

MANATEE COUNTY  
PLANNING & DEVELOPMENT DEPT.

JAN 13 1986

RESOLUTION NO. R-85-236  
RESOLUTION GRANTING A DEVELOPMENT ORDER  
FOR COOPER CREEK CENTER

RECEIVED

WHEREAS, The Wilbur Boyd Corporation, in accordance with Section 380.06, Florida Statutes, has filed with Manatee County an Application for Development Approval (ADA) of a Development of Regional Impact (D.R.I. #103); and

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

WHEREAS, the Board of County Commissioners as the governing body of the local government having jurisdiction, pursuant to Sections 380.031 and 380.06 Florida Statutes, is authorized and empowered to consider Applications for Development Approval for Development of Regional Impact;

WHEREAS, pursuant to Section 401F, Manatee County Comprehensive Zoning and Land Development Code, and Section 380.06(7), Florida Statutes, a notice of public hearing of these proceedings was duly published; and

WHEREAS, upon publication and furnishing of due notice, a public hearing in these proceedings was held on August 7, 1985, before the Manatee County Planning Commission and October 31, 1985, before the Board of County Commissioners of Manatee County, Florida; and

WHEREAS, all parties were afforded at the public hearing 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 communication; and

WHEREAS, pursuant to Section 380.06(11), Florida Statutes, Tampa Bay Regional Planning Council (TBRPC), the appropriate regional planning agency, prepared and submitted to Manatee County its report and recommendations on the regional impact of the development; and

WHEREAS, said Board of County Commissioners and said Planning Commission have considered the testimony, reports, and other documentary evidence submitted at said public hearing by The Wilbur Boyd Corporation, TBRPC, Conservation Consultants, Inc., Manatee County staff agencies and various persons in attendance at said public hearing; 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. A 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(10) 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 The Wilbur Boyd Corporation is located in Manatee County, Florida, and is described on Exhibit "A" attached hereto and made a part hereof.

3. Upon consideration of all matters in Sections 380.06(2) and 380.06(13), 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 Cooper Creek Center development described in the Application:

- a. is not located in an area of critical state concern, and
- b. does not interfere with the achievement of the objectives of any adopted State Land Development Plan applicable to the area;
- c. is consistent with local land development regulations; and
- d. adequately addresses the concerns of regional impact stated in the report and recommendations of the Tampa Bay Regional Planning Council dated July 8, 1985, on file in these proceedings and is consistent with that report.

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, and Chapter 380, Florida Statutes, and that The Wilbur Boyd Corporation has sustained and proved all the material allegations and assertions made in the Application and, therefore the Commission hereby approves and grants The Wilbur Boyd Corporation Application for Development Approval for a Development of Regional Impact (D.R.I.#103), Cooper Creek Center, subject to the following conditions:

**PHASING CONDITIONS**

1. This Development Order authorizes only the development of Phase I, which contains the following:

Residential:	412 units
Industrial:	400,000 square feet
Office:	450,000 square feet
Retail:	200,000 square feet
Hotel:	200,000 square feet (400 rooms)

2. Any significant departure, related to project build-out, from the phasing schedule set forth in the ADA, shall be subject to a substantial deviation review pursuant to Section 380.06, F.S.
3. Any excess infrastructure capacity constructed to potentially serve Phases II or III shall be at the developer's risk and shall not be construed to vest Phase II or Phase III with development rights.
4. Phases II and III of the development shall undergo further DRI review pursuant to Section 380.06, F.S.

**TRANSPORTATION CONDITIONS**

1. In accordance with Policy 9-1.C of The Manatee Plan, daily Level of Service C and D at peak hours, as determined by the Highway Capacity Manual (1965) and Highway Circular 212 or most current manual, and in accordance with guidelines and conclusions acceptable to the County, Tampa Bay Regional Planning Council and the Department of Community Affairs, shall be maintained on all of the following thoroughfares which have been identified by the Tampa Bay Regional Planning Council as receiving from Phase I of Cooper Creek, five (5%) percent or more of daily Level of Service "C" capacity:
  - A. University Parkway from New U.S. 301 to I-75.
  - ✓ B. Intersection of Lockwood Ridge Road and University Parkway.
  - C. Fruitville Road from Beneva Road to Honore Avenue.
  - D. Honore Avenue from University Parkway to the second Cooper Creek Center access drive.

