

MANATEE COUNTY ORDINANCE NO. PDR/PDC/96-03(Z)(G)
TARA-MANATEE, INC.

AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS OF MANATEE COUNTY ORDINANCE NO. 90-01, THE MANATEE COUNTY LAND DEVELOPMENT CODE, PROVIDING FOR THE REZONING OF CERTAIN LAND (15.55± ACRES) LOCATED ON THE NORTH SIDE OF THE EAST/WEST EXTENSION OF LINGER LODGE ROAD, APPROXIMATELY 960 FT. EAST OF THE NORTH/SOUTH EXTENSION OF LINGER LODGE ROAD FROM A-1/WP-E/ST (SUBURBAN AGRICULTURE/WATERSHED PROTECTION-EVERS/SPECIAL TREATMENT OVERLAYS) TO PDR/WP-E/ST (PLANNED DEVELOPMENT RESIDENTIAL/WATERSHED PROTECTION-EVERS/SPECIAL TREATMENT OVERLAYS) AND CERTAIN LAND (3.70± ACRES) LOCATED AT THE SOUTHEAST CORNER OF SR 70 AND BRADEN RIVER ROAD FROM PDR (PLANNED DEVELOPMENT RESIDENTIAL) TO PDC (PLANNED DEVELOPMENT COMMERCIAL); PROVIDING FOR AN EFFECTIVE DATE; AND (2) APPROVAL OF A REVISED GENERAL DEVELOPMENT PLAN (MAP H DATED AUGUST 9, 1996). LOCATED AT THE SOUTHWEST QUADRANT OF SR 70 AND I-75, EXTENDING WESTWARD TO BRADEN RIVER ROAD (19.25± TOTAL ACRES TO BE REZONED) (1,124.21± TOTAL ACREAGE).

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

Section 1. FINDINGS OF FACT. The Board of County Commissioners of said County, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission of said County as well as all other matters presented to said Board at the Public Hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for Official Zoning Atlas Amendment as it relates to the real property described in Section 4 of this Ordinance of certain land (15.55± acres) located on the north side of the east/west extension of Linger Lodge Road, approximately 960 ft. east of the north/south extension of Linger Lodge Road from A-1/WP-E/ST (Suburban Agriculture/Watershed Protection-Evers/Special Treatment Overlays) to PDR/WP-E/ST (Planned Development Residential/Watershed Protection-Evers/Special Treatment Overlays) and certain land (3.70± acres) located at the southeast corner of SR 70 and Braden River Road from PDR (Planned Development Residential) to PDC (Planned Development Commercial).

B. The said Board of County Commissioners held public hearings on July 25, 1996 and August 22, 1996, regarding said proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of Manatee County Ordinance No. 90-01, the Manatee County Land Development Code, and has further considered the information received at said public hearing.

C. The public hearings referenced above have been conducted in conjunction with public hearings upon an Application for the Notice of Proposed Change (NOPC) for the same development project, submitted pursuant to Chapter 380, Florida Statutes.

D. The proposed amendment to the Official Zoning Atlas regarding the property described in Section 2, VIII herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, The Manatee County Comprehensive Plan.

Section 2. The General Development Plan (Map H dated August 9, 1996, Exhibit D) is APPROVED with the following stipulations:

I. WATER QUALITY, QUANTITY, AND ENVIRONMENT

1. Water quality standards defined in Chapter 62-302, Florida Administrative Code, (F.A.C.) shall be applicable to the project. The Florida Department of Environmental Protection (FDEP) shall be the responsible agency for determining which water quality standards as defined in Chapter 62-302 F.A.C. and other applicable laws and regulations are applicable to the TARA site and the specific activities proposed to be carried out on the site by the applicant.

