

**R-95-135
COOPER CREEK CENTER DEVELOPMENT ORDER
RESOLUTION GRANTING AMENDMENTS TO R-85-236
AS AMENDED BY R-86-323, R-87-58, R-90-39 & R-93-300**

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 Board of County Commissioners approved Resolution R-90-39 adopting amendments to the Development Order for Cooper Creek on March 29, 1990, which amendments were not found to be a substantial deviation to the originally approved Development Order; and

WHEREAS, the Board of County Commissioners approved Resolution R-93-300 adopting amendments to the Development Order for Cooper Creek on December 16, 1993, 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 revise the Conceptual Master Development Plan to allow a 199 foot high communication antenna structure and 304 square foot equipment building in the conservation area; and

WHEREAS, the proposed change will reduce the area of the conservation area by less than 1%; 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 the Conceptual Master Development Plan are not a substantial deviation, that the amended conditions adequately address the impacts of the proposed changes to the Development Order.

2. Condition A.(2) of R-86-323 is hereby amended to read in its entirety as follows:

"Conceptual Master Development Plan*" shall be defined as the graphic depiction of the development described in the Cooper Creek Master Land Use Plan Phase One dated June, 1985, revised 3/1/95, 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 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.

3. Condition F.(5) is hereby added to read in its entirety as follows:

All development on the cellular tower site shall comply with the requirements of policy 2.3.4.6 of the Comprehensive Plan.

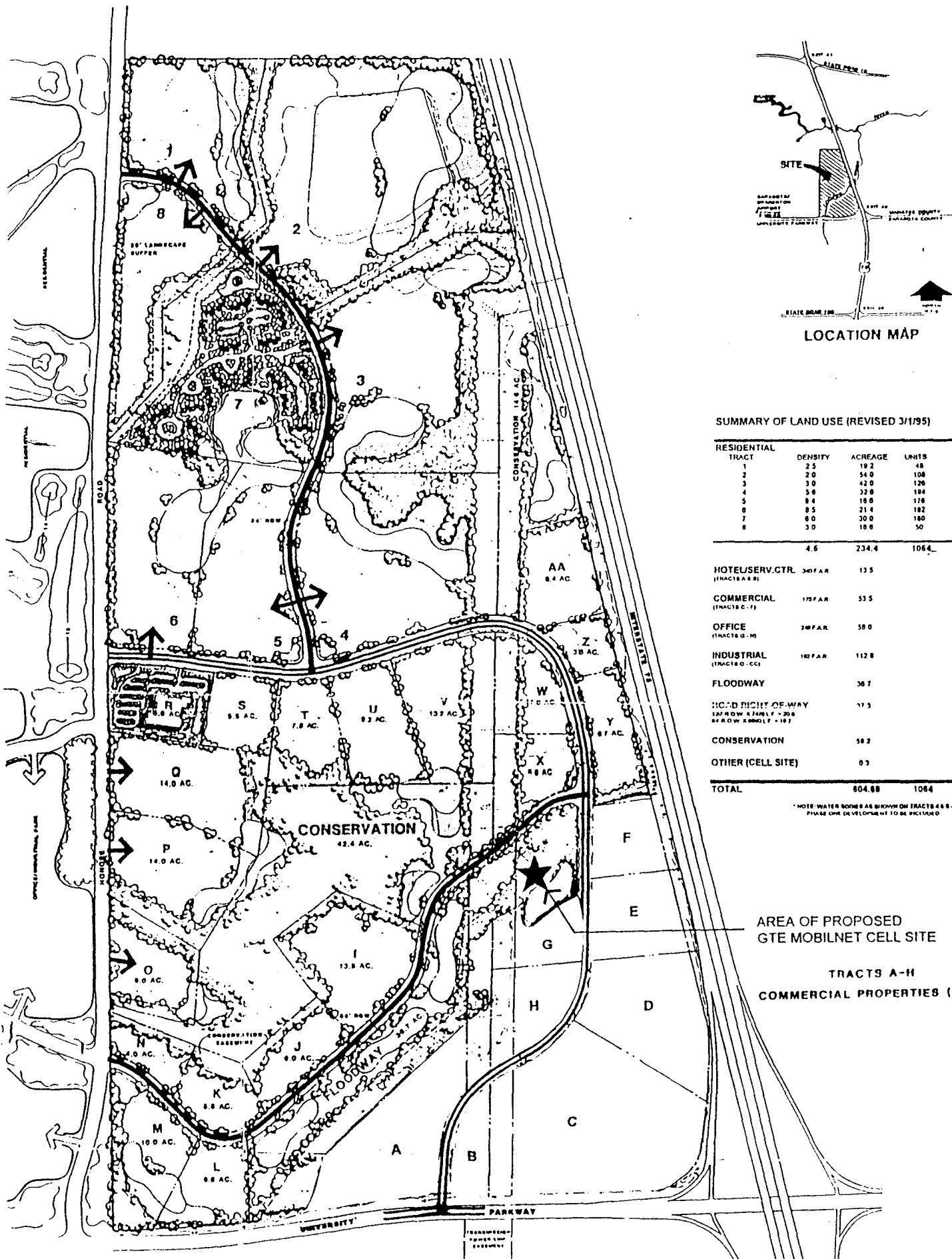
4. All other provisions of Resolution R-85-236, as amended by Resolutions R-86-323, R-87-58, R-90-39 & R-93-300 shall remain in full force and effect. In the event there is an inconsistency between the terms of this Resolution and the Resolutions referred to above, the terms of this Resolution shall control.

