Elected Officials Present:
Larry Bustle, Mayor
Shirley Bryant, Vice Mayor
Tamara Cornwell, Council Member
Charlie Grace, Council Member
Mary Lancaster, Council Member
Brian Williams, Council Member

Staff and others present:
Attorney Alan Prather
Jim Free, City Clerk
Chief Garry Lowe
Mike Hickey, Public Works Director
Bob Schmitt, Interim City Planner
Diane Ponder, Administrative Assistant

Mayor Bustle called the meeting to order at 4:20 p.m. He gave the invocation followed by the Pledge of Allegiance to the United States Flag.

Chief Garry Lowe introduced police officer Scottie Camacho, recognizing her recent promotion to the rank of corporal.

Captain Clyde Hedrick introduced Dean Carter, who supervises dispatch and oversees the recordkeeping of the area. Captain Hedrick informed Council the police department had recently received 100% on the records audit, a grade only a select few departments receive. He recognized Mr. Carter's efforts in his area of responsibility which resulted in the perfect score during the recent audit.

1. APPROVAL OF AGENDA
MOTION: Mr. Williams moved, Mrs. Lancaster seconded and motion carried 4-0 to approve the March 31, 2003 agenda. Ms. Bryant was absent for the vote.

2. TERRA CEIA GOLF & TENNIS CLUB a/k/a PALMS OF TERRA CEIA, et al. - DENSITY ISSUE/BUILDING NO. 2
Attorney Prather stated he requested the City's prior Planner, Margaret Tusing, attend the meeting to provide historical information on the topic. He stated Bob Schmitt, the City's Interim Planner, had assisted in the review and evaluation of some of the documents relating to this topic. Also attending the meeting was Mr. Preston, Mr. Snyder and Mr. Bromkey, who have an interest in the parcel.

Attorney Prather gave a history of ownership of the development as taken from City files. He informed Council the development began in the late 70's; there have been a number of applications; the files are voluminous and are not orderly, thereby making it difficult to locate information; there have been a number of actions taken by the City Council relating to the development.
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The issue before Council now is the belief by Mr. Snyder and Mr. Bromkey that Building No. 2 has development approval for 93 units. City development approvals in the 90's establish the density at 50 units. There is confusion, as plans have been changed over the years, proposals have been submitted, and there are numerous references to every building except Building No. 2. The most recent Development Order indicates repeal of all other development orders. A Development Master Plan reflects this particular piece of property as "Not in the PUD. By Others 50 Units". Some documents show the parcel as "50 Units By Others" and some documents show the parcel with no reference to units. The present property owner maintains the correct designation of density 93 units the property owner claims was originally placed on the property by some action of the City, not the 50 units currently reflected on the Development Order and Master Plan approved by City action.

Attorney Prather discussed the original number of units planned for the development and how the implementation of the State's guidelines for a Development of Regional Impact resulted in the number of units being reduced from 1800 to a maximum of 800. Because the maximum units were reduced to 800, the development was not considered a DRI. City documentation reflects the reduction in the development's planned units to a final maximum of 800.

Attorney Prather discussed how the development was sold in portions, resulting in one portion being owned by Mr. Snyder and Mr. Bromkey and the other portion being owned by Tom Little Trust.

Attorney Prather stated Mr. Snyder and Mr. Bromkey question how the units went from 93 to 50, as they never authorized release of the units. However, the City's records show action by the City, which results in the Master Development Plan reflecting 50 units on the property. Attorney Prather stated he believed the parcel was never intended to be part of the master development as it has had no approval process at all and would have no density assignment. The other interpretation is that the parcel is not part of the FRU-CON ownership development, from which Mr. Snyder and Mr. Bromkey purchased the property, but is still part of the overall Master Plan and Development and was intended to be developed by others.

Attorney Prather informed Council he and Mr. Schmitt had tried to locate any records pertaining to the issue. Mr. Schmitt went to Lombardo, Skipper & Foley, the engineering firm involved in developing plans for different phases of the project, to review available records.

Attorney Prather stated that as the City's attorney, he finds it extremely difficult to advise City Council to disregard actions taken by previous City Councils that represent the policy statement of the City. He stated he is not convinced enough by the documents that a clear error was made by the City, as City Resolutions reflect a density of 50 units.

Interim Planner Bob Schmitt suggested a possible alternative is for Messrs. Snyder and Bromkey to submit application for anything other than the 50 units on record. The application will be considered through the development process, public notice will be given and public comment will be received by Council. The property is zoned PDH, the Future Land Use is PUD, there are compatibility issues that will be reviewed, but nothing precludes application for a 93 unit development.
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When Mr. Williams questioned if the property was in the PUD, Attorney Prather stated it does not appear the City has all the documentation available for review. Indications are, without going through legal descriptions, that the property was within the original Development Order or it would not have received a building footprint in the overall Master Plan.

Ms. Bryant entered the meeting at 4:50 pm.

Mr. Williams further questioned if a building permit for 93 units was issued. Attorney Prather stated he did not have that information; that records do not reflect an improper decision process that ended up with the density being reduced to 50 units.

Mr. Williams questioned if there are records indicating the owner of the property in 1996 was notified the units were reduced to 50. Attorney Prather stated he found no such information in the records available for his review. Mr. Schmitt stated that when totaling the acreage for the entire Development Plan, the parcel under question was excluded in the Master Development Plan approved under Resolution 96-25 in the PUD, but the 50 units added to the remaining 750 units of the PUD equaled the maximum density of 800 units. Attorney Prather referred to the Preliminary Development Plan prepared in 1991 referencing the site as "50 Units By Others".

Margaret Tusing discussed the original property being owned by one entity. There are two parcels in the current development that were at one time owned by the Burnaby group, or Chuck King. When ownership changed to FRU CON all the property was reduced in density including the property under discussion. Ms. Tusing stated it has been at least since 1992 the site plan was approved and staff has always represented the parcel as containing 50 units. Mrs. Tusing also stated, to her knowledge, the alleged building permit was not issued during her tenure with the City; it had to have occurred prior to 1991.

Attorney Prather stated the obvious interest of the City is to ensure that whatever the City does it is done correctly, that the City is consistent so the public can rely upon the City’s actions. He reiterated the adopted City Resolutions have no indication they are illegal, violate any law, or that they were taken improperly by the City. Attorney Prather advised Council the City needs to stand behind the prior action taken by City because the documents present a presumption of correctness.

Mayor Bustle suggested there is a mechanism for the applicant to pursue 93 units. Mr. Schmitt explained the applicant would submit a Preliminary Development Plan that would be reviewed by the Development Review Committee and staff and then would move forward into public hearings. Mr. Schmitt further commented that based on the DRI threshold change, the maximum 800 units would no longer be applicable. But, he cautioned other issues relative to the Comprehensive Plan and land development regulations may be applicable, in that surrounding property density may have an effect on whether or not the site would still qualify for 50 units. Current regulations may prohibit the current 50 unit density assigned to the parcel. Attorney Prather stated he is certain a Master Development Plan was issued for the overall project for a maximum of 800 units. Mr. Schmitt and Mrs. Tusing concurred with Mr. Prather's statement.
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Attorney Prather informed Council there was competing interest between Messrs. Snyder and Bromkey and the Tom Little Trust for the units. A claim can be made by both interests for 43 of the 93 units under debate.