No Preliminary Plat or Preliminary Site Plan shall receive approval if the approval of such plat or site plan would generate traffic which, in conjunction with existing traffic and traffic anticipated as a result of other development approvals, and other circumstances upon which the County may base traffic projections, will have the likely result of causing or contributing to a degradation of the Level of Service on the above referenced road links or intersection to a daily level below C or D at peak hours, as determined above; or, if a lower level has already been reached prior to the commencement of this phase, any degradation in that Level of Service. Each request for Preliminary Plat or Preliminary Site Plan approval must be accompanied by a traffic study prepared as provided in this paragraph. Level of Service on the above referenced links and intersection shall be verified as part of each annual report as required by Chapter 380.06(16) Florida Statutes, and stipulation number 8 of the general conditions contained herein. If the traffic study, required above, for this phase shows that the project will contribute more than ten (10%) percent of the Level of Service C capacity of Fruitville Road from Beneva Road to Honore Avenue, the Preliminary Development Plan for this phase shall not be approved unless funding commitments for the improvements necessary to achieve a Level of Service "C" on the

2. The Wilbur Boyd Corporation, its successors, assigns and/or transferees, shall submit for approval by TBRPC, Manatee County SMATS, and FDOT as a Development Order amendment, a plan of Transportation Systems Management (TSM) measures to be instituted and implemented for each project phase. The Plan shall provide for sufficient TSM measures to divert a substantial percentage of total peak hour trips away from the peak traffic hours over and above those projected in the ADA. The plan shall be submitted to the reviewing agencies within one year of issuance of any Development Order approving this project and shall address the following at minimum:
  - A. Worker flex time.
  - B. Worker ridesharing strategies.
  - C. Provision of transit and service facilities and programs to increase transit ridership.
  - D. Other appropriate measures.

In any reporting year, should Certificates of Occupancy have been issued for 300,000 square feet of office space or the equivalent thereof, the annual report for Phase I, shall include a yearly assessment of the actual achievement of vehicle trips diverted from the peak hour as a result of the TSM measures. This assessment shall include sufficient and appropriate documentation for all diversions claimed as a result of implementation of each TSM measure.

If an annual report is not submitted, or if the report indicates that the total trip diversions are not being met, then the Manatee County government may withhold building permits, may conduct a substantial deviation determination pursuant to Subsection 380.06(17), P.S. and may amend the Development Order to change TSM objectives and/or require additional roadway improvements. The results of the TSM study may serve as a basis for the developer or reviewing agencies to request Development Order amendments.

3. Traffic analysis field surveys and a report of findings shall be conducted every two years after the issuance of Certificates of Occupancy for 600,000 square feet of office space or the equivalent thereof, for the purpose of determining trip generation rates. The results of these surveys shall be included in the required annual report.

**ENVIRONMENTAL CONDITIONS**

1. The Wilbur Boyd Corporation, its successors, assigns and/or transferees shall satisfy FEMA and SWFWMD regulations regarding encroachments on the floodplain of Cooper Creek.