FILED FOR RECORD
R.B. SHORE
CLERK CIRCUIT COURT
MANATEE CO. FLORIDA

SEP 3 2 47 PM '96

AUG 30 10 11 AM '96

FILED

2. At such time as the County may adopt water quality standards under a local pollution control program, in accordance with Section 403.182, Florida Statutes, TARA shall be required to conform to such standards for all future permitting activities.
3. Monitoring station location, sampling frequency, and reporting schedules shall be determined by FDEP and Manatee County provided that all required station locations are specific to the TARA site. All data resulting from these water quality sampling activities shall be provided to the Manatee County Environmental Management Department or other appropriate County department at the same time such data is provided to FDEP. Any additional stations which may be required during the construction phases of the project shall be subject to EMD approval.
4. In the event that monitoring data affirmatively reflects that the prescribed water quality criteria have been exceeded by activity occurring on the TARA site, the appropriate regulatory authority shall issue a written Notice of Violation and Stop Work Order specifying the nature of the violation, and directing that such activity cease immediately. Such order shall remain in full force and effect until the activity is corrected to the satisfaction of the Environmental Management Department, subject to the administrative appeals process of the Land Development Code. Notwithstanding any other provision in this paragraph, if the Stop Work Order includes a finding that, in the opinion of the Manatee County Environmental Management Director, the violation constitutes a peril to life or property, the developer shall not be entitled to a stay during administrative or judicial review of the Stop Work Order.
6. The water quality monitoring program shall be continued throughout the construction phases of the project and for five (5) years after the completion of construction for each phase.
7. All retention lakes shall be constructed in accordance with the lake systems management plan dated March, 1984, which was approved for the Tara project.
8. No destruction of wetlands (i.e. freshwater swamp and freshwater marsh) shall be allowed below the ten (10) foot contour line except that required for proposed access roads, bridges, culverts, drainage systems, utility lines, proposed bicycle and nature paths, and existing county roads provided that such utility easements are located within the rights of way of the existing or proposed access roads. In addition, TARA shall preserve by establishing lot boundaries, a portion of the land below the ten (10) foot contour and adjacent to the wetlands. The portion to be preserved shall be either the fifty (50) feet adjacent to the wetlands in question or to the extent of DEP's jurisdiction, whichever is greater. There shall be no direct discharge of stormwater runoff below the ten (10) foot contour line to the Evers Reservoir. Conventional swales which run parallel to the Evers Reservoir shall be placed within the designated buffer zone for all lots which are below the ten (10) foot contour line and between Braden River Road and Linger Lodge Road. Said swales shall convey the runoff from the lots to the wetlands system adjacent to Nonsense Creek. Sheet flow discharge shall be provided at the point of outfall into the wetland system. This requirement is subject to FDEP approval. All habitable structures shall comply with applicable Federal Flood Zone requirements.
9. Tara shall install and maintain the water quality control system to comply with all conditions, limitations and restrictions imposed in applicable permits.
10. Construction of the proposed drainage system shall be certified by the engineer(s) of record.
11. The drainage/retention system shall be maintained in accordance with the maintenance and operation program approved by Manatee County for the project.
12. The County and the City of Bradenton shall have the right to participate in any proceedings involving permit applications with FDEP. The County shall give the City of Bradenton notice of all pending FDEP permit applications.
13. The TARA drainage system shall be designed to insure that the quantity of flow to the Evers Reservoir from the TARA site shall not be significantly altered and the water quality of the Evers Reservoir shall not be significantly degraded as a result of the discharge of drainage water from TARA.
14. Erosion and sedimentation controls necessary to protect water quality during construction and site activity shall be required. TARA shall prepare and furnish to Manatee County for approval prior to construction plan approval of each phase a plan for control of such potential pollution.

15. An inspection program may be instituted by either FDEP or the County to insure compliance with all applicable rules and regulations during and after construction.
16. Preliminary Site Plans submitted after July 25, 1996, except for parcels III-X, III-S, III-T, and II-C, shall be required to meet the policy of Section 3.2.1.1 of the Manatee County Comprehensive Plan for projects within the Evers Reservoir Watershed. Specifically, a stormwater management system must be designed and operated to demonstrate compliance with Outstanding Florida Water Standards as established in Section 717 of the Manatee County Land Development Code.

The stormwater management system for parcels III-X, III-T, III-S, and II-C shall meet the environmental criteria of the Southeast Area Task Force.

17. Pre-development surface flows shall be maintained throughout each phase of development. Where a deficit in surface flows is determined to be the result of activities conducted by TARA, TARA shall be required to offset such deficits by augmenting surficial stream system from wells which are cased through the surficial aquifer zone on the TARA property. Such augmentation program shall not be applicable during periods that water in excess of the City's needs is being discharged over the Evers Reservoir dam. If TARA can substantiate with data acceptable to the SCS, SWFWMD, USGS and Manatee County that the development has caused an increase in groundwater flow to the Evers Reservoir, such increase may be credited to any deficit which may occur in surface flow.
18. Construction, maintenance, and remedial improvements of the stormwater system shall be the responsibility of the developer until such time as the system or portions thereof have been turned over for maintenance to another responsible legal entity such as the homeowners association.
19. All wetlands existing on the 15.55 acre parcel to be added to the DRI located in Phase III-O and III-P shall be designated as preservation areas and shall not be impacted. Additionally, wetland buffers shall be provided around these areas in accordance with the Comprehensive Plan.
20. The Developer shall establish a minimum fifteen foot wetland buffer around the wetlands located in Phase III and as delineated on Revised Map H (dated August 9, 1996) and Map K of the original ADA submittal. Within the buffer, the Developer shall be authorized to install and maintain appropriate transitional planting which will serve to protect the wetlands and enhance the golf course. A buffer management plan shall be approved by the Environmental Management Department with the initial preliminary site plan for Phase III. Wetland buffers on all preliminary site plans submitted after November 13, 2002 shall be in complete compliance with the Comprehensive Plan.
21. Post development wetland buffers of 30 feet for isolated wetlands and 50 feet for contiguous wetlands must be provided for all wetlands in Phase II.
22. With regard to water quantity, the project must be designed to meet current Manatee County criteria which requires that the post-development peak rate of runoff be equal to or less than the pre-development peak rate of runoff for a 25 year/24 hour storm event.