ADOPTED AND APPROVED with a quorum present and voting this 22nd day of June, 1995.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY: Sean Seiber
Chairman

ATTEST: R. B. SHORE
Clerk of the Circuit Court
B.H. Susan / D. Conine Jr.



SUMMARY OF LAND USE (REVISED 3/1/95) PHASE ONE

TRACT	DENSITY	ACREAGE	UNITS	ACRES	UNITS	
1	2.5	19.2	48			
2	2.0	54.0	108			
3	3.0	42.0	126			
4	3.4	32.0	104	32.0'	194	
5	8.4	18.0	178	18.0'	178	
6	8.5	21.4	182			
7	6.0	30.0	180			
8	3.0	10.8	50			
		4.6	234.4	1064	51.2	370
HOTEL/SERV. CTR. (TRACTS A & B)		340 FAR	13.5		13.5	
COMMERCIAL (TRACTS C - F)		110 FAR	53.5		53.5	
OFFICE (TRACTS G - H)		240 FAR	58.0		13.2	
INDUSTRIAL (TRACTS I - O)		180 FAR	112.8		82.3	
FLOODWAY			36.7		14.0	
ROAD RIGHT-OF-WAY (24' ROW & 10' ROW & 20' ROW & 30' ROW & 40' ROW)			17.3		18.0	
CONSERVATION			58.2		14.3	
OTHER (CELL SITE)			0.3		0.3	
TOTAL			804.88		1064	240.3

*NOTE: WATER BODIES ARE SHOWN ON TRACTS A & B. PHASE ONE DEVELOPMENT TO BE EXCLUDED

AREA OF PROPOSED GTE MOBILNET CELL SITE

TRACTS A-H COMMERCIAL PROPERTIES (PDC)

MASTER LAND USE PLAN

COOPER CREEK CENTER

Manatee County, Florida

PREPARED FOR: WILBUR BOYD CORPORATION

PREPARED BY: POST, BUCKLEY, SCHUH & JERNIGAN, INC.

STATE OF FLORIDA COUNTY OF MANATEE JUNE, 1985

I hereby certify that the foregoing is a true and correct copy of RESOLUTION NO. 85-73-13 adopted by the Board of County Commissioners of said County on the 27 day of June, 1985, this 28 day of June, 1985, in Bradenton, Florida.

R. B. Shore
Clerk of Circuit Court

By *[Signature]*

