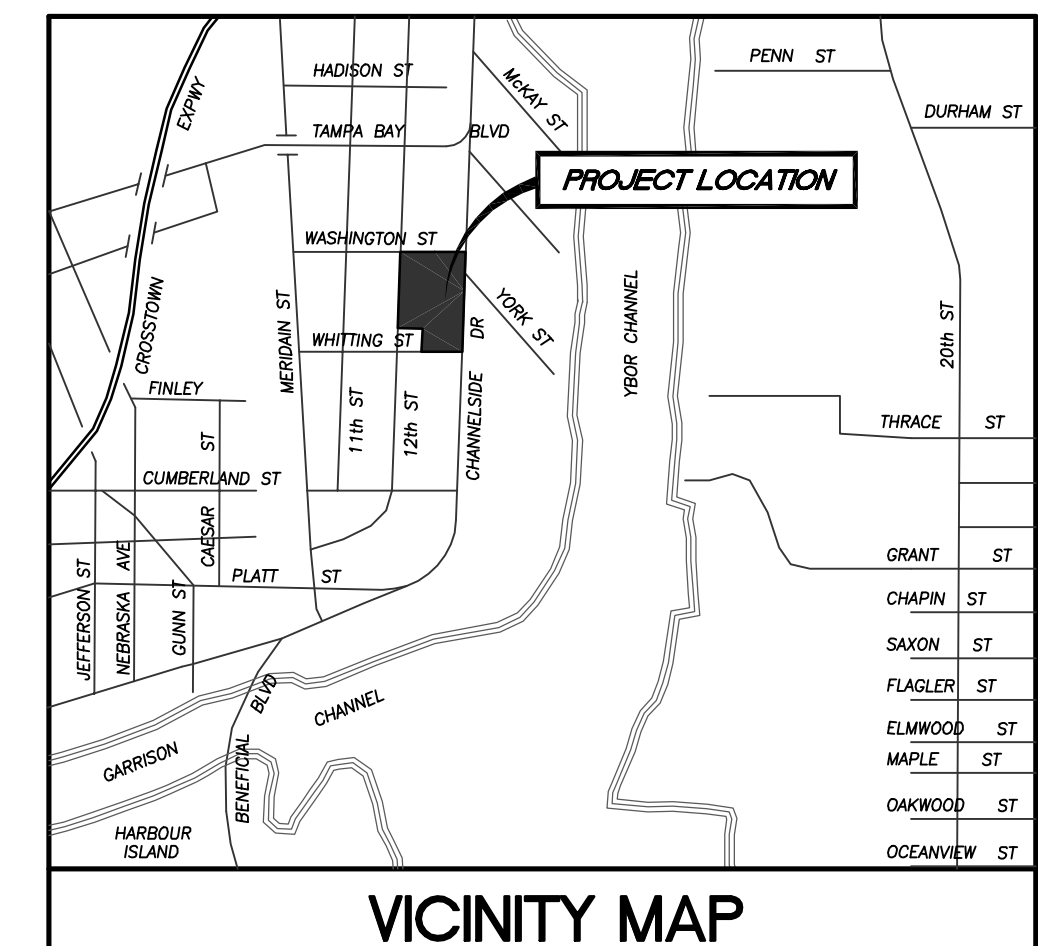
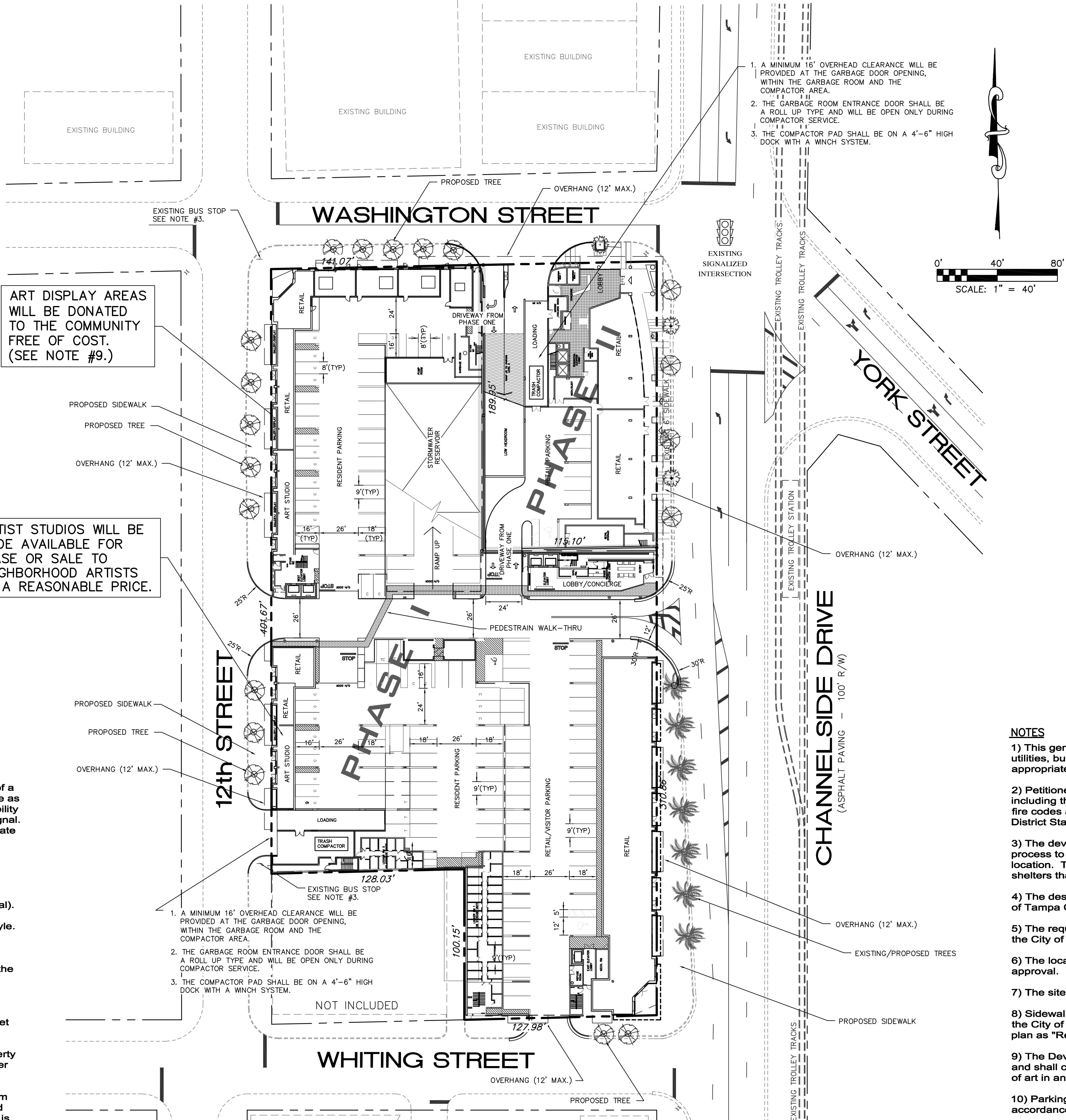
CASE NO: _____	DATE: _____
DATE: _____	CITY COUNCIL CHAIRMAN
DATE: _____	CITY CLERK
DATE: _____	DEVELOPMENT COORDINATOR MANAGER