II. WATER SUPPLY AND WASTEWATER TREATMENT FACILITY.

1. In order to ensure adequate potable water supply, sufficient flows and pressure to the development during peak demand periods, an elevated water tank or other equivalent facilities shall be erected on site. The applicant shall donate land and pay a pro-rata share of construction cost for such facilities. The donation of land and pro-rata share shall be determined when required by the Manatee County Public Works Department.
2. The Manatee County Public Works Department must approve the design and construction of the development's sewage collecting system and water distribution system. The sewer collection system shall be constructed by TARA and the County shall maintain the system in such a way and with such assurances that in the event widespread power outages occur, wastewater will be controlled from overflowing in accordance with the best available technology.

III. NOISE ABATEMENT.

1. No residential dwelling units shall be allowed between the L10 70dBA noise level contour and I-75 or State Road 70 unless such residences are protected by some performance equivalent measure to achieve the L10 60 to 70 dBA range. Living areas shall be located

and designed in a manner which orients the living areas and outdoor activity areas away from the noise source. Living areas include bedrooms, lanais, and Florida rooms. Buildings shall be positioned to maximize the distance between the residential units and the noise source. The use of existing vegetation, earthen berms, decorative walls, and significant landscape buffering should be provided between the residential units and the noise source.

Additionally, residential units constructed within noise level contours in excess of the L10 65 dBA contour must meet the sound levels identified by the EPA as sufficient to protect public health and welfare (see Table I, Exhibit A, attached hereto). The applicant shall demonstrate compliance with these standards at the time of Final Site Plan approval for any sub-phase which is affected by these noise standards.

IV. SCHOOL SITE.

1. If the County adopts any type of impact fee program for construction of school facilities during the term of this development order, the developer shall be entitled to credits for the school site conveyed to the Manatee County School Board in the amount of \$170,602.50.

V. ROADWAY IMPROVEMENTS.

1. By January 31, 1997, Manatee County and TARA shall enter into an agreement outlining the responsibilities of each party for construction of a traffic signal at the intersection of S.R. 70 and Tara Boulevard. It is contemplated that Tara will pay up to 100% of the cost of said signal not to exceed \$126,000.00 and that Manatee County will be responsible for the design, permitting, and construction of the signal. The County acknowledges that pursuant to R-93-25 (The Creekwood Development Order), it has required another developer to construct said signal and that any agreement for said signal may include participation on a 50% basis by that developer.
2. Building permits for Phase III shall not be issued by the County until the Developer has completed the following roadway improvements:
 - (a) Construction of a free-flow right-turn lane on SR 70 at the Braden River Road entrance to the development.
 - (b) Upgrading main entrance road to a four-lane divided road from the third internal intersection to the sixth internal intersection.
 - (c) Improvements to Braden River/Linger Lodge Road from SR 70 to I-75 as follows:
 - (1) Widening approximately 2.4 miles of existing 20' wide pavement from 20' to 24' wide along with a leveling course and cap.
 - (2) Construction of a 24' wide rural section 0.8 mile in length from the end of existing pavement to the beginning of the I-75 overpass.
 - (3) Grade the shoulders to the typical rural section where said roadway is contiguous to the development.
3. The Tara development shall be subject to any future fair share road improvement programs adopted by the County.
4. Prior to approval of Final Site Plans for the combination of 571 single-family units, the 1,148 multi-family units, and 223,202 square feet of commercial development, a transportation study will be made by the developer to evaluate impacts of the project. The results of this study will be submitted to the County and the Tampa Bay Regional Planning Council as revision to the transportation portion of the Application for Development Approval. The transportation portion of the ADA and this Development Order will then be reviewed in accordance with Chapter 380 of the Florida Statutes.

Land use exchanges between single family, multi-family and commercial uses may take place upon demonstration that the traffic impacts in the traffic analysis dated July 22, 1996 have not been exceeded.

