

R-93-300
COOPER CREEK CENTER DEVELOPMENT ORDER
RESOLUTION GRANTING AMENDMENTS TO R-85-236
AS AMENDED BY R-86-323, R-87-58 AND R-90-39

WHEREAS, the Board of County Commissioners approved Resolution R-85-236 adopting a Development Order for Cooper Creek Center on January 9, 1986; and

WHEREAS, the Board of County Commissioners approved Resolution R-86-323 adopting amendments to the Development Order for Cooper Creek Center on December 23, 1986 which amendments were found not to be a substantial deviation to the originally approved Development Order; and

WHEREAS, the Board of County Commissioners approved Resolution R-87-58 adopting amendments to the Development Order for Cooper Creek on February 10, 1987, which amendments were not found to be a substantial deviation to the originally approved Development Order; and

WHEREAS, the proposed change does not unreasonably interfere with the achievement of the objectives of the adopted State Land Development Plan; and

WHEREAS, the proposed change is consistent with the State Comprehensive Plan; and

WHEREAS, the proposed change will be consistent with the Manatee County Comprehensive Plan and the Manatee County Land Development Code; and

WHEREAS, the Developer has requested that the Development Order for Cooper Creek Center be further amended to provide for an extension of the effective buildout dates; and

WHEREAS, the proposed change will extend the buildout date by 4 years and 364 days for the Cooper Creek Center DRI until December 30, 1995; and

WHEREAS, the proposed change will extend the effective date of the development order by two years until January 13, 1998; and

WHEREAS, said Board of County Commissioners has considered all of the foregoing and has been advised and informed in the premises.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, that:

1. The Board finds that the proposed changes to phasing condition 2 and the effective date of R-85-236 are not a substantial deviation, that the amended conditions adequately address the impacts of the proposed changes to the Development Order.
2. Phasing condition 2 and item #4 on page 14 of R-85-236 are hereby amended to read in their entirety as follows:

PHASING CONDITION 2

Any significant departure, related to project build-out, from the phasing schedule set forth below, shall be subject to a substantial deviation determination review pursuant to Section 380.06, F.S. The buildout date shall be December 30, 1995. All Preliminary Site Plans submitted after December 16, 1993 shall fully comply with all provisions of the Comprehensive Plan then in effect. Wetland and stormwater management addressed in section E (1) of R-86-323, as amended, shall be reviewed for compliance with the Comprehensive Plan, which shall be deemed to be Best Management Practices that satisfies the Southeast Task Force Recommendations. Prior to approval of any final site plan, the applicant shall submit a traffic study to determine if an adequate level of service exists on all affected roadways and intersections.

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ITEM #4 ON PAGE 14 OF R-85-236

This Development Order shall be effective for a period of twelve (12) years from the date of the adoption of the Resolution granting this Development Order provided that the effective period may be extended by the Board upon a showing of good cause. This approval shall not be construed as a waiver of any Manatee County requirements for other necessary permit procedures, plat approvals, building permits, certificates of occupancy, or similar matters provided by Florida Statutes or Ordinances of Manatee County unless said requirements are specifically waived by stipulations attached to this Resolution.

3. All other provisions of Resolution R-85-236, as amended by Resolutions R-86-323, R-87-58, and R-90-39 shall remain in full force and effect. In the event there is an inconsistency between the terms of this Resolution and the Resolutions referred to above, the terms of this Resolution shall control.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 16th day of December, 1993, and corrected by Board of County Commissioners action this 5th day of April, 1994.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY: Stan Stephen
Chairman

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

[Signature]

THIS IS A CORRECTIVE DOCUMENT

STATE OF FLORIDA, COUNTY OF MANATEE

This is to certify that the foregoing is a true and correct copy of the documents on file in my office. Witness my hand and official seal this 14th day of

April 1994

R. B. SHORE
Clerk of Circuit Court

By: [Signature] D.C.