ART DISPLAY AREAS WILL BE DONATED TO THE COMMUNITY FREE OF COST. (SEE NOTE #9.)

ARTIST STUDIOS WILL BE MADE AVAILABLE FOR LEASE OR SALE TO NEIGHBORHOOD ARTISTS AT A REASONABLE PRICE.

**NOTES(cont)**

- 25) Self Sustainable (Green) building standards shall be followed and an application will be made for LEED Certification.
- 26) The Developer shall commission murals to be painted along the Washington Street and Channelside frontage of the Phase II building, which murals shall be no less than one story high.
- 27) The Developer shall install a decorative water feature at the corner of Channelside and Washington Street.
- 28) The Developer shall install a lighted outdoor sculpture feature, approximately 8-10 stories high, at the corner of Channelside and Washington Street.
- 29) The Developer shall install a decorative lantern on the rooftop.
- 30) If approved by the City Transportation Department, the Developer shall install a paver-marked pedestrian crossing to the trolley stop and a pedestrian signal, at the existing traffic at the intersection of Washington Street and Channelside Drive.
- 31) The Developer shall relocate all existing overhead utilities, adjacent to the project, underground.



**SITE DATA**

PHASE I *	2.15 MOL ACRES
SITE AREA	8.08 ACRES
PROPOSED ZONING	CD-3
F.A.R.	4.287

<b>BUILDING AREAS</b>		
RETAIL	11,236 SqFt.	
ART STUDIOS/DISPLAYS	1,849 SqFt.	
CONDOMINIUMS	388,415 SqFt. (245 Units)	
<b>BUILDING AREA TOTAL</b>	<b>401,500 SqFt.</b>	

<b>PARKING</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
RETAIL (3/1000)	34 Spaces	32 Spaces
ART STUDIOS (3/1000)	6 Spaces	6 Spaces
CONDOS (1/UNIT)	245 Spaces	340 Spaces (Includes 80 tandem spaces)
<b>PARKING TOTAL</b>	<b>285 Spaces</b>	<b>378 Spaces</b>

MAXIMUM HEIGHT 86' (PARAPETS, MECHANICAL EQUIPMENT, AND STAIRWAYS MAY EXTEND UP TO 102')

\* AS APPROVED BY TAMPA CITY COUNCIL PER ORDINANCE NO. 2005-143

**PHASE II**

SITE AREA	0.60 MOL ACRES
<b>BUILDING AREAS</b>	
RETAIL	3,520 SqFt.
STORAGE	4,000 SqFt.
CONDOMINIUMS	339,320 SqFt. (231 Units)
<b>BUILDING AREA TOTAL</b>	<b>346,840 SqFt.</b>

<b>PARKING</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
RETAIL (4/1000)	14 Spaces	14 Spaces
CONDOS (1/UNIT)	231 Spaces	281 Spaces
<b>PARKING TOTAL</b>	<b>245 Spaces</b>	<b>295 Spaces</b>

MAXIMUM HEIGHT 367'-6" (DOES NOT INCLUDE PARAPETS, MECHANICAL EQUIPMENT AND STAIRWAYS)

<b>TOTALS</b>	
TOTAL SITE AREA	2.65 MOL ACRES
TOTAL BUILDING AREA	748,340 SF
F.A.R.	6.48

**NOTES**

- 1) This general site plan is conceptual only and subject to specific design for roads, utilities, buildings, drainage and parking, all which must have approval of the appropriate regulatory agencies.
- 2) Petitioner agrees to comply with the City of Tampa Development Regulations, including the tree and landscape code, stormwater management regulations, and fire codes applicable to the project at time of permitting and Article XIX, Channel District Standards.
- 3) The developer shall work with Hartline during the commercial site plan review process to relocate the existing bus stops along 12th Street to a mutually agreeable location. To the extent feasible, the developer shall provide benches and overhang shelters that are compatible with the overall project architecture.
- 4) The design of the project shall be in conformance with Section 27-455 of the City of Tampa Code.
- 5) The required number of handicapped parking spaces shall be provided to meet the City of Tampa and ADA parking regulations.
- 6) The location of the street trees shall be subject to Transportation Division approval.
- 7) The site plan shall comply with all Transportation Technical Standards.
- 8) Sidewalk cafes, subject to applicable approval and permitting requirements of the City of Tampa, may be located adjacent to those areas identified on the site plan as "Retail/Restaurant/Commercial."
- 9) The Developer shall donate art display areas to the community free of charge, and shall coordinate with the Channel District Council with regard to the placement of art in and the maintenance of these display areas.
- 10) Parking for the residential and non-residential land uses shall be provided in accordance with Section 27-456, Table 19-3, of the City of Tampa Code.
- 11) Any sight obstructions within the property limits will be removed at the developers expense including trees in the right of way.
- 12) The retail and art studios/display areas may be interchanged provided there is not an increase in square footage for the respective uses.