5. Prior to approval of Final Site Plans for the combination of the 498 single-family dwelling units, the 974 multi-family dwelling units, and the 188,627 square feet of commercial space, the following improvements must be completed:

- (a) At the intersection of Tara Boulevard and SR 70
 - (1) An exclusive northbound right-turn lane. The storage length shall be a minimum of 225 feet.
 - (2) A northbound left-turn lane. The resulting dual left-turn lanes shall have a minimum queue length of 350 feet per lane. In addition, guiding pavement markings to provide turning lane separation (two foot long dashed lines with four foot gaps to channelize turning traffic) shall be included.
 - (3) An exclusive southbound right-turn lane. The storage length shall be a minimum of 400 feet in length.
 - (4) Extend the queue length component of the westbound dual left-turn lanes. The minimum queue length shall be 300 feet for each lane.
- (b) Participate in signalization at the Interstate 75 (I-75) northbound on-ramp intersection at SR 70, located at the east quadrant of the interchange of I-75 and SR 70. Such participation is estimated to be 12.78% of the actual cost of construction.
- (c) Participate in signaling the I-75 southbound off-ramp intersection at SR 70, located at the west quadrant of the interchange of I-75 and SR 70. Such participation is estimated to be 13.97% of the actual cost of construction.

All improvements are subject to approval of the Florida Department of Transportation. Additional requirements may be requested by FDOT's Access Management and Traffic Operation Sections.

Land Use exchanges between single family, multi-family and commercial uses may take place upon demonstration that the traffic impacts in the traffic analysis dated July 22, 1996 have not been exceeded.

VI. GENERAL CONDITIONS

1. Every phase of the development shall be required to be self supporting with regard to roads, drainage, utilities, recreation, fire protection, and other services normally associated with a residential development.
2. Prior to 12/31/97, a child oriented recreation site, as indicated on the approved plan, shall be dedicated to Manatee County.
3. Construction shall be restricted to general building type, (e.g. multi-story, zero lot line, single family attached, single family semi-detached, single family detached, etc.) number of units, and square footage of proposed uses as set forth on the revised Map H (dated August 9, 1996) provided that the developer shall be allowed to modify the phasing schedule and unit type in accordance with procedures in the existing Land Development Code to accommodate fluctuating market conditions providing such modifications do not cause increased off-site impacts greater than those presented in the ADA as amended by this Development Order or any Certificates of Level of Service issued for the project.
4. In accordance with Section 380.06(18), F.S., the Developer and any successors in interest shall submit an annual DRI report to Manatee County, TBRPC and the state land planning agency on the 13th day of November, 1997 and each year thereafter until such time as all terms and conditions of this order are satisfied. Manatee County 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 insure compliance with terms and conditions of this order, a report shall be submitted to the Manatee County Board of County Commissioners and the Developer shall be notified of any 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 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(18), F.S. Failure to file an annual report as provided herein shall subject the Developer to the temporary suspension of the development order by the local government.

In addition to the state land planning agency requirements, the annual report shall include:

- (a) Current traffic count data (ADT) for the following locations:
 - (i) East of the main entrance on S.R. 70
 - (ii) Main entrance road near S.R. 70
 - (iii) Between Braden River Road and the Braden River on S.R. 70
 - (iv) East of U.S. 301 relocated on S.R. 70
 - (v) West of U.S. 301 relocated on S.R. 70

- 5. In the event of a Development Order appeal or other legal challenge of the Development Order by the DCA or TBRPC, the Developer shall pay all costs and fees of County Staff and attorneys the County is required to expend related to said appeal or legal challenge at the rate of the processing fee for the Development Order under the current Planning fee schedules. Payment of all billings by the Developer related to such fees and costs shall be paid within 45 days of the submittal of an invoice. In the event the Developer prefers to have outside counsel handle such appeal of behalf of the County, and if the County is satisfied with the counsel selected by the Developer, the Developer shall have the right to have said outside counsel handle said appeal. In such case, the Developer shall be liable for the payment of all fees due to said counsel, plus all costs and fees of County staff and County attorneys, to the extent their assistance is needed by said outside counsel. Payment to County staff and County attorneys shall be at the rate of the processing fee for the Development Order under the current Planning fee schedule, and payment shall be paid within forty-five days of submittal of an invoice.

VII. CONCURRENCY AND PHASING

- 1. Any parcel in Phase II for which Preliminary Site Plans are submitted after November 13, 1997 or a Final Site Plan is submitted after November 13, 2000 shall comply with the requirements of the Comprehensive Plan (Ordinance 89-01, as amended) and the Land Development Code, (Ordinance 90-01, as amended.) which are in effect at that time. This provision shall not apply if the property in which this site plan is part of was included as part of a final plat approval which was not required to comply with the policies of the Comprehensive Plan and the 1990 Land Development Code as amended.
- 2. Any parcel in Phase III for which Preliminary Site Plans are submitted after November 13, 2002 or a Final Site Plan is submitted after November 13, 2005 shall comply with the requirements of the Comprehensive Plan (Ordinance 89-01, as amended) and the Land Development Code, (Ordinance 90-01, as amended.) which are in effect at that time. This provision shall not apply if the property in which this site plan is part of was included as part of a final plat approval which was not required to comply with the policies of the Comprehensive Plan and the 1990 Land Development Code as amended.
- 3. In addition to the foregoing preliminary plan submittal project phasing conditions, the Developer must adhere to the following phasing build-out schedule. This phasing build-out schedule is for Section 380.06, F.S. purposes only and does not serve to extend the dates of preliminary or final plan submittal as referenced in the project phasing conditions or compliance with a Comprehensive Plan.