Stephen Thompson, attorney with the law firm of Porges, Hamlin, introduced himself as representing the owners of Parcel 2. Mr. Thompson stated a potential problem could exist if each individual parcel is being looked at regarding compliance to density under the existing Comprehensive Plan as opposed to the overall PUD approved in the 1980s. Mr. Schmitt replied the DRI threshold was increased by the State according to the population of Manatee County; however, a Master Development Plan was approved for a maximum of 800 units, of which 50 are allocated to Parcel 2. Mr. Schmitt advised Council his belief there is at least a need for a revision to the Master Development Plan.

Mr. Thompson stated Building 2 was approved as part of the PUD and was approved for 93 units, as supported by maps in his possession. He further stated his clients, who purchased the property from the Burnaby Group the successor developer, have never received notification removing them from the PUD or amending the number of approved units. Mr. Thompson maintained density has always been 93 and his clients have never agreed to reallocation of any portion of the units. Mr. Thompson stated a condo plat containing 93 units was filed with the State in the 1980s. He stated his client’s legal position is Parcel 2 was allocated 93 units at the time of original approval and could not have been amended without notification or approval of the owners.

Mr. Thompson distributed information to Council regarding the property that is attached hereto and made a part of these minutes. Mr. Thompson also stated his belief the Resolutions passed never discussed the density issue. He referred to correspondence contained in the distributed material regarding 94 units being submitted to DCA; binding letters to and from DCA always contained 94 units on Parcel 2. Mr. Thompson also quoted correspondence from prior City attorney Hugh McGuire relating to the "ability of Grand Bay to transfer 40 units back to Mr. King, if needed." Mr. Thompson opined the letter recognized Mr. King’s problem with any modification in density to Parcel 2; the 40 units go back to Parcel 2. Mr. Thompson also discussed other passages of correspondence contained in the packet distributed to Council relating to the number of units allocated to Parcel 2. He further opined the material provided documentation there was no intent to take density from any properties under the control of FRU CON.

Mr. Thompson requested Council direct staff to process the plans received. He stated his clients are not inclined to consider an alternative where the entire PUD is amended, stating that is not his client’s responsibility. He stated they feel very strongly they are entitled to the 93 units.

Mr. Williams referred to the letter dated December 1991 from Team Plan, wherein the intent to reduce by 47% was discussed. Attorney Prather referred to a plan prepared in October 1991 that shows 50 units on the property. Discussion ensued on certain aspects of the distributed material relating to FRU CON indemnifying the City against actions resulting from the Plan’s modification; however a resulting Resolution, with attached documents, shows 50 units.

Mayor Bustle inquired if the 800 units can be increased to 843. Mr. Schmitt advised Council the Master Development Plan can be revised but, it will take cooperation of the parties involved. The Master Plan Development revision can be accomplished.
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concurrent with the Preliminary Site Plan review for Parcel 2, but it would require public notice and hearings. It was Mr. Schmitt’s and Attorney Prather’s opinion the revision would not require DCA approval. Attorney Prather voiced concern on how the City’s Comprehensive Plan would affect the application for 93 units.

Mr. Chuck King, prior owner of Parcel 2, informed Council he had written a letter to then City Clerk Linda Stearns, stating he was to receive notification regarding any action taken on his property. No type of notification was received from the City regarding the issue. Mr. King further stated he never asked to retain the units because in his opinion he never lost them. He stated he had been involved in the project since 1983, he was always under the impression he had 93 units, and he had gone to DCA on three different occasions after finding out from Mrs. Tusing the units had been reduced.

Mrs. Lancaster inquired if the records reviewed indicated who would have to relinquish density. Attorney Prather stated when the project was started it was owned by one entity. Attorney Prather further stated he agreed with Mr. Thompson that Parcel 2 was never excised out of the PUD; other than Mr. King, only one group owned the parcel.

Mr. Barry Romkey discussed the ownership of the property. He stated FRU CON reorganized only their property - they did not own Parcel 2. He stated his belief the only time the property is referred to as having 50 units is in the erred attachment to the Resolution FRU CON submitted for reorganization of their units. He further stated the parcel has always been, and continues to be in the PUD. Mr. Bromkey maintained the allocation of units for Parcel 2 should be 93.

Mr. Caleb Grimes, speaking on behalf of the Tom Little Trust, made two points to explain the Trust’s position. 1) The Trust purchased property, clearly identified in the area called the PUD, after review of public records including City’s ordinances that reflected for this portion of the property 750 units. Mr. Grimes stated it is their belief the site has 750 units and to take action that would reduce the units would be inappropriate. 2) The Trust does not take any position on what is appropriate for the site under debate. Mr. Grimes suggested the recent ordinances are effective on the property clearly lying within the PUD.

Mr. Alan Zirkelbach spoke of due diligence a developer undertakes when purchasing property. He stated he relied on the governmental records and City staff, who represented the parcel as containing 50 units, when purchasing property immediately to the west of the parcel under discussion. He reminded Council he worked with the surrounding neighborhood regarding density in the subdivision currently being developed. Mr. Zirkelbach stated his belief being next to a project at 28 units to the acre has a significant devaluing effect.

Mr. Thompson rebutted Mr. Grimes and Mr. Zirkelbach, stating the site plan must be consulted, as referenced in Resolution 96-25, which allocates 164 units to the property purchased by the Little Trust. He also stated the property has always been proposed as a multi-family development.

Mr. Bromkey was encouraged to bring forward any information he has that has not been provided to Attorney Prather or the Mayor and Council. It was consensus of Council to table the item until April 7, 2003.
3. RIVIERA DUNES - RESIDENTS' PETITION TO CHANGE CITY ASSIGNED ADDRESSES

Mr. Leo Hill spoke on behalf of a group of residents petitioning the City to change only the street names, not house numbers, in Riviera Dunes. The petitions represent 41 of the current 67 homeowners. Mr. Hill stated the only map applicable to the request was map #2 referring to Mariner Court, Windward Court, Moorings Court, and Waterside Drive. He advised Council the homeowners would absorb the cost associated with changing the street signs.

Palmetto Post Master Jim Riley stated he would not contest the petition as long as the house numbers did not change. Attorney Prather had no concern regarding the name changes. Mr. Williams cautioned that Fire Chief Johnson has historically opposed named streets vs. the grid system. Chief Lowe stated the police department has always relied on numbered streets for quicker response times. Ms. Bryant stated she does not want to step outside the bounds the City has adopted; Chief Johnson stands firm in his support of the grid system.

Discussion ensued on how the choices were made. Mrs. Forrester cautioned the streets should be identified based on criteria in the Code of Ordinances. Mr. Free suggested that if the petitions are going to be amended the City should provide the residents with the correct language and format for new petitions.

Ms. Cornwell suggested a meeting should be called so the fire and police departments can speak to the homeowners so they can vote with full knowledge of the situation.

The item was tabled until April 7, 2003.

4. DISCUSSION - NOISE ORDINANCE
The topic was tabled until April 14, 2003.

5. DEPARTMENT HEADS' COMMENTS

Mike Hickey
- Council was updated on the following projects:
  - Estuary Park - Bathrooms are awaiting one piece of equipment before final inspection
  - Drains have been repaired on 5th Street
  - A 6" water tap has been installed at Riverside Plaza
  - Public action scheduled for April 5, 2003
  - 94 backflow violations have been noted and corrected in Lamp Post
  - City will undergo fire and light inspections
  - Public Works will have a roof inspection
  - The underground storage tank at Public Works must be removed by 2009
  - 50% of irrigation on Haben Blvd. is recycled water; coordinating with Riviera Dunes on landscaping at approximately $2,000
  - Construction of Hidden Lake Trail is underway
  - Last Saturday was the Palmetto Clean Up Day
  - Free white good pickup is April 23, 2003
Chief Lowe
17 tickets were issued last week on 8th Avenue.