**LINKKS & ASSOCIATES, INC.**  
5023 West Laurel Street  
Tampa, Florida 33607  
Tel (813) 289-0039  
Fax (813) 287-0674

**Engineers Planners**

**The Place at Channelside**

**REZONING PLAN**

DATE: 07/17/03  
DESIGNED: SUH/OAR  
DRAWN: OAR  
CHECKED: SUH  
JOB NO.: L08094

08/19/03	SITE PLAN REVISIONS.
08/17/03	REVISED SITE DATA AND NOTES.
07/15/03	ADDED NEW BUILDING AND REVISED SITE DATA AND NOTES.
07/09/03	ADDED NEW BUILDING AND REVISED SITE DATA AND NOTES.
07/09/03	REVISED NOTES AND BUILDING.
07/17/03	REVISED SITE DATA, BUILDING HEIGHT.
07/17/03	REVISED NOTES, BUILDING PHASE II LAYOUT, AND SITE DATA.
07/27/03	REVISED SITE DATA.
08/07/03	REVISED AND ADDED NOTES.
10/13/03	REVISED PHASE II SITE DATA.

SHEET 1 OF 2

LEGAL DESCRIPTION

LEGAL DESCRIPTION (REFERENCE TO BOM 10590 PAGE 0074)
Lots 10 through 18 inclusive of Block 4 of INTERSTATE INVESTMENT CO'S PLAT NO. 3 according to the map or plat thereof as recorded in Plat Book 14, Page 2 of the Public Records of Hillsborough County, Florida.

That part of the West 1/2 of Lot 17, Block 4 of INTERSTATE INVESTMENT CO'S PLAT NO. 3 according to the map or plat thereof as recorded in Plat Book 14, Page 2 of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

BEGIN of the Northwest corner of said Lot 17, thence on the North boundary of said Lot 17, North 02°31'16" East, a distance of 13.00 feet to a point on the centerline of said Lot 17, thence on said centerline, South 02°01'58" East, a distance of 401.34 feet to a point on the Eastern extension of the South boundary of Lot 10 of said Block 4, thence South 02°41'15" West, a distance of 13.00 feet to the Southeast corner of said Lot 10, thence on the West boundary of said Lot 17, North 02°01'58" West, a distance of 401.38 feet to the POINT OF BEGINNING. Parcel contains 3,217 square feet more or less.

AND
That part of the East 1/2 of Lot 17, Block 4 of INTERSTATE INVESTMENT CO'S PLAT NO. 3 according to the map or plat thereof as recorded in Plat Book 14, Page 2 of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Lot 17, thence on the East boundary of said Lot 17, South 02°01'58" East, a distance of 99.99 feet to the POINT OF BEGINNING, said point being the Northwest corner of Lot 2 of said Block 4, thence continue on said East boundary, South 02°01'58" East, a distance of 85.96 feet to the Southeast corner of said Lot 2, thence on the Western extension of the South boundary of said Lot 2, South 02°51'14" West, a distance of 13.00 feet to a point on the centerline of said Lot 17, thence on said centerline, North 02°01'58" West, a distance of 89.98 feet to a point on the Western extension of the North boundary of said Lot 2, thence on said Western extension, North 82°02'37" East, a distance of 13.00 feet to the POINT OF BEGINNING. Parcel contains 1,189 square feet more or less.

AND
That part of the East 1/2 of Lot 17, Block 4 of INTERSTATE INVESTMENT CO'S PLAT NO. 3 according to the map or plat thereof as recorded in Plat Book 14, Page 2 of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

BEGIN of the Northwest corner of said Lot 17, thence on the East boundary of said Lot 17, thence on the East boundary of said Lot 17, South 02°01'58" East, a distance of 99.99 feet to the Southeast corner of Lot 1 of said Block 4, thence on the Western extension of the South boundary of said Lot 1, South 82°50'38" West, a distance of 13.00 feet to the centerline of said Lot 17, thence on said centerline, North 02°01'58" West, a distance of 311.32 feet to a point on the Western extension of the North boundary of Lot 1 of said Block 4, thence on said Western extension, North 02°51'14" East, a distance of 13 feet to the Northwest corner of said Lot 3, thence on the East boundary of said Lot 17, South 02°01'58" East, a distance of 311.35 feet to the POINT OF BEGINNING. Parcel contains 1,360 square feet more or less.

Combined area of parcels equals 53,845 square feet more or less, or 1.237 acres more or less.