Phase II: 1995 through 2003

Phase III: 1996 through 2007

Preliminary site plans shall be valid for a period of three (3) years. Final site plans shall be valid until the end of the phase for the development is proposed as described in the phasing build-out schedule.

This approval shall not affect the ability of the Developer to complete construction of subphases which have valid final site plans and construction plans in existence on July 25, 1996. These subphases include:

- (a) Phase I-M renamed as Phase III-S on revised Map H (dated August 9, 1996)
- (b) Phase I-B renamed as Phase II-A on revised Map H

- (c) Phase I-N renamed as Phase III-T on revised Map H
- (d) Phase I-J renamed as Phase II-J on revised Map H.

The Developer shall be entitled to request extensions of these plans as presently allowed by the existing Land Development Code. If these plans expire, any new site plans for these parcels shall be required to comply with the requirements of this Development Order.

- 4. Upon its review and approval by staff, a Certificate of Level of Service will be issued as part of this approval. Said certificate shall be for ten years.
- 5. The minimum setbacks, lot widths and lot areas and maximum heights for Phases II & III shall be as shown on Exhibit B. These dimensional requirements shall not apply to subphases which have valid Preliminary or Final Site Plans in existence on 7/25/96 in which different setbacks were approved.
- 6. Commercial development, as shown on Revised Map H (dated 8/9/96) shall be limited to the uses described on Exhibit C. No development is approved for Parcel III-Y.
- 7. Where side yards are adjacent to the functional rear yards of corner lots, the driveway on the adjacent lot (non-corner lot) shall be located on the opposite side of the lot from the corner lot.
- 8. The identification of streets within the Tara project shall be by street names. This shall be shown on all subsequent plats and approved by the Planning Department.
- 9. The Developer acknowledges that the parcel formerly known as III-Y and other common open space areas shall be turned over to the appropriate owner's association.

VIII. LEGAL DESCRIPTION.

(REZONE FROM A-1/WP-E/ST TO PDR/WP-E/ST PARCEL)

THAT PORTION OF THE S 1/2 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 35 S., RANGE 18 E., MANATEE COUNTY, FLORIDA, LYING NORTH OF THE CENTERLINE OF LINGER LODGE ROAD, LESS LAND DESCRIBED IN O.R. BOOK 959, PAGE 483, INCLUSIVE, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

SUBJECT TO COUNTY MAINTAINED R/W FOR BRADEN RIVER ROAD, A.K.A. LINGER LODGE ROAD.

CONTAINING 15.55 ACRES MORE OR LESS.

(REZONE FROM PDR TO PDC - TARA PARCEL III-W)

BEGIN AT THE N.W. CORNER OF "TARA PLANTATION GARDENS", A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 27, PAGE 140, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID CORNER LYING ON THE EAST RIGHT OF WAY LINE OF BRADEN RIVER ROAD AS SHOWN ON THE PLAT OF TARA PHASE I, UNIT 1", A SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 144, SAID PUBLIC RECORDS; THENCE N 00°09'22" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 390.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 70, ACCORDING TO THAT CERTAIN ORDER OF TAKING DATED JANUARY 17, 1996, AND RECORDED IN OFFICIAL RECORDS BOOK 1480, PAGE 1482, SAID PUBLIC RECORDS; THENCE ALONG SAID RIGHT OF WAY LINE TWO COURSES, VIZ: (1) S 89°41'33" E, A DISTANCE OF 450.87 FEET; AND (2) S 00°18'27" W, A DISTANCE OF 225.00 FEET TO THE INTERSECTION WITH THE NORTHERLY OUTLINE OF "FAIRWAY GARDENS AT TARA", A CONDOMINIUM YET TO BE RECORDED; THENCE ALONG THE LINES OF SAID "FAIRWAY GARDENS AT TARA", TWO COURSES; VIZ: (1) N 89°41'33" W, A DISTANCE OF 39.53 FEET; AND (2) S 30°34'09" W, A DISTANCE OF 191.03 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE ABOVE DESCRIBED "TARA PLANTATION GARDENS"; THENCE N 89°41'33" W, ALONG SAID NORTH LINE, A DISTANCE OF 314.01 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 14, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 3.70 ACRES MORE OR LESS.