6. MAYOR’S COMMENTS
The Charter Review Committee met and had a very productive meeting March 30, 2003. Jim Stansbury is the facilitator for the committee.

Reported he will leave for Tallahassee tomorrow to lobby with Manasota League of Cities.

7. COUNCIL MEMBERS’ COMMENTS
Mrs. Lancaster
Requested Public Works look at property where the road was removed during the Oakridge construction.

Ms. Cornwell
Requested the press release for the white goods free pickup clearly define a white good.

Suggested that once the Charter Review Committee has set a date it is difficult for people to adjust their calendars forward.

Mr. Williams
Suggested City property should be posted that it is irrigated with reclaimed water.

Requested Public Works survey the raised crosswalks of the City. Many need cleaning.

Staff should indicate anticipated completion dates on the Suspense Log vs. using "continuing" or "on-going" as responses to items.

Thanked Mr. Boltz for his letter regarding the Charter Review Committee.

Meeting adjourned 7:15 p.m.

Minutes approved: April 21, 2003

J. E. Free, Jr.
City Clerk
RESOLUTION NO. 96-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMETTO, FLORIDA APPROVING A REVISED MASTER DEVELOPMENT PLAN (DATED 10/18/96) FOR THE TERRA CEIA GOLF AND TENNIS CLUB ATTACHED HERETO AS EXHIBIT "A" AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Palmetto has determined that the Revised Master Development Plan attached hereto as Exhibit "A" does not constitute a "Substantial Deviation" as defined in the Palmetto Code of Ordinances, Appendix B, Section 8.8(b); and

WHEREAS, the Revised Master Development Plan has been reviewed and it has been determined that the Revised Master Development Plan meets all applicable regulations of the Planned Development District, complies with all applicable regulations in effect at the date of this approval, and meets the conditions and requirements specified in the original amendment creating the Planned Development District for this project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALMETTO, FLORIDA, IN REGULAR SESSION ASSEMBLED:

Section 1: The Revised Master Development Plan dated October 18, 1996 and attached hereto as Exhibit "A" amends the Master Development Plan approved by Resolution 92-31 dated November 2, 1992 and is now the Official Master Development Plan for the Terra Ceia Golf and Tennis Club project.

Section 2: Except to the extent hereby amended as shown on Exhibit "A" all other provisions, conditions, and/or stipulations of approval for the Terra Ceia Golf and Tennis Club project and Resolution 92-31 shall remain in full force and effect.

Section 3: This Resolution shall become effective immediately upon its passage.

PASSED BY THE CITY COUNCIL OF THE CITY OF PALMETTO, FLORIDA IN REGULAR SESSION ASSEMBLED THIS 18TH DAY OF NOVEMBER 1996.

Pat Whitesel, Mayor

ATTEST:

Mary Jean Forrester, Deputy City Clerk
Terra Ceia Bay
Golf & Tennis Club
Proposed Master Development Plan
CORRESPONDENCE SUMMARY
March 31, 2003

01.22.1991 Team Plan (Fru-Con Planner) Memo Redd to Weber (Fru-Con)
  • Refers to Parcel 2 (Building #2)
  • Part of 86-10 Site Plan
  • Owned by King
  • 94 units
  • Must be included in DCA calculation

08.01.1991 Masio (City Attorney) to Olmstead (Mayor)
  • Fru-Con does not own Tracts 2-A, 2-B or 8
  • Discusses modifications requested for R-91-10
  • Legal analysis of vested rights

08.15.1991 McGuire (City Attorney) to Olmstead
  • Parcels owned by King have been changed from 90 to 50 units with provision on the Site Plan to transfer them back if Mr. King needs them
  • Gordon’s clients will indemnify City if parties in letter bring action against City

09.11.1991 Culpepper (Cedar Realty) to Olmstead
  • Burnaby Group has never been noticed on changes in project

09.11.1991 King (Owner of Tract 2) to Weber (Fru-Con)
  • Never agreed to changes to 93 units on site #2 (1600 Pennsylvania)
  • Do not refer to these properties in the future amendments

09.16.1991 Gordon (Fru-Con Attorney) to King
- Fru-Con did not request any changes in PUD for properties not owned by Fru-Con
- Fru-Con provided for adjustment with other parcels in the PUD to restore original units approved for King’s site

02.04.2003  King to City of Palmetto
- Tract 2 was purchased by Burnaby in 1988
- Tract 2 was part of a 1983 Plan for 93 units
- Sold to Snyder in August, 2000
- Property never removed from CDD

02.19.2003  Snyder/Romkey to Bustle
- 70 remaining units within PUD

03.14.2003  Prather to Snyder/Romkey/Preston/Tusing
- Building #2 on 03.31.2003 Agenda at 4 p.m.
- Have Ms. Tusing attend to assist in the matter
January 22, 1991

MEMORANDUM

TO: Christoph Weber
FROM: Michael T. Redd
IN RE: Grand Bay Club Consent Letter from DCA

1. Mr. Tom Beck, Chief of the Bureau of State Planning DCA, has verbally agreed to extend the required submittal date of a BLI or DRI from January 19, 1991 to January 31, 1991 and is allowing a submittal package requesting a letter of clearance to develop. To meet this deadline, Mr. Christoph Weber has given verbal agreement for Team Plan, Inc. to commence organizing the information and documentation required for the submittal package. The proposal defining the scope of work for the submittal package to DCA will be presented to Mr. Weber for his signature on January 24, 1991 during the scheduled meetings.

2. According to Mr. Chuck King, holes 4 and 5 are leased from Mr. James Devito and are not part of the Palms of Terra Ceia Bay Development District (Tax ID 24130.0030). Both the development parcel(s) adjacent to holes 4 and 5, and holes 4 and 5, are not in the PUD Resolution 86-10. Based on Resolution 86-10, the potential development of these parcels will not affect the submittal package to DCA or the future development of Grand Bay Club.

3. If holes 4 and 5 of the golf course layout (as presently configured) triggers the aggregation rule by being part of a previously submitted master plan, these parcel(s) may be considered by DCA as potential development even though Fru-Con has no control of the land. From this standpoint DCA may then consider Grand Bay Club a DRI if units on these parcels push the total unit counts above thresholds.

The relocation of holes 4 and 5 to the 20 acres south of the existing property appears at this time to resolve these issues as long as relocating the holes does not leave additional development parcels. If developable parcels are created, the total number of units on the remaining property will need to be reduced to accommodate any additional units.

The Parcel 2 (Bldg. #2) is part of the site plan submitted in Resolution 86-10. It is owned by Mr. Chuck King (The Barnaby Group). It is scheduled for 94 units. These units must be accounted for in the total land units submitted to DCA.
Grand Bay Club Consent Letter
January 22, 1991

The present leasee of the north 9 holes of the PTCB-CDD is Harald Dude. His lease includes agreements to improve the course, which must be completed by February 26, 1991. To meet his deadline, the leasee has initiated cutting, clearing, and grading for the back 9 holes.

The PTCB-CDD intends to complete within 6 months of the February 26, 1991 default deadline the following:

- remaining 9 holes
- completion of the clubhouse
- completion of the guardhouse
- completion/improvements to tennis courts

If DCA holds the development to 1000 units it will create a hardship to the existing and future bond holders by reducing the project build-out by 876 units. This is a 47% reduction of the original development and will basically double each bond holders debt responsibility.

NOTE: This memorandum will be filed as part of the permanent records of this project. Any questions regarding omissions or discrepancies should be raised within seven (7) days of receipt of this memo. If no questions are raised in writing, the memorandum will stand approved as written.

