

Update Memo

Date: 12/14/2017

Case Name: Cooper Creek Center Ordinance for Revised General Development Plan

Case Number: PDMU-96-01(G)(R10)

Case Planner: Stephanie Moreland

Revise location of Parcels shown in strike-through and underline - Page 6 (third paragraph from top of page) of staff Report:

According to Map H, Parcel G and Parcel K are designated areas for multi-family or ALF uses. Parcel ~~K~~ G is east of Honore Avenue and south of Cooper Creek Boulevard Extension while Parcel ~~G~~ K is adjacent to I-75 and east of the FPL easement. Placement of the multi-family/ALF use(s) on Parcel G provides a transition between the existing commercial uses to the south and residential uses north of Cooper Creek Boulevard Extension. Similarly, proposed uses on Parcel K will be separated from existing residential uses to the west by the FPL easement.

School District of Manatee County has requested the following revisions:

1. A footnote be added under Table 2, Land Use Equivalency Rates, contained in Ordinance for General Development Plan, Section 4. The footnote reads as follows:

The Land Use Equivalency Rates do not apply to school review and any changes that increase the projected number of students shall be subject to review and approval of a new School Concurrency Analysis and issuance of a Certificate of Level of Service for Educational Facilities.

2. Add the following additional language to Section 4, General Development Plan, A.(5):

The developer shall also be required to demonstrate that 1) the quantities of solid waste generated, potable water consumed, and wastewater, and 2) the impacts to the county Parks, Transit Services, EMS and Sheriff, and 3) impacts to school capacity, in the event of any tradeoffs, are less or meet County Standards in effect at the time of tradeoff.

3. Add the following language to Section 4, General Development Plan A.(5)

The development was previously approved for 767 dwelling units with 169 total projected students. Any change in the number or type of dwelling units that cause the total projected number of students to exceed 169 shall be subject to review and approval of a new School Concurrency Analysis and issuance of a Certificate of Level of Service for Educational Facilities.