

R-86-323

Resolution Granting An Amendment To
The Development Order For Cooper
Creek Center (R-86-235)

RECORDED 12-23-86
PAGE NO. 145
MINUTE BOOK NO. 37

WHEREAS, Wilbur Boyd Corporation (hereinafter "WBC"), in accordance with Section 380.06, Florida Statutes, filed an Application for Development Approval (hereinafter "ADA") and was subsequently granted a Development Order (R-86-235) approving a Development of Regional Impact (hereinafter "DRI No. 14") (also known by Tampa Bay Regional Planning Council DRI No. 103); and

WHEREAS, WBC filed an application for an amendment to the Development Order (R-86-235); and

WHEREAS, WBC proposes to develop a Planned Development Commercial (hereinafter "PDC"), and a Planned Development Industrial (hereinafter "PDI"), and a Planned Development Residential (hereinafter "PDR") upon real property located in Manatee County, Florida and owned by WBC as described in Exhibit "A-1", made a part hereof; and

WHEREAS, pursuant to Section 401F, Manatee County Comprehensive Zoning and Land Development Code, and Section 380.06(19)(f)3., Florida Statutes, a notice of public hearing to consider whether the proposed amendment to the Development Order constituted a substantial deviation pursuant to Chapter 380.06 (19) Florida Statutes was duly published; and

WHEREAS, upon publication and furnishing notice, public hearing in these proceedings was held on October 15, 1986, November 5, 1986, and November 12, 1986, before the Manatee

556-113

Page -2-

Cooper Creek Center Resolution (DRI No. 14)

County Planning Commission and on November 13, 1986 and November 20, 1986, before the Board of County Commissioners of Manatee County, Florida; and

WHEREAS, the Board of County Commissioners did find that the proposed amendments to the site plan do not constitute a substantial deviation pursuant to Chapter 380.06(19) Florida Statutes; and

WHEREAS, pursuant to Section 401F Manatee County Comprehensive Zoning and Land Development Code a notice of public hearing to consider the amendment to the Development Order was duly published; and

WHEREAS, upon publication and furnishing Notice, public hearing in these proceedings was held on December 17, 1986 and December 19, 1986, before the Manatee County Planning Commission and on December 23, 1986, before the Board of County Commissioners of Manatee County, Florida; and

WHEREAS, all parties at public hearings were accorded the opportunity to present evidence and argument on all issues, conduct cross-examination and submit rebuttal evidence and any member of the general public requesting to do so was given an opportunity to present written or oral communications; and

WHEREAS, said Board of County Commissioners and said Planning Commission have considered the testimony, reports and other documentary evidence submitted at said public hearings by WBC, TBRPC, Manatee County staff agencies and various persons in attendance at said public hearings; and

WHEREAS, said Board of County Commissioners has received and considered the recommendation of the Manatee County Planning Commission; and

WHEREAS, said Board of County Commissioners, having considered all of the foregoing and being fully advised and informed in the premises;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Manatee County, Florida, that said Board makes the following findings of fact:

1. Notice of Public Hearing in these proceedings was duly published in the Bradenton Herald, a newspaper of general circulation in Manatee County, Florida, pursuant to Section 380.06(19) Florida Statutes, and Section 401F, Manatee County Comprehensive Zoning and Land Development Code, and proof of such publication has been duly filed in these proceedings.

2. The real property involved in this development and owned by WBC is located in Manatee County, Florida, described in Exhibit "A-1", and made a part hereof.

3. Upon consideration of all matters in Section 380.06(19), Florida Statutes, and the Manatee County Comprehensive Zoning and Land Development Code, and other applicable provisions of local and state law, the Commission has determined that as conditioned by the approval hereby granted the amendment to the Development Order (R-86-235) does not constitute a substantial deviation pursuant to Chapter 380.06(19) Florida Statutes.