AND
Lots 3, 4, 5, 6, 7, 8, 9, 10 and that part of the East 1/2 of Lot 17, Block 4, described as follows: BEGIN of the Southeast corner of said Lot 17, thence on the South boundary of said Lot 17, South 82°50'38" West, a distance of 13.00 feet to a point on the centerline of said Lot 17, thence on said centerline, North 02°01'58" West, a distance of 311.32 feet to a point on the Western extension of the North boundary of Lot 1 of said Block 4, thence on said Western extension, North 02°51'14" East, a distance of 13 feet to the Northwest corner of said Lot 3, thence on the East boundary of said Lot 17, South 02°01'58" East, a distance of 311.35 feet to the POINT OF BEGINNING. Parcel contains 1,360 square feet more or less.

AND
LOTS 1 AND 2, BLOCK 4, INTERSTATE INVESTMENT CO'S PLAT NO. 3 AS RECORDED IN PLAT BOOK 14, PAGE 2, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

WAIVERS

- 1) To allow trucks to maneuver in the right-of-way to access loading bays.
2) To allow tandem parking spaces for residential parking.

NOTES (cont.)

- 13) A location, approved by the City of Tampa and the developer/owner, for a camera to monitor traffic will be provided on the top of the building. The building developer/owner shall provide an accessible point of electrical service to the camera and provide a conduit, cable chase, etc. from the roof to street level for access to City of Tampa traffic signal facilities.
14) The developer shall be responsible for the design, permits, and installation of a traffic signal at the intersection of Washington Street and 12th Street, at such time as the intersection meets signal warrants as outlined in the MUTCD. The responsibility of the developer shall be limited to the design, permits, and installation of the signal. This obligation shall be limited to two years after the issuance of the final certificate of occupancy of the building.
15) The location and design of the loading berth shall be subject to the Transportation Division Approval.
16) The pedestrian paths, across all curb cuts, shall be emphasized with textured/colored pavement that contrast from materials used in driveways (typical).
17) All exterior lighting in the public areas shall be of an enhanced decorative style.
18) The project will include a covered and lighted walkway, open to the public, providing a safe, weatherproof pedestrian connection between 12th Street and Channelside Drive. The walkway shall be designed so as to clearly distinguish the pedestrian walk area from the vehicular traffic area.
19) Landscaping shall exceed the minimum requirements of Chapter 13, and Section 27-455(e), City of Tampa Code, and shall include colorful plantings and features such as benches and flower beds at ground level, a lush courtyard, a pet park and meditation gardens at the upper levels.
20) The project shall provide view corridors and visual buffers for adjacent property owners by limiting the height of the building to approximately 56 feet at the corner of Washington and 12th Street and 67 feet at the corner of Channelside and Whiting Street, and by providing a pet park and meditation gardens at those locations above the 8th level. The developer is also setting the building back from the immediately adjacent neighbors by approximately 42 feet at Washington and 12th Street, and approximately 100 feet at Channelside and Whiting Street, and is installing a lush courtyard at the 3rd level to provide an aesthetically pleasing view for the adjacent property owners.
21) The developer shall commission a mural to be painted along the Washington Street frontage, which mural shall be no less than one story high.
22) The developer preserves its ability to provide on-street parking per City of Tampa Code § 27-455 (c)(8), subject to approval by the Department of Public Works.
23) The subject development is immediately adjacent to the proposed Hillsborough River Greenway, Channelside Trail consisting of on-road bike lanes and public sidewalk. The proposed development will be consistent with the Tampa Greenways and Trail Master Plan adopted by the City Council in February 2001.
24) Appropriate Hillsborough River Greenway signage for greenway trail/bike lane users will be provided by the City of Tampa and located within the public right-of-way. For each street or driveway proposed along the north side of Channelside Drive that intersects the proposed trail/path/bike lane, the surface material(s) shall be coordinated with the City's Parks and Recreation Department, Planning & Design Division and the City Transportation Division to ensure compatibility with the trail/bike lane surface material.

ART DISPLAY AREAS WILL BE DONATED TO THE COMMUNITY FREE OF COST. (SEE NOTE #9.)

ARTIST STUDIOS WILL BE MADE AVAILABLE FOR LEASE OR SALE TO NEIGHBORHOOD ARTISTS AT A REASONABLE PRICE.