MTR/cy

cc: Harald Dude
    Rick Hedlund
    Chuck King
August 1, 1991

Mayor Donald R. Olmstead
and City Council Members
CITY OF PALMETTO
Post Office Box 1209
Palmetto, Florida 34221

Re: (Grand Bay Club) Fru-Con Ocean Park, Ltd.'s Request for Modification of "General Development Plan"

Dear Mayor Olmstead and Council:

I. APPROVALS & OWNERSHIP:

As of March, 1986, the total Palms of Terra Ceia Bay Project had Preliminary Site Plan approval for 1,876 dwelling units, 16 holes of golf, a marina and recreation facilities, and 7,000 square feet of commercial use.

Upon the City's adoption of its new Zoning Code on November 20, 1989, the Palms P.U.D. project was rezoned to the new zoning district PD-H. This zoning district, according to Wade-Trim, accommodates all of the uses and densities which were proposed in the approved site plans for the Palms project.

Fru-Con Ocean Park, Ltd. (hereinafter "Fru-Con") has represented to the City that it owns all tracts within Palms of Terra Ceia Bay with the exception of Tracts 2-A and 2-B which are owned by the Burnaby Group, and Tract 8 which is owned by FDIC. Fru-Con also states that it is in the process of acquiring ownership of all tracts in Marinas of Terra Ceia Bay (Tracts M-1 to M-12).

The Palms of Terra Ceia Bay Community Development District owns Golf Course Tracts A through I, rights-of-way or circulation easements throughout the project, and Parcel 24100.5 which includes the clubhouse, tennis center and golf course maintenance facility.
II. FRU-CON REQUEST:

Fru-Con has requested City Council to approve a modification of the Preliminary Site Plans on the entire project to reduce the residential density from 1,876 dwelling units to 998 dwelling units, to provide for a 150 room hotel, continue to allow one acre of commercial use (7,000 square feet), provide for an 18 hole golf course, two clubhouses, a tennis center and health spa.

Fru-Con has not submitted a solidified phasing schedule for the build-out of the proposed development contained in the Modification to the Preliminary Site Plan. Certainly part of the reason for the indefiniteness is that the City’s sewer capacity to serve this project appears somewhat indefinite which will be discussed further below.

III. FRU-CON’S LEGAL POSITION FOR PROCESSING MODIFICATION TO PRELIMINARY SITE PLAN AND COMPLETION OF PROJECT:

It is Fru-Con’s position that as a result of:

1. the PUD zoning granted on the project and the subsequent revisions granted to the Preliminary Site Plan by the City;

2. all of the building permits which have been issued by the City, one of which was issued as recently as November, 1990, after the City’s adoption of its new Zoning Ordinance;

3. letters provided by the Mayor to Fru-Con indicating that the building permit(s) is valid;

4. letter provided by the Mayor to Fru-Con stating water and sewer should not be a problem for Tracts 1, 2, 3 and 4 which Fru-Con allegedly relied upon in purchasing the properties;

5. an overall lack of objection by the City to the project proceeding as originally approved that Fru-Con has vested development rights to the project and, as a result, that it must be processed under the
IV. CITY ATTORNEY'S ANALYSIS OF FRU-CON'S POSITION:

A. BACKGROUND:

As an initial comment, the City should be aware of Fru-Con's alternatives if the City should deny its vested status. Concerning our firm's dealings with counsel for Fru-Con and Fru-Con's consultants, they have been very cooperative and seem intent on this project moving forward quickly. However, from a legal standpoint, the only alternatives for Fru-Con if the City determines that the project is not vested is to agree to have the project processed under the new Zoning Ordinance or to seek a judicial determination that the City is estopped from imposing the requirements of the 1989 Zoning Code to this project.

Fru-Con's attorney, Michael Gordon, has indicated that such litigation is the only alternative for Fru-Con because of Fru-Con's concern that submitting the project to new ordinances has the potential for opening the project also to review by other agencies such as SWFWMD, FDER, FDNR, FDCA, etc., to impose their revised regulations to the project. Another perceived concern of Fru-Con is that the project will be subject to concurrency review for water, sewer, transportation, etc., which arguably would not be applicable to the project if it is found to be vested as it would not be subject to the concurrency requirements of the 1989 Zoning Code.

Based upon the foregoing, it appears that Fru-Con has three perceived problems with the new Zoning Code. One is that the PD-H district, according to Wade-Trim, will not allow as a permitted use the 150 room hotel which Fru-Con proposes in its modified site plan. Therefore, a rezone to PD-MU would be required, which as you are aware, is not guaranteed unless and until the Council adopts the rezoning ordinance.

The second problem is that Fru-Con fears that there is more likelihood that other agencies will impose revised regulations on the project were the City to
determine it has no vested development rights.

The third problem is that Fru-Con would have to comply with concurrency requirements of the new code were it found not to have vested development rights under the former Zoning Ordinance.

B. COMMON LAW ESTOPPEL AGAINST THE CITY:

The difference between equitable estoppel and vested rights which cannot be taken away by governmental regulation (i.e. The 1989 Zoning Code) appears to be a distinction without a difference under Florida law. Therefore, as we speak of vested rights and equitable estoppel, the terms are interchangeable.

Equitable estoppel shall be invoked upon a local government by the courts when the property owner can establish that (1) he has relied in good faith; (2) upon some act or omission of the government; and (3) has made such a substantial change in position or has incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the acquired right.

1. CAN FRU-CON RELY? Generally, a property owner cannot stand in the shoes of the prior owner of its property for purposes of reliance. The new property owner may obtain vested rights if it can establish its own reliance on governmental action, and prove the other elements of estoppel.

Fru-Con has represented that it acquired ownership of Tracts 3 through 7 on July 30, 1990, Palms of Terra Ceia Bay; 26 units of 10 Downing Street on December 5, 1990; and that it is "in the process" of acquiring Tracts 9 and 10, Palms of Terra Ceia Bay, and substantially all of the tracts in Marinas of Terra Ceia Bay.

Under our analysis of current case law, it does not appear that Fru-Con could rely on building permits that were issued on the project prior to its ownership of the property, particularly if those permits were issued on parcels it does not own at
this time such as the clubhouse facility which is owned by the Community Development District. Further, at the time Fru-Con acquired ownership, the property had already been rezoned to PD-H. Generally, a property owner cannot rely on existing zoning and even if Fru-Con could, there was no existing P.U.D. zoning on the project at the times of its acquisition.

On March 1, 1990, Mayor Olmstead wrote a letter to Mr. Dude. Mr. Dude owns an interest in a limited partnership which is a limited partner in Fru-Con. In sum and substance, the letter states that the Mayor did not see sewer capacity to be a problem for the development of Sites 1, 2, 3 and 4 of Palms of Terra Ceia Bay.

The letter states that waste water and potable water were approved by HRS in 1986. Fru-Con presumably relied on this letter in acquiring the property later in the year. Fru-Con states it also relied on a building permit issued by Albert Wood on Building #3 as well as a November 14, 1990 letter to Fru-Con from the Mayor stating that "In our opinion, your permit was issued legally." We have not been advised of the City having raised any concurrency issues in the issuance of the permit on Building #3, and this strengthens Fru-Con's reliance argument if the City did not raise such an issue as it appears to have been appropriate to have done so at that time.

The general crux of the caselaw we have seen proposes that building permits issued in violation of law may be rescinded with no estoppel defense that can be raised against the City. Further, generally, a Mayor's statements cannot be relied upon if he does not have the legal authority to make them.