2. There shall be no net encroachment into the 100 year floodplain of Cooper Creek that significantly alters the existing hydrologic storage and conveyance characteristics of this tributary.
3. No development shall be allowed within 130 feet of the centerline of Cooper Creek except for the proposed road crossing and approved storm-water management structures.
4. Activities within designated conservation areas shall be consistent with the Council's adopted Future of the Region, except as shown on Map B-3.
5. No development activity shall be allowed in preservation areas as set forth in the Council's adopted Future of the Region, except as shown on Map B-3.
6. Representative tracts of all major upland vegetative communities shall be preserved in their natural state.
7. Should any species listed in Sections 39-27.03-.05, F.A.C. (1985), be observed frequenting the site for nesting, feeding, or breeding, agency approved mitigative measures shall be implemented in cooperation with the Florida Game and Freshwater Fish Commission.
8. The Wilbur Boyd Corporation, its successors, assigns or transferees shall pay any cost incurred with regard to retaining an outside, independent consultant, as required by Manatee County, to review and evaluate this development with regard to the environmental conditions of rezoning approval.
9. In order to affirmatively demonstrate that proposed Best Management Practices will exceed the criteria found in Florida Administrative Code 17-28 and 40D-4, the information requested in the environmental consultants Summary Report, dated September, 1985, shall be submitted to the County's environmental consultant prior to submittal of the Preliminary Development Plan for Phase I.
10. Any change to the Master Development Plan which creates a reasonable likelihood of additional regional impact caused by implementation of the Environmental conditions of rezoning, shall constitute a substantial deviation and shall cause the development to be subject to further development of regional impact review as provided in Section 380.06, F.S.

#### WATER QUALITY CONDITIONS

1. Since all surface drainage from the site will eventually discharge to the Class I waters of the Braden River, an ongoing surface water quality monitoring program shall be established through project build-out. Although the baseline water quality data presented in the

ADA is adequate for general characterization, a more comprehensive site-specific monitoring program is needed. The following program shall be instituted:

- A. Six stations shall be sampled quarterly upon project groundbreaking. For both Cooper Creek and the unnamed tributary in the northwest quadrant of the property, stations shall be located at the point of entry and at the point of exit from the property. Two additional stations shall be located at the existing culverts for both drainage basins E and F, on the eastern edge of the property.
- B. Stations shall be "grab-sampled" on a quarterly basis. Preferably, samples shall be obtained following a storm event of one-half inch or greater during the rising hydrograph.
- C. Samples shall be immediately returned to a State qualified laboratory for further analysis. Water quality parameters analyzed shall include, but not be limited to, the following:
  - o streamflow (cfs)
  - o temperature (deg C)
  - o specific conductance (umho/cm @ 25 deg C)
  - o dissolved oxygen (mg/l)
  - o nutrients
    - total phosphorus (mg/l)
    - ortho-phosphate (mg/l)
    - TKN (mg/l)
    - nitrate/nitrite
    - ammonia (mg/l)
  - o total organic carbon (mg/l)
  - o suspended solids (mg/l)
  - o biological oxygen demand (mg/l)
  - o coliform bacteria (MPN)
  - o oils and greases
  - o total lead as Pb (ug/l)
- D. All water quality analytical methods and procedures shall be thoroughly documented and shall comply with EPA/DER Quality control standards and requirements. The applicant shall provide all results of the quarterly monitoring to TBRPC in the annual report, and to the Manatee County Pollution Control Department. Annual water quality reports shall be provided until project build-out.
- E. If the monitoring program shows a significant degradation in water quality as a result of development activity, no further building permits shall be issued until measures have been instituted to correct the water quality violations. Significant degradation shall be defined by State laws.

2.7 In order to protect the water quality, the following parameters shall be included in the project drainage plan.

A. The developer shall implement a street cleaning program for the parking and roadway areas within the development, pursuant to the Areawide Water Quality Management Plan for the Tampa Bay Region (1978).

B. The developer shall be required to submit a wetland-lake management plan to be implemented during construction and after completion of the project. The plan shall address, but not be limited to, the following:

- wetlands to be preserved;
- proposed wetland/lake alterations;
- control of exotic species;
- control of on-site water quality;
- maintenance of natural hydroperiod; and
- methods for wetland restoration/enhancement.

C. The drainage system shall be consistent with Map G (revised) to provide retention, or detention with filtration/assimilation treatment for the first one-half inch of runoff generated from the site. The drainage system shall be designed so that the post-development peak flows shall not exceed pre-development peak flows for the 25-year, 24-hour storm.