(GENERAL DEVELOPMENT PLAN)

COMMENCE AT THE N.W. CORNER OF SEC. 14, TWP. 35 S, RGE. 18 E.; THENCE S 00°09'22" W, ALONG THE WEST LINE OF SAID SECTION 14, 502.36 FT. TO THE INTERSECTION WITH THE SOUTHERLY R/W OF STATE ROAD NO. 70, FOR A P.O.B.; THENCE CONTINUE S 00°09'22" W, ALONG SAID WEST SECTION LINE, 4805.11 FT. TO THE S.W. CORNER OF SAID SECTION 14, ALSO BEING THE N.W. CORNER OF SEC. 23, TWP. 35 S., RGE. 18 E.; THENCE S 00°03'05" E, ALONG THE WEST LINE OF SAID SECTION 23, 1322.53 FT. TO THE S.W. CORNER OF THE NORTH 1/2 OF THE N.W. 1/4 OF SAID SECTION 23; THENCE S 89°28'30" E, ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE N.W. 1/4, 3142.71 FT. TO THE S.E. CORNER THEREOF; THENCE S 00°21'47" W, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 23, 2647.40 FT. TO THE S.W. CORNER OF THE NORTH 1/2 OF THE S.E. 1/4 OF SAID SECTION 23; THENCE S 89°25'46" E, ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE S.E. 1/4, 2654.49 FT. TO THE S.E. CORNER THEREOF; THENCE S 00°42'53" W, ALONG THE EAST LINE OF SAID SECTION 23, ALSO BEING THE WEST LINE OF SEC. 24, TWP. 35 S., RGE. 18 E., 1324.75 FT. TO THE S.E. CORNER OF SAID SECTION 23, ALSO BEING THE S.W. CORNER OF SAID SECTION 24; THENCE S 89°29'57" E, ALONG THE SOUTH LINE OF SAID SECTION 24, 934.75 FT. TO THE WESTERLY D.O.T. R/W OF BRADEN RIVER ROAD, A.K.A. LINGER LODGE ROAD; THENCE N 00°27'05" E, ALONG SAID WESTERLY D.O.T. R/W, 79.05 FT.; THENCE N 83°26'06" E, ALONG THE NORTHERLY D.O.T. R/W OF SAID BRADEN RIVER ROAD, 654.90 FT.; THENCE S 89°32'55" E, ALONG SAID NORTHERLY D.O.T. R/W, 30.24 FT. TO THE BEGINNING OF D.O.T. LIMITED ACCESS R/W (160 FT. LEFT OF CENTERLINE CONSTRUCTION, BRADEN RIVER ROAD, D.O.T. STA. 25 + 80.24); THENCE CONTINUE S 89°32'55" E, ALONG SAID D.O.T. LIMITED ACCESS R/W, 200.00 FT. TO THE INTERSECTION WITH THE WESTERLY D.O.T. LIMITED ACCESS R/W OF STATE ROAD NO. 93 (I-75); THENCE N 13°41'35" W, ALONG SAID LIMITED ACCESS R/W, 2701.71 FT., TO THE P.C. OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 5857.62 FT.; THENCE NORTHERLY, ALONG SAID LIMITED ACCESS R/W, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°36'40", 1493.76 FT. TO THE P.T. OF SAID CURVE; THENCE N 00°55'05" E, ALONG SAID LIMITED ACCESS R/W, 1415.11 FT.; THENCE N 00°13'40" W, ALONG SAID LIMITED ACCESS R/W, 899.24 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5635.58 FT.; THENCE NORTHWESTERLY, ALONG SAID LIMITED ACCESS R/W, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°28'53", 637.51 FT. TO THE P.C.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2770.79 FT.; THENCE NORTHWESTERLY, ALONG SAID LIMITED ACCESS R/W, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°32'01", 847.92 FT. TO THE P.C.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1339.56 FT.; THENCE NORTHWESTERLY, ALONG SAID LIMITED ACCESS R/W, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°16'38", 988.43 FT. TO THE P.T. OF SAID CURVE, SAID POINT ALSO BEING ON THE SOUTHERLY D.O.T. LIMITED ACCESS R/W OF STATE ROAD NO. 70; THENCE N 66°31'12" W, ALONG SAID LIMITED ACCESS R/W, 462.42 FT.; THENCE N 70°20'03" W, ALONG SAID LIMITED ACCESS R/W, 750.13 FT., TO THE END OF D.O.T. LIMITED ACCESS R/W (150 FT. RIGHT OF CENTERLINE CONSTRUCTION, STATE ROAD NO. 70, D.O.T. STA. 16 + 34.75); THENCE N 57°46'58" W, ALONG THE SOUTHERLY D.O.T. R/W OF SAID STATE ROAD NO. 70, 138.05 FT.; THENCE N 70°20'03" W, ALONG SAID D.O.T. R/W 719.00 FT.; THENCE N 48°46'37" W, ALONG SAID D.O.T. R/W, 87.09 FT.; THENCE N 70°20'03" W, ALONG SAID R/W, 76.82 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 17056.74 FT.; THENCE NORTHWESTERLY, ALONG SAID R/W, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°04'14", 318.70 FT. TO THE P.R.C. OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 17320.74 FT.; THENCE NORTHWESTERLY, ALONG SAID R/W, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°04'14", 323.63 FT. TO THE P.T. OF SAID CURVE; THENCE N 70°20'03" W, ALONG SAID R/W, 739.91 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2732.79 FT.; THENCE WESTERLY, ALONG SAID R/W, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°21'30" W, 923.32 FT. TO THE P.T. OF SAID CURVE; THENCE N 89°41'33" W, ALONG SAID R/W, 1559.31 FT. TO THE P.O.B., BEING AND LYING IN SECTIONS 13, 14, 23 AND 24, TOWNSHIP 35 S., RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF THE S 1/2 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 35 S., RANGE 18 E., MANATEE COUNTY, FLORIDA, LYING NORTH OF THE CENTERLINE