2. THE ACTS OR OMISSIONS OF THE CITY:

Fru-Con's reliance, therefore, stems from the act of the issuing of the building permit and on the letters from the Mayor. Certainly, the legality of
the building permit and the Mayor's authority would be disputed issues between the City and Fru-Con, were this matter to result in litigation. There is a case adverse to the City in this regard, but there are also cases which would be supportive of the City in denying vested rights.

3. **SUBSTANTIAL CHANGE IN POSITION:**

Certainly, if Fru-Con could prove a justifiable reliance on the March, 1990 letter from the Mayor as a basis for its property purchases, it could satisfy this element of the estoppel test. Also if it could prove reliance on the building permit and the Mayor's subsequent letter, substantial expenditures made on the project subsequent to these acts would also support Fru-Con's argument.

Another evaluation for the City to make is the nature of Fru-Con's request for modification of the site plan. Density is being reduced by approximately 50% and a 150 room hotel is being proposed.

In one case that we have reviewed out of our district, the modification proposed was for the relocation of buildings and the addition of a retirement facility in contrast to the original plan which proposed a condominium project. The county denied the modification as a material departure from the original approval which was upheld by the court because it found that any vested rights were divested as a result of this material departure from the original plan.

Therefore, the City should evaluate the proposed modification in the context of whether it is a substantial departure from the prior approved plan.

V. **CONCLUSION:**

We feel that the City could make supportive legal arguments in an estoppel case brought by Fru-Con. We cannot say that it is likely that the City would lose the litigation, but at the same
time, Fru-Con can raise some very good "fairness" arguments that could be appealing to a court in equity, while courts are also hesitant to impede the police power of the City.

Based on the foregoing, it appears to be a judgment call for Council at this juncture to either grant the project vesting status or presumably litigate.

Sincerely yours,

Carol A. Masio

CAM:tjh
September 11, 1991

Mayor Donald Olmstead
City of Palmetto
P.O. Box 1209
Palmetto, Florida 34220-1209

Re: Palms of Terra Ceia Bay Project

Dear Mayor Olmstead:

It has been brought to my attention that issues concerning, but not limited to, site plan changes and approvals, ordinance changes and resolutions have been made or attempted at the Palms of Terra Ceia project.

I represent the Burnaby Group, a property owner within the Palms of Terra Ceia project, and have never been "noticed" on matters concerning this project. I hereby request that I be notified of any meetings, etc. and that I receive copies of any and all correspondence relating to the Palms of Terra Ceia project, also known as the "Grand Bay Club".

Sincerely,

Reva Sue Culpepper
President/Broker

cc: Palmetto City Council
    Hugh McGuire
    Terence Mathews
    Fru-Con
    Harald Dude
    Marina Pennington, DCA
Burnaby Group  
1015 17th Street West  
Palmetto, Florida 34221

September 11, 1991

Fru-Con  
P.O. Box 100  
Ballwin, Missouri 63022-0100

Attn: Christoph Weber

Re: Palms of Terra Ceia- A/K/A Grand Bay Club

Dear Mr. Weber:

During the past several months I have been aware of your firm supplying information to the City of Palmetto, newspapers, and the Department of Community Affairs concerning density issues and the building of 7,000 square feet of commercial space at the above referenced project.

I remind you, as in the past, that Burnaby Group is the owner of the commercial property that you continuously reference.

Concerning Building Site # 2, known as 1600 Pennsylvania Avenue. This is to notify you that as owners of this property, we have never agreed to any changes to the 93 units originally slated for this site.

In the future do not include or reference these properties along with those owned by your firm.

Sincerely,

Burnaby Group

Charles R. King

cc: Department of Community Affairs  
    Palmetto City Council  
    Terence Matthews  
    Hugh McGuire  
    Harald Dude
August 15, 1991

Mayor Donald R. Olmstead  
and City Council Members  
CITY OF PALMETTO  
Post Office Box 1209  
Palmetto, Florida  34220-1209  

Re: Grand Bay Club

Dear Mayor and Council:

This letter is written to advise you of the status of the above referenced matter. On Tuesday afternoon, we received from Mr. Gordon, the attorney for the project, a letter which outlined the matters that were discussed at City Council on August 5, 1991.

The purpose of the letter was to state his position on the items which are to be included in a Resolution which should be formally adopted by the City Council. We are presently working on this Resolution. Along with this letter, Mr. Gordon furnished proposed drafts of letters which he needed from the Police Department, the Fire Department and the Public Works Department. We have requested comment from the same Departments regarding the contents of his letter prior to formulating the final Resolution to be adopted by the City. However, you will recall that you did take action on the request of Grand Bay subject to formalizing the Agreement in writing at a later time.

I have today spoken with Mr. Gordon requesting information regarding the ownership of all parcels and was advised by him that the parcel owned by FDIC is being purchased by his group; the parcels owned by Mr. King have been changed in unit numbers from 90+ to 50, but provision is made on the site plan for Grand Bay to transfer the additional 40+ units back to Mr. King, if needed. And finally, Mr. Gordon advises that the Terra Ceia Bay Community Development District approved the modification to the roads and common areas, all of which are intended to resolve the issue of ownership and control of the land in the P.U.D.
In addition, Mr. Gordon has agreed that his clients will indemnify the City from all causes of action brought by the previously described parties in the event that they should bring action against the City as a result of its modification of the plan.

It is our position that any statements of the City's position concerning approval of the application should be subject to the items that I have discussed in this letter.

Sincerely yours,

McGUIRE AND PARRY

Hugh E. McGuire, Jr.
Burnaby Group  
1015 17th Street West  
Palmetto, Florida 34221

September 11, 1991

Fru-Con  
P.O. Box 100  
Ballwin, Missouri  63022-0100

Attn: Christoph Weber

Re: Palms of Terra Ceia- A/K/A Grand Bay Club

Dear Mr. Weber:

During the past several months I have been aware of your firm supplying information to the City of Palmetto, newspapers, and the Department of Community Affairs concerning density issues and the building of 7,000 square feet of commercial space at the above referenced project.

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In the future do not include or reference these properties along with those owned by your firm.

Sincerely,

Burnaby Group

Charles R. King

cc: Department of Community Affairs  
Palmetto City Council  
Terence Matthews  
Hugh McGuire  
Harald Dude
September 16, 1991

Mr. Charles R. King
Burnaby Group
1015 17th Street West
Palmetto, Florida 34221

Re: Grand Bay Club

Dear Mr. King:

Please be advised that the undersigned represents Fru-Con Ocean Park, Ltd. ("Fru-Con") concerning its development of the project referenced above. This is to confirm that Fru-Con's application for modification of the existing preliminary Development Plan of the project was approved by the City Council on August 5, 1991. At this time, the Council preliminarily determined the existence of Fru-Con's vested development rights, and that proposed modifications were not being evaluated by them, as non-substantial deviations. This was due to the fact that Fru-Con requested substantial reduction in the density of residential units previously "approved" and requested no change in the existing development rights relating to portions of the P.U.D. not owned and/or controlled by Fru-Con directly. Under the provisions of the City's Code formal notice to surrounding land owners and unified control applications were not required under the circumstances described above.

Fru-Con has undertaken the pre-development action described above in furtherance of their intention to develop the above referenced project to the extent of their involvement as an owner/developer. The modified Development Plan reflects proposed unit densities and uses (for the specific parcels referenced in your September 11, 1991 correspondence) consistent with those calculations last represented by you (and relied upon by Fru-Con) to be those under which you would initiate development.