BE IT FURTHER RESOLVED, by the Commission, as to conclusions of law, that the proceedings have been conducted pursuant to the provisions of the Manatee County Comprehensive Zoning and Land Development Code (LDC) and Chapter 380, Florida Statutes (FS), and that Wilbur Boyd Corporation has sustained and proved all the material allegations and assertions made in its Petition to Amend Conceptual Development Plan and Development Order for Cooper Creek Center (the "Petition") and, therefore the Commission hereby approves and grants the Petition, subject to the following conditions:

A. DEFINITIONS

Note: An asterisk (*) indicates that the word is defined.

A.(1) "Acceptable Level of Service*" shall, for links and intersections in Manatee County, Florida, mean Level of Service "C" on an average daily basis, or "D" on a peak hour basis, as provided in Policy 9-1.C of the Manatee County Comprehensive Plan (Ordinance 80-4 as amended). Level of Service "D" shall be measured on a peak hour basis as determined by the Highway Capacity Manual (1985) or Transportation Research Circular 212 (1980) or the most current manual in accordance with guidelines acceptable to Manatee County. Level of Service "C" capacity on an average daily basis shall be calculated either as 10 times the peak hour level of Service "D" capacity, or if actual data is available to determine the "K" factor, then on the basis of the "K" factor. Acceptable Level of Service for links and intersections in Sarasota County, Florida, shall mean Level of Service "C" on an average daily basis ("D" on a peak hour basis), which shall be measured as provided in this paragraph. Where a link or intersection in either County is operating at Level of Service "D" on an average daily basis ("E" on a peak hour basis) on the effective

date of this Resolution, then the Acceptable Level of Service in the affected County for that link or intersection shall mean Level of Service "D" on an average daily basis ("E" on a peak hour basis).

- A.(2) "Conceptual Master Development Plan*" shall be defined as the graphic depiction of the development described in the Cooper Creek Center Master Land Use Plan Phase One dated June, 1985, and incorporated by reference into the Development Order* as revised and approved in accordance with the terms of this Resolution. This plan fulfills the requirements for a Conceptual Development Plan under the Manatee County Comprehensive Zoning and Land Development Code. A copy of the Conceptual Master Development Plan* is attached as Exhibit A and made a part hereof. This Plan depicts the development described in the approved Development Order* as amended hereby and includes the following land uses: 120,000 square feet of office; 400,000 square feet of industrial/R & D/warehouse; 530,000 square feet of commercial; 400 hotel rooms; and 412 residential units.

-
- A.(3) "County Transportation Authority*" shall be defined as the County Division of Highways, Department of Public Works or whatever County entity is responsible for roadway approvals.
- A.(4) "Development Approval*" shall mean any approval for development granted through the Preliminary Development Plan, Site Development Plan*, Final Site Plan processes or construction drawing approval where site plans are not required; except in the case of a Development of Regional Impact, approved or modified after October 1, 1986, the assignment of offsite transportation trips approved or conditionally approved in a Specific Phase Approval* shall also be deemed a "Development Approval" for Traffic Study* purposes.
- A.(5) "Development Order*" shall mean the Resolution Granting a Development Order for Cooper Creek Center, Resolution No. R-85-236, effective January 13, 1986.
- A.(6) "Final Master Development Plan*" shall be defined as the Preliminary Master Development Plan*, further specified for final design standards and construction drawings for

"Horizontal Development*" (onsite roadway, water, drainage, landscaping, sewer, communication and utility improvements) for the Cooper Creek Center-Phase One.

- A.(7) "Horizontal Development*" shall mean and shall be deemed to include the construction of any and all improvements required to serve Vertical Development*, e.g., roadway, drainage, landscaping, water, sewer, communication, utilities, etc.
- A.(8) "Phase*" or "Development Phase*" shall mean development defined in terms of square footage of building construction or trips generated by such construction, proposed or approved pursuant to a traffic study.
- A.(9) "Preliminary Master Development Plan*" shall be defined as the Conceptual Master Development Plan* and specific design standards to be proposed by Cooper Creek.
- A.(10) "Site Development Plan*" shall be defined as any preliminary plat, final plat, preliminary development plan, or final site development plan to be submitted for consideration of approval pursuant to the LDC.