D. The proposed retention/detention wetland systems shall be designed, constructed, and maintained pursuant to the guidelines cited on page 113 of the Stormwater and Lake Systems Maintenance and Design Guidelines (TBRPC, 1978). The design criteria of this system should include the following elements:

- 1 35 to 50 percent of the surface area of each detention pond at the normal water level (NWL) shall consist of a shallow, vegetated littoral shelf.
- 2 The littoral shelf shall be incorporated into the pond bank preferably near the pond outlet, to provide a final polishing treatment for the stormwater. As an alternative, the littoral shelf shall be established on a shallow submerged island in the middle of the pond.
- 3 A sediment sump shall be provided at all influent pipes to accumulate sediment and to provide easy access for sediment removal.
- 4 The littoral shelf, if located along the pond bank, shall have side slopes no greater than 7:1 with the top of the shelf at NWL and sloping to a depth of three feet or less.

5 The littoral shelf shall be vegetated with a diverse group of native species which can include Sagittaria, pickerelweed, Juncus, water lilies, cypress, etc. These species aid in nutrient and heavy metal uptake as well as enhance the pond by providing blooming flowers and presenting a more "natural" appearance.

6 A copy of an operation and maintenance (O & M) schedule shall be provided to the owner, and be submitted to TBRPC with the annual report. The O & M schedule should include an estimation of the frequency of sediment removal operations and should mention the periodic need for removing dead vegetation.

8 E. No hydroperiod alteration shall be permitted in pre-development preservation areas as defined on Map B-1.

9 F. Quarterly hydroperiod monitoring shall be required in wetland systems and contiguous woodlands beginning immediately and continuing for three years following completion of the drainage system.

If it is apparent that preservation areas are being stressed, development activity shall cease until remedial measures have been taken to correct the hydroperiod imbalance.

#### HAZARDOUS WASTE CONDITIONS

- 1307-1115
1. Separate hazardous waste storage areas within the project shall be provided. These areas shall be accessible to all businesses and shall be clearly marked and/or colored so as to clearly distinguish the areas intended for hazardous wastes and materials. (Hazardous wastes are those substances and materials defined in Subsection 403.703(21), F.S., and listed in Title 40 CFR Part 261.)
  2. At the time of Preliminary Development Plan submittal, those types of wastes and materials that will be prohibited or controlled within Cooper Creek shall be identified and shall be incorporated as a condition of Preliminary Development Plan approval.
  3. The applicant shall provide to all Cooper Creek Center businesses information that:
    - A. Indicates types of waste and materials that are considered to be hazardous and are to be stored or disposed of only in the specially designed containers/areas;
    - B. Indicates the location of the specially designated hazardous waste and materials containers/areas; and



- K. "Latest Available Data" shall mean the amount of the off-site facility development fees established by approved vote of the Board and shall be deemed to include figures generated to anticipate impact upon transportation, emergency medical services, parks and recreation, and solid waste facilities, by a means acceptable to and generally utilized by Manatee County, Florida.
- L. "Off Site Facility Development Fees" shall mean and shall be deemed to include a special assessment for the benefit of the properties whose need is generated by new growth and development of such assessed properties.
- M. "Residential Unit" shall mean a dwelling unit and shall exclude accessory uses designed solely for the benefit of development residents.
2. The Developer, his successors, assigns and/or transferees, shall be bound by these stipulations, by an Impact Fee Ordinance when adopted and by all Manatee County ordinances, rules and regulations consistent with the approval hereby granted.
3. Developer, prior to the transfer, sale, or other conveyance of interest in the development, shall obtain the written consent of each transferee, buyer, or other recipient of any other conveyance of interest in the development to be bound by the terms of these stipulations, a subsequent impact fee ordinance and any other applicable local or state law. Developer shall provide the document of written consent to the County and shall record copies of the same with the final plat documents. Further, Developer may be required to provide notice or written consent to be bound by these stipulations on the face of the plat linen.
4. All impacts associated with Phase I of the development upon public facilities shall be identified no later than the time of Preliminary Planned Development Plan application in accordance with guidelines and methods acceptable to the County and shall be assessed using the latest available data.
5. Prior to Final Subdivision Plat approval or prior to the issuance of the first building permit for non-final plat developments, the Developer shall designate an Agent utilizing approved County forms. The Agent, on approved County forms, shall authorize the submission of off-site facility investment fees based upon latest available data prior to issuance of each building permit. The Agent shall be responsible for the submission of all monies payable pursuant to the stipulations and for the receipts or credit of monies the County may remit to the Developer.