NOTES (cont.)

- 25) Self Sustainable (Green) building standards shall be followed and an application will be made for LEED Certification.
26) The Developer shall commission murals to be painted along the Washington Street and Channelside frontage of the Phase II building, which murals shall be no less than one story high.
27) The Developer shall install a decorative water feature at the corner of Channelside and Washington Street.
28) The Developer shall install a lighted outdoor sculpture feature, approximately 8-10 stories high, at the corner of Channelside and Washington Street.
29) The Developer shall install a decorative lantern on the rooftop.
30) If approved by the City Transportation Department, the Developer shall install a paved-marked pedestrian crossing to the trolley stop and a pedestrian signal, at the existing traffic at the intersection of Washington Street and Channelside Drive.

NOTES (cont.)

- 31) The Developer shall relocate all existing overhead utilities, adjacent to the project, underground.
32) The Developer shall widen the sidewalk for Phase II by recessing the entire retail front along Channelside Drive by 8-10'; it shall complement it by further recessing the corner at Washington Street and Channelside Drive, creating a covered arcade providing protection against sun and rain.
33) The Developer shall set the Phase II tower back above the 9th, 15th, and 31st levels.
34) The Developer shall allow view corridors and landscape the rooftop terrace of Phase II.
35) The Developer shall install 270 feet of 15" public wastewater gravity line along Washington Street.
36) The Developer shall provide a minimum of 10 feet wide pedestrian walkway with a landscaping strip 3' to 5' wide, walkway lighting, and benches along walkway on Channelside Drive.

Developer shall submit Phase II plans to the Urban Design Manager for review at the 25%, 60%, and 90% design completion stages of the project.

Refer to Exhibit C for specific conditions dealing w/ Bonus FAR and development parameters.

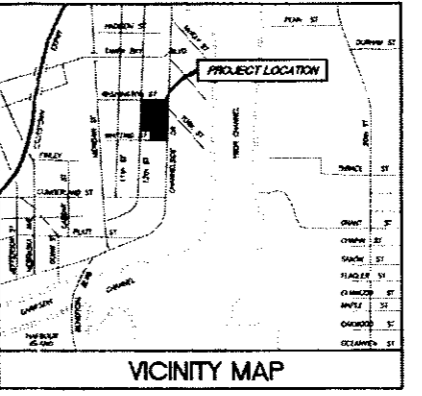
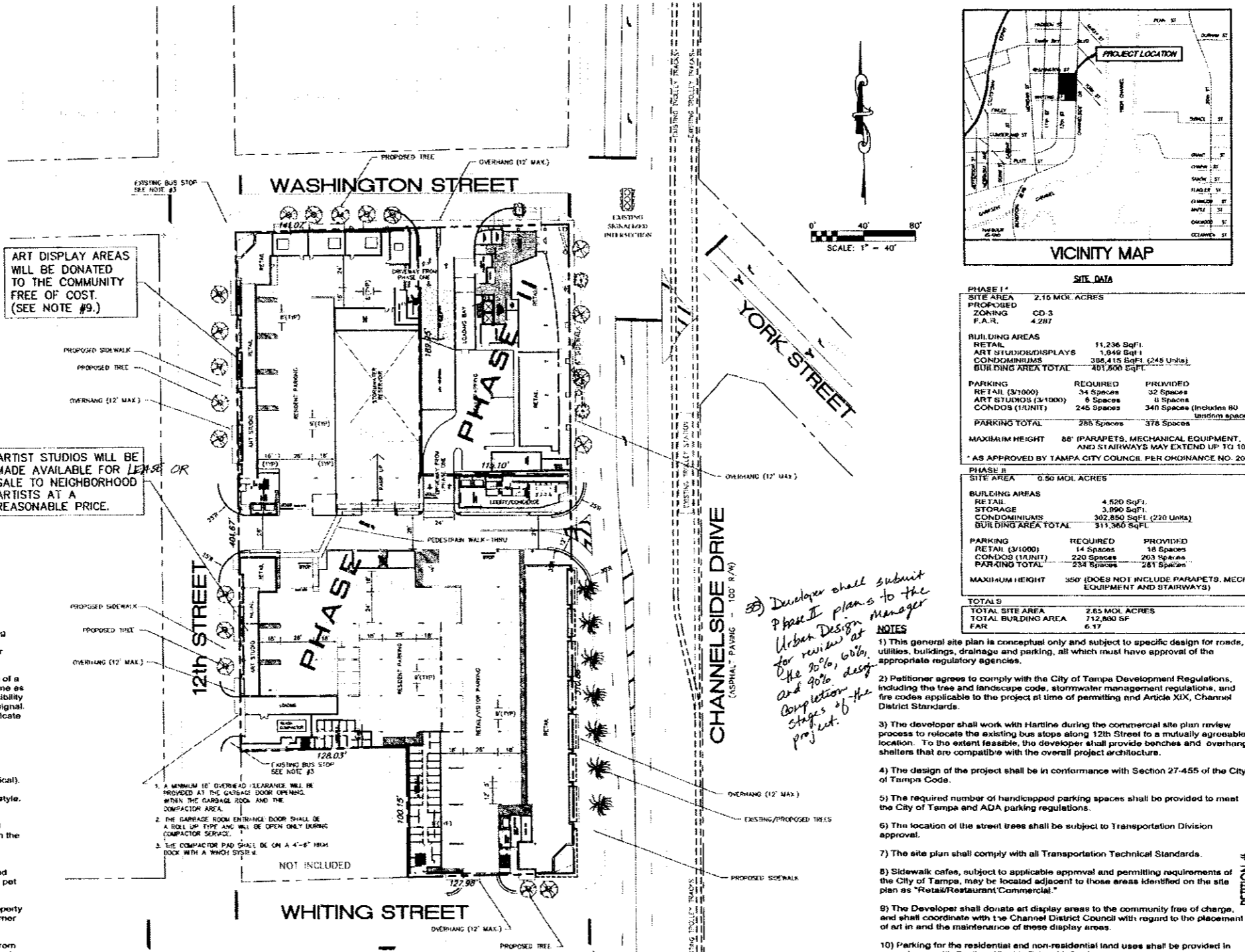