Notwithstanding for the foregoing, Fru-Con provided for adjustment in the unit densities for Building Site # 2, with other parcels under its control, for the purpose of restoring the total number of units authorized for development on your site, up to and equaling the maximum number of units originally approved. This would be effectuated by a corresponding downward adjustment in parcels owned by Fru-Con, thereby maintaining the total aggregate number of units to be developed within the entire project. Fru-Con has also maintained development of such units in the initial phases of
development (in order to avoid compromise of your rights) so as to permit immediate commencement of your development activities under the modified Development Plan approved by the City Council. It is therefore inaccurate for you to characterize Fru-Con’s "inclusion or reference" of parcels referred to in your September 11, 1991 correspondence, except for the purpose of preserving the original development rights innuring to your benefit.

I am confident that you will appreciate the benefits innuring to you, and the subject parcels, through Fru-Con's efforts to obtain the City Council's resolution that development rights are vested for the project and otherwise rehabilitating the prior plans and approvals to the extent necessary for their reinstatement in good standing. In the event you determine, after review of the information contained within this letter and enclosures, some further compromise has been imposed on you or your interests, it is respectfully requested that you contact me directly so that I may address any other concerns you may have.

Very truly yours,

Michael D. Gordon

MDG/jsb

cc: The Honorable Donald Olmstead
Mayor City of Palmetto
Hugh McQuire, Esquire
Mr. Christoph Weber, Fru-Con Ocean Park, Ltd.
Mr. Harold Dude
Ms. Marina Pennington, Department of Community Affairs
Mr. Rick Hedlund, Team Plan, Inc.
February 4, 2003

City of Palmetto

Dear Sirs:

The Burnaby Group, Inc., purchased the 3-acre property known as parcel 2-A, 2-B, and 2-C, then called “Palms of Terra Ceia Bay” in 1988. We were part of the 1983 Master Plan approval which provided for a 93-unit building (known as Bldg. #2) (5 stories over parking) to be built as part of Phase I of the approved Community Development Plan. The building next to the property was built and is named Ten Downey Street. Our building was to be called 1600 Pennsylvania Ave.

I was unaware of any changes to the number of units until I received a call from Mr. Snyder, who I sold this property to in August of 2000, he has submitted building plans to the City of Palmetto for Building #2. During the 12 years that I owned the property at Terra Ceia Bay Club, I never requested, nor was I ever notified in any way of any attempt to change the unit count or any other changes by the City of Palmetto or the Community Development District.

Mr. Snyder also informed me that this parcel was no longer within the Palms of Terra Ceia Community District as told to him by the City of Palmetto. As the former District Manager and owner of various properties within this project, I informed Mr. Snyder that this was not possible since we were never notified of any attempt by the City or the Community Development District to remove any of these properties from the District. It is my opinion that the City does not have the authority to take such action because of the size of the District. As the enclosed tax statement will show this parcel is well within the District.

Please feel free to contact me, if you have any questions.

Sincerely,

[Signature]

Charles B. King
President
BURNABY GROUP, INC.
February 19, 2003

The Honorable Mayor Larry Bustle
City of Palmetto
516 8th Avenue West
Palmetto, FL 34221

RE: P.U.D.I. Units Approved By Resolution 96-25 City of Palmetto

Dear Mayor Bustle:

As of January 2003 and after the Fru Con Development Corporation sold off the remaining (3) buildable parcels to the Tom Little Trust. There are a total of 473 units built to date at the Terra Ceia Bay Golf and Tennis Club. The golf course had also changed ownership in December 2002. There remains a balance of available buildable units of 327. The Tom Little Trust has acquired by purchase 164 units. After deducting the 93 units for building #2 (3-acre parcel) the remaining available building P.U.D.I. units would be 70 units for any future developer (if for some reason land became available).

Sincerely,

Gerald J. Snyder
Successor Developer
Bella Vista, LLC

Barrie Romkey
Successor Developer
Bella Vista, LLC

GJS:cas
<table>
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<tr>
<th>Location</th>
<th>Size</th>
<th>Assigned Units</th>
<th>Density</th>
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<tr>
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<td>2.438 Acres</td>
<td>34</td>
<td>15/Acre</td>
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<td>#24127.0815/9 part of #24133.1008/9</td>
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<tr>
<td>Terra Ceia Bay Waterfront Condos Parcel #2</td>
<td>3.165 Acres</td>
<td>96</td>
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<td>34 Villas</td>
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<td>Total combined units allowed/approved for use on parcels #1, 2, 3</td>
<td><strong>164 Units</strong></td>
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<td>(Resolution 96-25)</td>
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**P.U.D.I. Analysis City of Palmetto Resolution 96-25**

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<td>327</td>
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<td>-164</td>
<td>* Tom Little Trust (parcels # 1, 2, 3 purchased from Fru-Con Corp., December 2002)</td>
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<tr>
<td>163</td>
<td>Units remaining (not built)</td>
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<tr>
<td>-93</td>
<td>Building # 2 (3.2 acre parcel next to Ten Downing Street condos)</td>
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<td>70</td>
<td>Units left for future development in P.U.D.I.</td>
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*See parcel description for Tom Little Trust purchase from Fru-Con Corp., December 2002 next page.*
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<td>Estuary II</td>
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<td>Ten Downing Street</td>
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<td>8</td>
<td>The Terra Ceia Club</td>
<td>94</td>
<td>145</td>
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February 7, 2003

Dye, Deitrich, Prather,
Petruff, & St. Paul, P.L.,
Attorneys at Law
Alan Prather
1111 Third Avenue West
Suite 300
Bradenton, FL 34206

RE: Terra Ceia Bay Golf & Tennis Club
    Information (Parcel and Unit Counts)

Dear Mr. Prather:

Enclosed is a parcel count for the recently purchased out-parcels from Fru-Con Corporation to the Tom Little Trust, including designated number unit count per parcel (Resolution 96-25). This depicts available building units.

Please review this information and call me with questions or comments at (941) 721-4017.

Sincerely,

Gerald J. Snyder

Enclosures
GJS:cas
March 14, 2003

VIA FACSIMILE 941/721-4017
Gerald J. Snyder
199 Bimini Drive
Palmetto, FL 34221

VIA FACSIMILE 727/346-0766
Barrie Romkey
5160 Colony Court, Unit 203
Kipps Colony Court
Gulfport, FL 33707

VIA FACSIMILE 941/722-5151
Whiting Preston
Manatee Fruit Company
P.O. Box 123
Palmetto, FL 34220

VIA FACSIMILE 941/729-0007
Margaret C. Tusing
Zirkelbach Construction
1415 10th Street West
Palmetto, FL 34221

Re: City of Palmetto; Terra Ceia Golf & Tennis Club a/k/a Palms of Terra Ceia, et.al. – Density Issue/Building No. 2
OFN: 0190/1
Fax

To: The Honorable Larry Bustle, Mayor and City Council

From: Alan Hardy Prather, Esquire

Fax: 941/723-4576  Pages: 3

Phone: 941/723-4570  Date: 3/14/03

Re: Terra Ceia Golf & Tennis Club  CC: Mary Jean Forrester 723-4576

Robert M. Schmitt 752-7789

Ref: Density/Building No. 2  OFN: 0190/1

□ Urgent □ For Review □ Please Comment □ Please Reply □ Please Recycle

Comments:

cc: VIA FACSIMILE 941/721-4017
Gerald J. Snyder

VIA FACSIMILE 727/346-0766
Barrie Romkey

VIA FACSIMILE 941/722-5151
Whiting Preston

VIA FACSIMILE 941/729-0007
Margaret C. Tusing

Hard Copy Will ___ Will Not ___ Follow

THE INFORMATION CONTAINED IN THIS TRANSACTION MAY BE ATTORNEY PRIVILEGED AND CONFIDENTIAL. IT IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPY OF THIS COMMUNICATION MAY BE STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE, COLLECT, AND RETURN THE ORIGINAL MESSAGE TO THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. WE WILL REIMBURSE YOU FOR POSTAGE. THANK YOU.
March 14, 2003
Page 2

Dear Madam and Gentlemen:

The issue raised concerning the density for Building No. 2 at the Terra Ceia Golf & Tennis Club has been reviewed by the City's Interim Planner, Bob Schmitt, as well as by me, and a meeting was held Thursday afternoon with the Mayor to advise him of the various issues involved. Based on that review, it is the Mayor's intention to place this matter on the City Council agenda for March 31, 2003, at 4:00 P.M., or as soon thereafter as the matter may be heard, for discussion and consideration by the City Council. Both Mr. Schmitt and I will be in attendance to assist the City Council in understanding the background involved and the issues.