6. Adjustments in the applicable off-site facility development fee for resident units and/or square footage for commercial and industrial units, shall be made against an equivalent number of resident units and/or square footage of commercial or industrial units next constructed. Adjustments shall be determined without regard to inflation or interest.
7. The off-site facility development fee for each building shall be assessed when the building permit is issued and collected by the Manatee County Planning Department prior to the issuance of a Certificate of Occupancy therefor, and shall be escrowed as provided in paragraph 8 of these stipulations.
8. Manatee County Finance shall escrow monies collected from off-site facility development fees and shall identify each development with a project number. Upon adoption of an impact fee ordinance, all escrowed monies shall be segregated by project number and incorporated into the impact fee fund created for the impact district in which the development is located.
9. Concurrent with the payment and collection of off-site facility development fees, the Agent shall pay and Manatee County Planning Department shall collect additional and non-refundable administrative costs calculated as 1.5% of the off-site facility development fee then collected. Administrative costs collected shall be credited to Manatee County Finance and shall be adjusted as provided in paragraph 6 of these stipulations.
10. Upon adoption of an impact fee ordinance, differences may occur between the impact fee set by ordinance and the fees collected pursuant to these stipulations. Should impact fees set by the ordinance exceed the monies escrowed by the developer, developer's Agent shall be responsible for either submitting the cash difference to the County without regard to payment of interest within one year from the adoption of the ordinance or making adjustments as provided in paragraph 6. Should the impact fees set by the ordinance be less than the monies escrowed by the developer, the County at the Agent's election, shall remit the difference to developer's Agent without regard to payment of interest within sixty (60) days from adoption of the ordinance, or credit the difference as provided in paragraph 6 of these stipulations.
11. In the event Manatee County fails to adopt an impact fee ordinance by July 1, 1987, the escrowed monies shall be deemed released and paid over to the County which shall utilize the monies to build those public improvements benefiting the development. The monies shall be distributed for use as provided by the final latest available data adopted by the Board and shall be limited to public improvements specially benefiting the development.

**GENERAL CONDITIONS**

1. Should archaeological or historic resources be located on the development premises during any phase of development, ultimate disposition of said resources shall be determined in cooperation with Florida Department of State, Division of Archives, History and Records Management and Manatee County.
2. The entity responsible for maintenance of all open space, recreational areas, and privately owned fire protection facilities shall be identified at the time of Preliminary Development Plan submittal.
3. The availability of adequate service/capability to provide water wastewater treatment, solid waste disposal, electricity, water, police, fire and EMS service shall be demonstrated with each Preliminary Development Plan submittal.
4. Development plans shall assure adequate buffering between the industrial, office, commercial and residential tracts of this development through appropriate measures such as covenants and deed restrictions.
5. The Cooper Creek Center development shall, at minimum, satisfy the provision of Subsection 380.06(14), F.S.
6. All commitments set forth in the ADA shall be considered as conditions of approval, except as they may be superseded by specific terms of this Development Order. Particular attention shall be given to commitments for bike and pedestrian paths, energy conservation and wind and soil erosion controls, including: sodding, mulching, bare soil wetting and phased clearing.
7. The Wilbur Boyd Corporation, its successors, assigns and or transferees, shall submit annual DRI reports in accordance with Section 380.06(16), Florida Statutes, to the Manatee County, and the TBRPC, the State Land Planning Agency and other agencies, as may be appropriate, on the second anniversary of the effective date of this Order and each year thereafter until such time as all terms and conditions of this Order are satisfied. Six copies of this report shall be submitted to the Director of the Manatee Planning and Development Department who shall review the report for compliance with the terms and conditions of this Order. Should the director decide that further orders and conditions are necessary to ensure compliance with the terms and conditions of this Order, he shall submit the report to the Manatee County Board of County Commissioners. The Developer shall be notified of any Board of County Commissioners hearing wherein such report is to be reviewed; provided, however, that receipt and review of any such report by the Board of County Commissioners shall not be considered as a substitute, waiver or change of conditions as to any terms or conditions of this Order. The annual report shall contain:

