

FINAL MASTER DEVELOPMENT PLAN
NO. PDR/PDC/PDI-86-16(F) COOPER CREEK SQUARE

THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, having specifically considered the criteria set forth in Manatee County Ordinance No. 81-4, the Manatee County Comprehensive Zoning and Land Development Code; and finding PDR/PDC/PDI-86-16(F), consistent with Manatee County Ordinance No. 89-01, The Manatee County Comprehensive Plan, Final Master Development Plan PDR/PDC/PDI-86-16(F) Cooper Creek Square, Subphase 1A of Phase 1 is hereby APPROVED with the following stipulations:

1. All impacts of every portion of this development upon emergency and fire protection services and extent of the needs therefore to be generated by each portion of this development, shall be identified prior to each Final Development Plan approval by the developer using methodology acceptable to and utilized generally by the County. The developer shall be responsible for providing for all emergency services and fire protection needs so identified and otherwise fully offsetting the identified impacts. Specific measures identified elsewhere herein or as conditions of subsequent approvals shall not be construed as limiting the effect of this requirement.
2. The developer shall be responsible for contributing a pro-rata share of the cost of a site for, and of constructing and equipping a permanent EMS station and fire station, or a joint facility. This obligation may be satisfied in part at the option of the County, by conveyance of land suitable for the intended use.
3. If prior to the time permanent EMS and/or fire protection facilities in this area of the County are deemed desirable by the County and/or the fire district, a temporary station is deemed desirable, developer shall also contribute a pro-rata share of the cost of a site for, and of constructing and equipping, such facility or facilities.
4. The developer shall pay a pro-rata share of the cost of a public service building and other police-related capital facilities required to adequately serve the area.
5. The terms "fair share" and "pro-rata share" as used herein refer to a contribution or participation by the developer, whose purpose is to address an impact generated by new development upon the public domain or upon services or facilities provided by the County, in an amount or of a value that reflects as nearly as is practicable, the impact of this development as a proportion of the total of impacts upon the same services, facilities, or element of the public domain, that are expected to be generated by all developments in the impact area that have received approval or that are specifically anticipated on the basis of submitted development requests.
6. Prior to commencement of any vertical construction, a final development plan must be submitted and approved by the Board of County Commissioners.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 12th day of June, 1990.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA
BY: Lariciah Glass
Chairman

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