Because of the nature of this matter and the potential adverse impact it may have for certain parties, it is our strong suggestion that any individuals or entities that feel certain rights they may have in density at Terra Ceia development be in attendance either personally or with representatives. It is our further request that Ms. Tusing, based on her individual knowledge and participation with this project, also be in attendance to assist all parties in the City in trying to address the matter.

Depending on the issues addressed and the desire of the City Council, this matter may ultimately require further action. Regardless, we appreciate your assistance and patience in trying to address the issues involved.

Very truly yours,

Alan Hardy Prather

/bap
cc: The Honorable Lawrence E. Bustle, Mayor
     City Council
     Mary Jean Forrester, Interim City Clerk
     Robert M. Schmitt, AICP

Signed in Attorney's Absence
To Avoid Delay in Mailing
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164 Units  
(Resolution 96-25)
Terra Ceia Bay Golf & Tennis Club

P.U.D.I. Analysis City of Palmetto Resolution 96-25

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-473 Built to date (see attached description)
327 (see attached “B” Manatee Appraiser’s map)

-164 * Tom Little Trust (parcels # 1, 2, 3 purchased from Fru-Con Corp.,
December 2002)

163 Units remaining (not built)
-93 Building # 2 (3.2 acre parcel next to Ten Downing Street condos)

70 Units left for future development in P.U.D.I.

*See parcel description for Tom Little Trust purchase from Fru-Con Corp., December 2002
next page.
PETITION TO CHANGE STREETS FROM NUMBERED TO NAMED
RIVIERA DUNES RESORT & YACHT CLUB

November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets, Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:

1. [Signature] Date 11-06-02

2. ________________________________

3. ________________________________

Address:

Palmetto 1740 S. E.
November 6, 2002

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Petitioner:

1. Charles Castello
2. [Signature]
3. [Signature]

Address:

Lot 11 33 Riviera Dunes Palmetto

Date [Signature]
Riviera Dunes
Suggested Street Names

Mariner Court
Windward Court
Moorings Court
Lagoon Court
Guard Gate
Harborside Drive
Waterside Drive
Island Drive

CASTELLANI  CHANCE
DVP COT 33
November 6, 2002

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Petitioner:

1. [Signature]
   Date: 11-4-02

2. [Signature]

3. [Signature]

Address:

901 3RD STREET
PACMETTO, FL 34221
PETITION TO CHANGE STREETS FROM NUMBERED TO NAMED
RIVIERA DUNES RESORT & YACHT CLUB

November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s "Streets, Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:

1. Palm Trees
   Date 11-1-02
2. Mariner
3. Birds

Address:

 Current: 2607 META DR., SAN JOSE CA 95130
 at RD: 208 12TH AVE. E., PALMETTO, CA 34221

THOMAS ROMAK [Signature]
MARY BETH ROMAK [Signature]
November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets. Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:

1. [Signature]
   Date 11/14/02
2. [Signature]
   11/14/02
3. [Signature]

Address:

903 3rd St. East
Palmetto, FL 34221

Harborside Drive IS Fine!!!
PETITION TO CHANGE STREETS FROM NUMBERED TO NAMED
RIVIERA DUNES RESORT & YACHT CLUB

November 6, 2002

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Petitioner:

1. (Cody Gautier) Date: November 6, 2002
2. 
3. 

Address:

1405 N.W. Kterra
Kansas City, MO 64152

We prefer the mariner's names.

Thanks for your help.
PETITION TO CHANGE STREETS FROM NUMBERED TO NAMED
RIVIERA DUNES RESORT & YACHT CLUB

November 6, 2002

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Petitioner:
1. [Signature]
2. [Signature]
3. [Signature]

Date: 9/6/02

Address:
927 3rd St. E
Palmetto, Fl. 34221
November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets, Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:
1. [Signature]
   Date: 11/6/02
2. [Signature]
3. [Signature]

Address:
909 3rd St. E.
Palmetto, FL 34221
November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets, Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:

1. [Name]

2. [Name]

3. [Name]

Address:

[Address]

[City, State, Zip]
November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets. Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:

[Signature]

Date

Address:

[Address]

[Address]
PETITION TO CHANGE STREETS FROM NUMBERED TO NAMED
RIVIERA DUNES RESORT & YACHT CLUB

November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such, we the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets, Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:

1. _______________________________ Date _____________

2. _______________________________

3. _______________________________

Address:

______________________________
______________________________
Riviera Dunes
Suggested Street Names

Mariner Court
Windward Court
Moorings Court
Lagoon Court
Guard Gate
Harborside Drive

Island Drive
Waterside Drive
November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets. Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:

1. [Signature]
   Date 11/9/02

2. [Signature]

3. [Signature]

Address:

1009 3rd St. East
Palmetto FL 34221

We vote for the “Mariner Names”

Thank you
PETITION TO CHANGE STREETS FROM NUMBERED TO NAMED
RIVIERA DUNES RESORT & YACHT CLUB

November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets, Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:

1. ___________________________ Date ____________
2. ___________________________
3. ___________________________

Address:

161 1st Street East
Palmetto, Fl 34221
Mariner Court
Windward Court
Moorings Court
Lagoon Court
Harborside Drive
Waterside Drive
Island Drive

Riviera Dunes
Suggested Street Names

Guard Gate
PETITION TO CHANGE STREETS FROM NUMBERED TO NAMED
RIVIERA DUNES RESORT & YACHT CLUB

November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets, Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:

1. [Name]

Date 11/30/2002

2. [Name]

Address:

[Address]

Palmetto, FL 34221
PETITION TO CHANGE STREETS FROM NUMBERED TO NAMED
RIVIERA DUNES RESORT & YACHT CLUB

November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets. Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:
1. [Signature]  Date 10/30/2002
2. [Signature]
3. [Signature]

Address:
1104 Third St. East
Palmetto, Florida 34221

We like the mariner names most but we really think the selections are good.
November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets. Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:

1. Elizabeth King

2. Bernadette Young

3. ________________________________

Address:

1156 3rd St. East (Riviera Dunes)
Palmetto Fl. 34221
Riviera Dunes is a waterfront community; it is our opinion the street names should reflect this fact. [Handwritten note: Meet names of our choice.]