OF LINGER LODGE ROAD, LESS LAND DESCRIBED IN O.R. BOOK 959, PAGE 483, INCLUSIVE, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

SUBJECT TO COUNTY MAINTAINED R/W FOR BRADEN RIVER ROAD, A.K.A. LINGER LODGE ROAD.

ALSO:

THOSE CERTAIN PARCELS OF LAND REFERRED TO AS PARCEL 5 (VACATED R/W) AND PARCEL 4 (REMNANT) AND DESCRIBED AND RECORDED IN O.R. BOOK 1405, PAGES 659 THROUGH 661, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LESS:

RIGHT-OF-WAY FOR BRADEN RIVER ROAD AS SHOWN ON THE PLAT OF "TARA PHASE I, UNIT 1", AS RECORDED IN PLAT BOOK 24, PAGES 144 THROUGH 152, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND AS SHOWN ON TARA PHASE I, UNIT 6, RECORDED IN PLAT BOOK 28, PAGES 80 THROUGH 85, AFORESAID PUBLIC RECORDS.

LESS:

TARA SCHOOL SITE NO. 1 AS DESCRIBED AND RECORDED IN O.R. BOOK 1102, PAGE 712, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND TARA SCHOOL SITE ADDITION AS DESCRIBED IN O.R. BOOK 1298, PAGE 694, AFORESAID PUBLIC RECORDS.

LESS:

RIGHT-OF-WAY DEEDED TO MANATEE COUNTY AS DESCRIBED AND RECORDED IN O.R. BOOK 1405, PAGE 654, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LESS:

LANDS CONVEYED TO "FRENAL, INC." AND REFERRED TO AS PARCEL 1 (VACATED R/W) AND PARCEL 2 (REMNANT) AND DESCRIBED AND RECORDED IN O.R. BOOK 1405, PAGE 668, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LESS:

ADDITIONAL R/W FOR S.R. 70, REFERRED TO AND DESCRIBED AS PARCEL #101 PER D.O.T. R/W MAPS, SECTION 13160-2516.

CONTAINING 1124.21 ACRES MORE OR LESS.

IX. SEVERABILITY.

1. It is the intent of this Ordinance to comply with the requirements of all applicable law and constitutional requirements. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then such provisions or portions shall be deemed null and void but all remaining provisions and portions of this Ordinance shall remain in full force and effect.

X. EFFECTIVE DATE.

1. This Ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 22nd day of August, 1996.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Jean Stephen

ATTEST:

R.B. SHORE
Clerk of the Circuit Court

Susan P. Louie
oc

TABLE I

SUMMARY OF NOISE LEVELS IDENTIFIED BY
 ENVIRONMENTAL PROTECTION AGENCY
 AS REQUISITE TO PROTECT PUBLIC
 HEALTH AND WELFARE WITH AN
 ADEQUATE MARGIN OF SAFETY

EFFECT	LEVEL ¹	AREA
Hearing Loss	$L_{eq(24)}$ 70 dB	All areas
Outdoor activity interference and annoyance	L_{dn} 55 dB	Outdoors in residential areas and farms where people spent widely varying amounts of time and other places in which quiet is a basis for use
	$L_{eq(74)}$ 55 dB	Outdoor areas where people spend limited amounts of time, such as school yards, playgrounds, etc.
Indoor activity interference and annoyance	L_{dn} 45 dB	Indoor residential areas
	$L_{eq(24)}$ 45 dB	Other indoor areas with human activities such as schools, etc.