Table with columns for SITE DATA, PHASE I, PHASE II, and TOTALS. It lists metrics such as SITE AREA, BUILDING AREAS (RETAIL, ART STUDIOS, CONDOS), PARKING, and MAXIMUM HEIGHT.

- NOTES
1) This general site plan is conceptual only and subject to specific design for roads, utilities, buildings, drainage and parking, all which must have approval of the appropriate regulatory agencies.
2) Petitioner agrees to comply with the City of Tampa Development Regulations, including the tree and landscape code, stormwater management regulations, and fire codes applicable to the project at time of permitting and Article XIX, Channel District Standards.
3) The developer shall work with Hartline during the commercial site plan review process to relocate the existing bus stops along 12th Street to a mutually agreeable location. To the extent feasible, the developer shall provide benches and overhang shelters that are compatible with the overall project architecture.
4) The design of the project shall be in conformance with Section 27-455 of the City of Tampa Code.
5) The required number of handicapped parking spaces shall be provided to meet the City of Tampa and ADA parking regulations.
6) The location of the street trees shall be subject to Transportation Division approval.
7) The site plan shall comply with all Transportation Technical Standards.
8) Sidewalk cafes, subject to applicable approval and permitting requirements of the City of Tampa, may be located adjacent to those areas identified on the site plan as "Retail/Restaurant Commercial".
9) The Developer shall donate art display areas to the community free of charge, and shall coordinate with the Channel District Council with regard to the placement of art in and the maintenance of these display areas.
10) Parking for the residential and non-residential land uses shall be provided in accordance with Section 27-456, Table 19-3, of the City of Tampa Code.
11) Any sight obstructions within the property limits will be removed at the developer's expense including trees in the right of way.
12) The retail and art studios/display areas may be interchanged provided there is not an increase in square footage for the respective uses.

Official stamp area containing CASE NO., DATE, and signatures of the City Council Chairman and Development Coordinator Manager.

Vertical sidebar containing company information for LINKS & ASSOCIATES, INC., project title 'The Place at Channelside REZONING PLAN', date '07/17/03', and sheet number '1 of 2'.