- A.(11) "Subsequent Development Property*" shall be defined as that portion of the Cooper Creek Center property described in Manatee County Zoning Ordinance Z-83-12, not included in Cooper Creek Center Phase One as described in the Development Order*.
- A.(12) "Traffic Study*" shall mean a report presented by the developer; using a methodology acceptable to the County Transportation Authority, Florida Department of Transportation and Tampa Bay Regional Planning Council. Such study will be designed to determine if the proposed development will reduce daily or peak hour Level of Service, on any of the roadway segments identified in Table 1, to below an Acceptable Level of Service*. Any such Traffic Study* shall consider traffic to be generated by the proposed Phase*, existing traffic and traffic anticipated from prior Development Approvals*.
- A.(13) "Transportation Impact Area*" shall be defined as the area receiving transportation impacts as result of the development described in the ADA. The Transportation Impact Area is specifically listed in Table I and generally depicted in Exhibit B which is incorporated and made a part hereof.

A.(14) "Vertical Development*" shall mean and shall be deemed to include the use of land for construction of new residential units, new commercial units, or new industrial units; and reconstruction of commercial units or industrial units; and additions to existing commercial units or industrial units.

A.(15) "Warranted*" shall mean a determination by the County based on generally accepted transportation engineering practices that the Acceptable Level of Service* cannot be maintained on a roadway segment or intersection without the construction of a transportation improvement required by this Development Order. All vehicle trips on the roadway segment or intersection shall be counted regardless of their source in making this determination and not merely the trips generated by Cooper Creek Center.

B. AMENDED DEVELOPMENT ORDER

B.(1) This Resolution grants approval of the Petition as to Cooper Creek Center-Phase One as depicted on the Conceptual Master Development Plan* incorporated and made a part hereof as Exhibit A. The Development Order* is hereby amended in accordance with and subject to the terms and

conditions set forth in this Resolution. The changes in the development and the provisions of the Development Order* approved by this Resolution have been determined by the State of Florida Department of Community Affairs, the Tampa Bay Regional Planning Council and Manatee County to not constitute a substantial deviation requiring further development-of-regional-impact review pursuant to Section 380.06 (19) F.S. However no Vertical Development* other than the Phase One development, as defined in paragraph 4 on page 5 of this Resolution which is authorized for immediate development shall be carried out if such development would result in a degradation of the Acceptable Level of Service* on the regional facilities listed in Table 1 included in this Resolution. Further approvals as to the Subsequent Development Property* are subject to development review and approval pursuant to Chapter 380 F.S. which will require submission of Traffic Studies* as described in the Transportation Conditions.

- B.(2) Transportation Conditions are a limiting factor in granting any and all Development Approvals. Therefore, infrastructure capacity to potentially serve more than the gross square footage of Vertical Development* described in Table 2 of the Transportation Conditions section of this

Order, hereinafter referred to as Phase One, may be constructed at the developer's risk and shall not be construed to vest Vertical Development* beyond that amount.

C. TRANSPORTATION CONDITIONS

C.(1) The transportation study area for Cooper Creek Center Traffic Studies* shall have the following limits:

North Boundary	State Road 70
East Boundary	I-75
South Boundary	Fruitville Road
West Boundary	Old 301 (15th St. E.)

C.(2) The Acceptable Level of Service* in accordance with the technical guidelines acceptable to the Tampa Bay Regional Planning Council and the Department of Community Affairs, shall be maintained at all of the intersections listed in Table I.

C.(3) Traffic Studies* will be required for approvals as to Subsequent Development Property* pursuant to Chapter 380.06 F.S. Such studies shall be designed to determine if the net traffic generated by the proposed development in combination with prior approvals of this project will be 5% (or whatever greater percentage may be employed from time to time by the Tampa Bay Regional Planning Council and Manatee County) or greater than the Acceptable Level of Service* capacity and will reduce the Acceptable Level of Service* on any intersection listed in Table I or in the study area identified in paragraph C.(1) and generally depicted on Exhibit B. Such studies shall use a methodology consistent with generally accepted transportation engineering practices, the methodology used to define Phase One, and be acceptable to the County Transportation Authority*, Florida Department of Transportation and Tampa Bay Regional Planning Council. Any such Traffic Study* shall consider traffic to be generated by the proposed development existing traffic and traffic anticipated from all prior Development Approvals* impacting the same roadway.