Signed: [Handwritten signature]
PETITION TO CHANGE STREETS FROM NUMBERED TO NAMED
RIVIERA DUNES RESORT & YACHT CLUB

November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets, Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:
1. [Signature]  Date 11/4/02
2. [Signature]
3. [Signature]

Address:
123 12th Street or 123 Waterside Dr.
123 12th St or 123 Waterside Dr.
PETITION TO CHANGE STREETS FROM NUMBERED TO NAMED
RIVIERA DUNES RESORT & YACHT CLUB

November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets. Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:
1. [Signature] Date __/__/2002
2. [Signature]
3. [Signature]

Address:
[Address]
[Signature]
Riviera Dunes
Suggested Street Names

Mariner Court

Windward Court

Moorings Court

Lagoon Court

Guard Gate

Harborside Drive

Waterside Drive

Island Drive
November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets, Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:
1. Vincent R. Silvoni
2. Jeannie A. Silvoni
3. __________________________

Address:
809 3rd St East
Palmetto, FL 34221

#1 Choice Palm Names
#2 Choice Nautical Names
#3 Choice Bird Names
November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets, Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:

1. [Signature]
   Date: 1-4-02

2. [Signature]

3. [Signature]

Address:

50120 Cumberland Ln
Spring Hill, FL 34607
November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s "Streets. Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:

1. [Signature]  
   [Address]

2. [Signature]  
   [Address]

3. [Signature]  
   [Address]

Date 11/6/02

Current address: 4501 Heartwood Blvd.
   Greenwood, SC 29648
PETITION TO CHANGE STREETS FROM NUMBERED TO NAMED
RIVIERA DUNES RESORT & YACHT CLUB

November 6, 2002

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Petitioner:

[Signatures]

Date 11-16-02

Address:

[Address]

[Address]
Riviera Dunes
Suggested Street Names

Mariner Court
Windward Court
Moorings Court
Lagoon Court
Guard Gate
Harborside Drive
Waterside Drive
Island Drive
November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets. Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:

1. __________________________________________________________________________

2. __________________________________________________________________________

3. __________________________________________________________________________

Address:

_____________________________________________________________________________

_____________________________________________________________________________
Riviera Dunes
Suggested Street Names

Canary Palm Court
Canary Palm Court
Coconut Palm Court
Coconut Palm Court
Sego Palm Court
Sego Palm Court
Queen Palm Court
Queen Palm Court
Guard Gate
Guard Gate

Harborside Drive
Harborside Drive

Waterside Drive
Waterside Drive

Island Drive
Island Drive
PETITION TO CHANGE STREETS FROM NUMBERED TO NAMED
RIVIERA DUNES RESORT & YACHT CLUB

November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets, Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:

1. Mary Hird
   Date 12-31-12
2. ______________________________
3. ______________________________

Address:

308 11TH Ave EAST
PALMETTO, FL 34221
Riviera Dunes
Suggested Street Names

Mariner Court
Windward Court
Moorings Court
Lagoon Court
Guard Gate

Harborside Drive

Island Drive

Waterside Drive
PETITION TO CHANGE STREETS FROM NUMBERED TO NAMED
RIVIERA DUNES RESORT & YACHT CLUB

November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets. Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:
1. [Signature] James W. Ramsey
2. [Signature] Jeanie W. Ramsey
3. 

Date October 5, 2002

Address:
6015 Kipps Colony Drive East
Gulfport, FL 33707
November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets, Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:

1. 

2. 

3. 

Address: 


Date 11/1/02
PETITION TO CHANGE STREETS FROM NUMBERED TO NAMED
RIVIERA DUNES RESORT & YACHT CLUB

November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets. Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:
1. Thomas H. Rose
2. Anne A. Rose
3. __________________________

Address:
117 12th Ave East
Palmetto, FL 34221

Date 11/4/02
PETITION TO CHANGE STREETS FROM NUMBERED TO NAMED
RIVIERA DUNES RESORT & YACHT CLUB

November 6, 2002

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Petitioner:

1. [Signature] Date 11/6/02

2. [Signature]

3. [Signature]

Address:

[Address]

[Address]
PETITION TO CHANGE STREETS FROM NUMBERED TO NAMED
RIVIERA DUNES RESORT & YACHT CLUB

November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets, Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:
1. Date
2. 
3. 

Address:
302 10th Ave East
Palmetto, Riviera Dunes

Date Oct 31, 02
Riviera Dunes
Suggested Street Names

Canary Palm Court
Coconut Palm Court
Sego Palm Court
Queen Palm Court
Guard Gate

Harborside Drive

Waterside Drive

Island Drive
November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets, Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:

1. [Signature]
2. [Signature]
3. [Signature]

Date [Signature]

Address:

2671 10th Ave E
Palmetto, FL 34221
Riviera Dunes
Suggested Street Names

Mariner Court
Windward Court
Moorings Court
Lagoon Court
Guard Gate
Harborside Drive
Waterside Drive
Island Drive
PETITION TO CHANGE STREETS FROM NUMBERED TO NAMED
RIVIERA DUNES RESORT & YACHT CLUB

November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets, Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:
1. [Signature]
2. [Signature]
3. [Signature]

Date 11/4/02

Address:
305 10th Ave
November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets, Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:
1. [Signature] Michael Holland [Signature] Date 04 NOV 02
2. [Signature] Alana Holland
3. [Signature]

Address:

304 9th Ave East
Palmetto, FL 34221-4257
PETITION TO CHANGE STREETS FROM NUMBERED TO NAMED
RIVIERA DUNES RESORT & YACHT CLUB

November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto's "Streets. Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:
1. [Signature]
   Date 11-1-02
2. __________________________
3. __________________________

Address:
301 10th Ave. East
Palmetto, FL 34221
Riviera Dunes
Suggested Street Names

Mariner Court
Windward Court
Moorings Court
Lagoon Court
Guard Gate
Harborside Drive
Waterside Drive
Island Drive
November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets, Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:

1.__________________________ Date _____________

2.__________________________

3.__________________________

Address:

__________________________

__________________________
Riviera Dunes
Suggested Street Names

Canary Palm Court
Coconut Palm Court
Sego Palm Court
Queen Palm Court
Guard Gate

HARBORSIDE Drive

Waterside Drive

Island Drive
November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s "Streets, Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:
1. [Signature]
2. Betty Van Dyke
3. [Signature]

Address:
307 - 8th Ave E.
November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets, Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:
1. [Signature]
   Date 11-04-02

2. [Signature]

3. [Signature]

Address:
308 8th Ave East
Palmetto, FL 34221
November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets. Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:

1. James T Bailey
2. Tracie P Bailey
3.______________________________

Address:

302 7th Ave E
Palmetto, FL 34221
November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s "Streets, Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:
1. [Signature]
2. [Signature]
3. [Signature]

Date October 30, 2002

Address:
303 1st Avenue E.
Palmetto, Florida 34221
Dear [Name],

Jackie and Dick Mueller
303 9th Ave E
Palmetto, Florida
34221
November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets, Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:

1. ___________________________ Date ___________________________
2. ___________________________
3. ___________________________

Address:

Temporary Address:

4506 Riverview Blvd
Brandon, FL 34207

Permanent Address:

204 Livingston Rd
Brandon, FL 34207
November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets, Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:

1. ___________________________ Date 3/8/2002
2. ___________________________
3. ___________________________

Address:

___________________________________________
___________________________________________
November 6, 2002

As a resident(s) and property owner(s) in the subdivision known as Riviera Dunes, located in Palmetto, Florida, 34221, I (we) hereby petition the City of Palmetto to rename the streets located within the parameters of this subdivision as indicated on the following map. Riviera Dunes is a walled and gated, planned development. As such we, the residents, qualify for the name change requested herein as per the City of Palmetto’s “Streets, Sidewalks, and Other Public Places, Article II, Section 25-35. The southern portions of this development have been given the street name of Island Drive. We therefore request the northern and eastern portions of the development also be named streets to maintain consistency within our planned community.

Petitioner:

1. ____________________________ Date ________

2. ____________________________

3. ____________________________

Address:

__________________________

__________________________