- a. The information required by the State Land Planning Agency to be included in the annual report, which information is described in the Rules and Regulations promulgated by that Agency, pursuant to Section 380.06(16), Florida Statutes; and
- b. Changes in the plan of development or phasing for the reporting year and for the next year, together with a description of all development activities proposed to be conducted pursuant to this Order for the year immediately following the annual report; and
- c. A summary comparison of development activity proposed and actually conducted for the reporting year; and
- d. A summary providing the actual daily water and sanitary sewer requirements, in terms of gallons per day, for the reporting year and a projection of the expected daily water and sewer flow requirement for each of the five (5) succeeding years; and
- e. Undeveloped tracts of land that have been sold to a separate entity or developer and the identity of that purchaser, together with a statement listing the names and addresses of any heir, assignee or successor in interest to this Order; and
- f. Identification and intended use of lands purchased, leased or optioned by the Developer adjacent to the DRI site since the Order was issued; and
- g. An assessment of the Developer's and local government's compliance with conditions of approval contained in the Order; and
- h. Any requests for a substantial deviation determination that were filed in the reporting year and to be filed during the next year; and
- i. A statement that all persons have been sent copies of the annual report in conformance with Section 380.06), Florida Statutes; and
- j. A copy of any notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the Developer, pursuant to Section 380.06, Florida Statutes.
- k. Failure to file an annual report as provided within shall suspend any further development.

BE IT FURTHER RESOLVED THAT:

1. This Resolution shall constitute a Development Order issued in accordance with Chapter 380, Florida Statutes.

2. Definitions and matters contained in Chapter 380, Florida Statutes, shall control the construction of any defined terms and matters appearing in the Development Order.
3. The following are hereby incorporated by reference and made a part of this Development Order:
  - A. The "Application for Development Approval" together with supporting documents submitted by The Wilbur Boyd Corporation.
  - B. The legal description of the property attached hereto as Exhibit "A".
  - C. The Ordinance granting rezoning to Planned Development Residential, Planned Development Commercial and Planned Development Industrial adopted August 16, 1984, attached hereto as Exhibit "B".
  - D. The Summary Report of the Consultant's Review of Cooper Creek Center's compliance with selected conditions of rezone approval dated September, 1985, and attached hereto as Exhibit "C".
4. This Development Order shall be effective for a period of ten (10) 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.

The time provided shall be set aside during any period of time during which there is any building permit moratorium imposed by the County or other governmental agency having authority to do so.
5. This Development Order shall be binding upon and inure to the benefit of the applicant and its assignees, or successors in interest. It is understood that any reference herein to any governmental agency shall be construed to mean any future instrumentality which may be created and designated as successor in interest to, or which otherwise possesses any of the power and duties of any referenced governmental agency in existence on the effective date of this Development Order.
6. A certified true copy of this Resolution shall be filed and recorded in the Public Records of Manatee County, Florida, and the Development Order contained herein shall govern the development of COOPER CREEK CENTER.

7. A finding by the Board of County Commissioners of Manatee County, Florida, in accordance with Section 380.06(7), Florida Statutes, after notice and public hearing, that The Wilbur Boyd Corporation, its successors, assigns and/or transferees has substantially deviated from the conditions, restrictions and limitations of this Development Order shall result in termination of all development activity under this Development Order and additional regional review pursuant to Section 380.06, Florida Statutes, and other applicable laws of the State of Florida.

8. This Development Order shall become effective upon adoption by the Board of County Commissioners of Manatee County and transmittal to the TBRPC and the Florida Division of Community Affairs provided, however, that the filing of a notice of appeal pursuant to Section 380.07, Florida Statutes, stays the effectiveness of this Development Order.

ADOPTED with a quorum present and voting this 9th day of January, 1986.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

By: *Herbert H. Stetson*  
Chairman

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