TABLE I

IMPACTED TRANSPORTATION FACILITIES (1986 TO 1990)

These roadway intersections have been identified pursuant to Chapter 380.06 F.S. as receiving from the Cooper Creek Center, Phase One five percent or greater percentage of the Level of Service "C" daily or "D" peak hour capacity.

INTERSECTIONS

1. New U.S. Route 301 and State Route 70
2. New U.S. Route 301 and University Parkway
3. University Parkway and Tuttle Avenue
4. University Parkway and Lockwood Ridge Road
5. University Parkway and Whitfield Road
6. University Parkway and DeSoto Road
7. University Parkway and Cooper Creek Center Access Drives
8. University Parkway and I-75 ramps (interchanges)
9. DeSoto Road and Tuttle Avenue
10. DeSoto Road and Lockwood Ridge Road
11. DeSoto Road and U.S. Route 301

- C.(4) No portion of the Subsequent Development Property* shall receive approval if the approval which, in conjunction with existing traffic and traffic anticipated as a result of other Development Approvals*, will have a probable result of causing or significantly contributing to a degradation of the Acceptable Level of Service* existing on the intersections listed in Table I or in the study area identified in paragraph C.(1) at the time approval is sought unless funding commitments are in place as provided in paragraph C.(9) hereof.
- C.(5) The square footage totals and off-site transportation trips described herein and set forth below in Table 2 constitute Phase One and are hereby approved subject to approval of Site Development Plans* under applicable County ordinances and as may be modified by compliance with Item #3 of the General Conditions of this Resolution.
- C.(6) Wilbur Boyd Corporation, its successors, assigns or transferees, shall provide the transportation improvements for Phase One described in Exhibit C when Warranted*. There shall be no approvals granted as to the Subsequent Development Property* unless the transportation improvements required for Phase One have been completed or

such improvements are determined as not Warranted* under Traffic Studies* required for such approvals. Wilbur Boyd Corporation, its successors, assigns or transferees, also shall prepay transportation component impact fees for Phase One Vertical Development* in an amount of \$1,040,000.00 less any transportation component impact fees previously paid, in accordance with the Fee Agreement entered into with Manatee County, incorporated herein by reference. Such impact fees shall be credited against transportation component fees subsequently due Manatee County. Such payment shall not prevent Manatee County from revising or increasing the impact fees due from the developer as provided in Ordinance 86-09, to which these advance sums are applied. The provisions of the fee agreement shall supersede and take precedence over the conflicting provisions of this Development Order*.

- C.(7) The developer shall submit construction drawings for infrastructure within eighteen (18) months of Development Order approval for Phase One and shall complete or demonstrate substantial progress toward building permit application or fifty percent (50%) of the development totals set forth below in Table 2 within five (5) years of

Development Order approval. Failure to meet this schedule may require a revised and updated Traffic Study* prepared in accordance with the provisions of Paragraph C.(2) to demonstrate that Acceptable Levels of Service* are still projected to exist at the time building permits are issued. In the event substantial progress toward building permit applications for 50% of the Vertical Development described in Table 2 of this paragraph is demonstrated by the developer, the developer may nevertheless be required to prepare a revised and updated Traffic Study* pursuant to this paragraph if building permits for 50% of the Vertical Development described in Table 2 shall expire for any reason other than completion of development or for reasons or causes beyond the control of the developer. The determination that a revised and updated Traffic Study* is required shall be made by the Board of County Commissioners at a public hearing with notice to the developer upon recommendation by the Director of Planning and Development after consultation with the County Traffic Authority*.

If the Traffic Study* indicates that an Acceptable Level of Service* is not being maintained, failure to meet the time schedule set forth above shall, at the option of the Board

of County Commissioners, result in the withholding of future building permits for Phase One until an Acceptable Level of Service* is obtained.

Failure to comply with the time schedule set forth above, shall not be presumed to be a substantial deviation pursuant to Chapter 380.06(19) FS.

TABLE 2

LAND USE DEVELOPMENT TOTALS AND
OFF-SITE TRANSPORTATION TRIPS

PHASE ONE

	<u>LAND USE</u>	<u>SQUARE FEET</u>	<u>OFF-SITE PM PEAK HOUR NET VEHICLE TRIPS</u>
1.	Residential	412 Units	278
2.	Industrial	400,000 S.F.	422
3.	Office	120,000 S.F.	217
4.	Commercial	530,000 S.F.	1,893
5.	Hotel	400 Rooms	<u>261</u>
			3,052

Tradeoffs between the land uses set forth above may be granted by the County provided the total number of off-site transportation trips set forth above is not exceeded as determined at time of Site Development Plan* review.

C.(8) Maintenance of Acceptable Level of Service* on the intersections listed in Table 1 or in the Study Area identified in paragraph C.(1) shall be verified by the developer to the satisfaction of the County Transportation Authority* as part of each annual report as required by Chapter 380.06 (16) FS.

C.(9) If the Traffic Studies*, required in Paragraph C.(3) above, show that Acceptable Levels of Service* are not being maintained on the intersections listed in Table 1 or in the study area identified in Paragraph C.(1) above then Manatee County government shall withhold further approvals as to the Subsequent Development Property* until traffic commitments for the improvements necessary to achieve the Acceptable Levels of Service* have been obtained which will assure the construction of the roadway segment(s) prior to the anticipated build out of the Phase* for which approval is sought. This provision shall not be construed so as to obligate Manatee County to participate in the construction

or funding for construction of said improvements except when said improvements are identified in the County's Capital Improvement Plan.

D. DRAINAGE CONDITIONS

D.(1) Paragraph 1.E of the Water Quality conditions of the Development Order* is revised to provide as follows:

E. If the monitoring programs show a significant degradation in water quality as a result of development activity, no further building permits shall be issued in the portion of the development causing or significantly contributing to the significant degradation until measures have been instituted to correct the water quality violations. Significant degradation is defined as a significant increase in the concentration of a water quality parameter over pre-development base line values or as defined by State law, whichever is more restrictive.

D.(2) Prior to commencement of construction, the developer shall obtain approval of a monitoring program from the Director of the Manatee County Pollution Control Department. Beginning prior to approval of Final Master Development Plan and continuing thereafter until buildout, the developer shall fund an independent water quality monitoring program for this project as approved by the County. The monitoring program shall include monitoring for copper and zinc.

E. SOUTHEAST TASK FORCE RECOMMENDATIONS

E.(1) Development of Cooper Creek Center shall be in accordance with the policies and long term implementation of the Southeast Task Force Recommendations, provided however, that the Recommendations are to be applied as general guidelines which shall be satisfied by development in accordance with the specific criteria set out in the Recommendations for interim implementation, or with generally recognized best management practices that satisfy the long term implementation Recommendations. Where the clear intent of the Recommendations is the non-degradation of any natural system, best management practice shall ensure non-degradation.

F. GENERAL CONDITIONS

F.(1) Manatee County Zoning Ordinance 2-83-12(R) incorporated herein and made a part by reference. The Conceptual Master Development Plan* attached as Exhibit A is hereby accepted and approved.

F.(2) The OFF-SITE FACILITY DEVELOPMENT FEE CONDITIONS as contained in the Development Order* are deleted and replaced with the following condition:

The Wilbur Boyd Corporation, its successors, assigns and transferees, shall comply with and be subject to the Manatee County Impact Fee Ordinance No. 86-09 as adopted on June 27, 1986, and hereafter amended by the Board of County Commissioners of Manatee County.

F.(3) If more than five years shall elapse between approval of this Order and commencement of actual development under County development approval, or if any five-year period shall expire without significant development activity on the site the County Commission may conduct a public hearing in accordance with Section 401F.1. and 2. of the LDC and may, at its option, based on testimony presented at that

hearing, rescind any and all approvals granted herein except where the failure to carry out development is attributable to the factors beyond the control of the developer (such as the unavailability of permits because of inadequate public facilities, other than those which are the developer's responsibility to construct, or for any other similar reason). For the purposes of this provision, "significant development" shall be the actual construction of site improvements or buildings as a part of an ongoing effort to prepare improved land or buildings for sale, lease or use.

- F.(4) All provisions of the Development Order* and Manatee County Zoning Ordinance Z-83-12(R) not amended hereby shall remain in full force and effect. In the event of a conflict between a provision of the Development Order* or Manatee County Zoning Ordinance Z-83-12(R) and this Resolution, this Resolution shall be controlling.

Page -24-
Cooper Creek Center Resolution (DRI No. 14)

ADOPTED with a quorum present and voting this the 23 day of
December 1986.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By: Westwood H. Fletcher, Jr.
Westwood H. Fletcher, Jr.
Chairman

ATTEST: R. B. Shore
Clerk of the Circuit Court

Richard H. Ashley
By: Richard H. Ashley
Chief Deputy Clerk

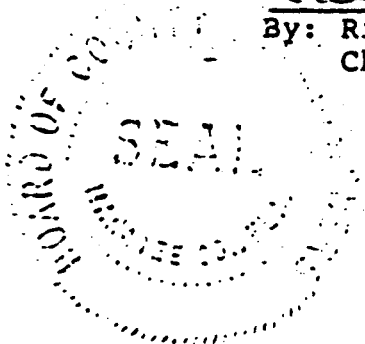


EXHIBIT A-1

Legal Description

COCOPER CREEK
OVERALL

DESCRIPTION:

FROM THE S.W. CORNER OF SECTION 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, BEING ON THE NORTH RIGHT OF WAY LINE OF COUNTY LINE ROAD, RUN S 89°24'05" E (WITH BEARINGS REFERRED TO GRID NORTH OF THE WEST ZONE OF THE FLORIDA STATE PLANE COORDINATE SYSTEM), ALONG THE SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 303.59 FEET TO THE POINT OF BEGINNING; THENCE N 00°20'30" W, PARALLEL WITH AND 303.55 FEET EASTERLY OF THE WEST LINE OF SECTION 36, A DISTANCE OF 5343.35 FEET; THENCE N 02°45'45" E, PARALLEL WITH AND 303.55 FEET EASTERLY OF THE WEST LINE OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 18 EAST, A DISTANCE OF 2674.17 FEET TO THE NORTH LINE OF THE S.W. 1/4 OF SAID SECTION 25; THENCE S 89°10'54" E, ALONG SAID NORTH LINE, A DISTANCE OF 2335.77 FEET TO THE WESTERLY RIGHT OF WAY LINE OF S.R. 93 (I-75, SECTION 13075-2402); THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE (AND INTERSECTION RIGHT OF WAY) THE FOLLOWING EIGHT COURSES: VIZ: S 13°40'31" E, A DISTANCE OF 6145.63 FEET; AND S 09°40'31" E, A DISTANCE OF 518.74 FEET, TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3180.04 FEET; AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°30'18", A DISTANCE OF 638.55 FEET; AND S 04°37'06" W, A DISTANCE OF 450.00 FEET, TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 216.00 FEET; AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°40'21", A DISTANCE OF 315.44 FEET, TO THE P.T. OF SAID CURVE; AND S 88°17'27" W, A DISTANCE OF 628.42 FEET; AND N 89°25'07" W, A DISTANCE OF 298.24 FEET; AND S 00°34'53" W, A DISTANCE OF 2.00 FEET, TO THE ABOVE DESCRIBED NORTH RIGHT OF WAY LINE OF COUNTY LINE ROAD; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING EIGHT COURSES: VIZ: N 89°25'07" W, A DISTANCE OF 440.34 FEET; AND N 89°24'06" W, A DISTANCE OF 7.33 FEET, TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 5865.58 FEET; AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°05'48", A DISTANCE OF 828.89 FEET, TO THE P.T. OF SAID CURVE; AND S 82°30'06" W, A DISTANCE OF 549.31 FEET; AND S 00°35'54" W, A DISTANCE OF 33.33 FEET; AND S 82°30'06" W, A DISTANCE OF 12.41 FEET, TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5626.58 FEET, AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°05'48", A DISTANCE OF 795.11 FEET, TO THE P.T. OF SAID CURVE; AND N 89°24'05" W, A DISTANCE OF 220.21 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTIONS 25 & 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

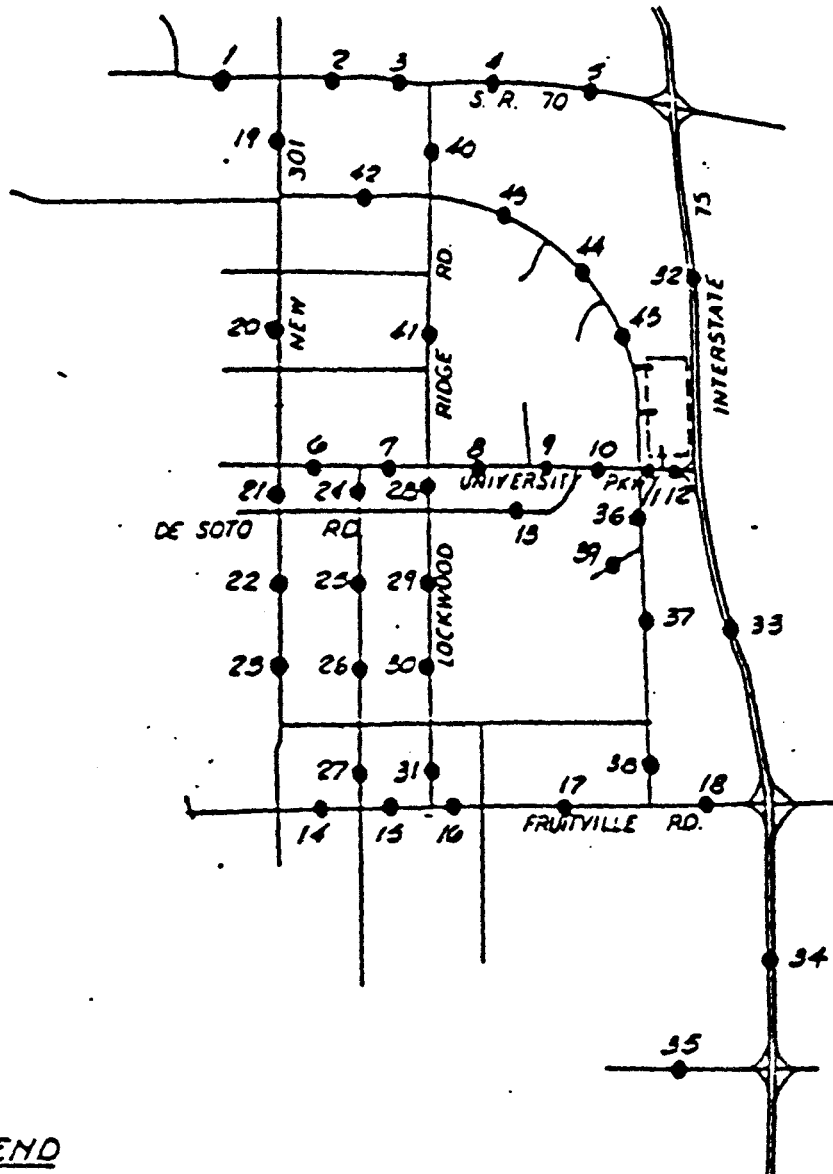
CONTAINING 604.68 ACRES, MORE OR LESS

EXHIBIT B

N



SCALE: 1" = 2 MI.



LEGEND

- 1 LOCATION NUMBER FOR REFERENCE TO TABLE 31-7

MAP J
COOPER CREEK
2000 STUDY NETWORK

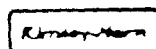


EXHIBIT C

Required improvements:

Construct a second northbound to westbound left turn lane on Interstate 75 exit ramp to University Parkway.