¹ $L_{eq(24)}$ represents the sound energy averaged over a 24-hour period while L_{dn} represents L_{eq} with a 10 dB nighttime weighting.

EXHIBIT B
DIMENSIONAL CHART

Uses	Height Maximum (ft.)	Minimum Lot Width (ft.)	Minimum Lot Area (s.f.)	Front (ft.)	Side (ft.)	Rear (ft.)
Single family detached	35	45-79	5,000	20/15 ^(a)	6	15
Single family detached	35	80 or greater	9,000	25/20 ^(a)	8	15
Zero lot line (SF detached)	35	45	5,000	20/15 ^(a)	0/10 ^(b)	15
Single family attached	35	25/35 ^(c)	2,500/3,500 ^(c)	20/15 ^(a)	0/10 ^(b)	15
Single family semi-detached	35	35	4,000	20/15 ^(a)	7.5	15
Duplex	35	70	8,000	20/15 ^(a)	8	15
Multi-family	3 stories/35			25	10 ^(d)	15 ^(d)
Commercial/office/hotel	3 stories/35	70	7,500	30 ^(e)	15 ^(e)	20 ^(e)
Park, recreation center	35	70	7,500	25	15	15
Parcel II-D	Multi-family	2 stories/35		30	10/35 ^(f)	15
	Single family	35	60	7,000	25	7.5
Parcel II-E	35	60	7,000	25	7.5	15

- (a) Front setbacks for units with side entry garages.
- (b) Applies to one side.
- (c) Minimum width and size for corner or end units.
- (d) Multi-family dwellings adjacent to single-family lots shall maintain a setback of 30' or an increase of 10' for every story over one, whichever is greater.
- (e) Buildings shall be set back a minimum of 50' from any residential lot.
- (f) Multi-family dwellings shall be set back 35' from any single family lot.

NOTE: The Planning Director has the right to determine a smaller setback when development parcel is adjacent to open space or non-residential uses.

EXHIBIT C

TARA COMMERCIAL USES

7/31/96

USES	PARCEL III-W	REMAINING COMMERCIAL
AGRICULTURAL USES		
Agricultural Research Facilities	X	X
Agriculture	P	X
Breeding Facility (non-wild, non-exotic)	X	X
Farming Service Establishments	P	X
Kennels	X	X
Short Term Agricultural Uses	X	P
Stables or Equestrian Centers:		
Public	X	X
Veterinary Hospitals	X	P
COMMERCIAL USES - RETAIL		
Auction Houses, Open	X	X
Auction Houses, Enclosed	X	X
Auction Houses, Auto	X	X
Building Materials Establishment	X	P
Retail Sales, Neighborhood Convenience	P	P
Retail Sales, Neighborhood General	P	P
Drive-Thru Eating Establishment	P	P
Eating Establishment	P	P
Farm Equipment and Supply Establishment	X	P
Gas Pumps	P	P
MH/RV Sales, Rental, Leasing	X	P
General Retail Sales Uses	X	P
Service Station	P	P
COMMERCIAL USES - SERVICES		
Banking:		
Bank	P	P
Bank/Drive-Through	P	P

USES	PARCEL III-W	REMAINING COMMERCIAL
Business Services	P	P
Health Services:		
Professional Office	P	P
Clinic	P	P
Veterinary Clinic	P	P
Medical and Dental Laboratory	X	P
Nursing Home	P	P
Industrial Service Establishment	X	P
Lodging Places:		
Bed and Breakfast	P	P
Boarding House	P	X
Hospital Guest House	P	X
Hotels	X	P
RV Park	X	P
Miscellaneous Services:		
Office	P	P
Car Wash, Self Serve	X	P
Car Wash, Incidental	P	P
Car Wash, Full Service	X	P
Construction Service Establishment	X	P
Dry Cleaners, Neighborhood	P	P
Dry Cleaners, General	X	P
Dry Cleaners, Pick-Up	P	P
Food Catering	X	P
Funeral Chapel	P	P
Funeral Home	P	P
Lawn Care/Landscaping	X	P
Personal Service Establishment	P	P
Rental Service Establishment	X	P
Repair Service Establishment	P	P

USES	PARCEL III-W	REMAINING COMMERCIAL
Motor Vehicle Repair:		
Neighborhood Serving	P	P
Community Serving	X	P
Major	X	X
Sign Painting Service	X	P
Taxi-Cab, Limousine Service	X	P
Wholesale Trade Establishment	X	P
COMMUNITY SERVICE USES		
Cultural Facilities	P	X
Emergency Shelters	P	X
Emergency Shelter Home	P	X
Outpatient Treatment Facility	X	X
Post Offices	P	X
Private Community Uses	P	X
Public Community Use	P	P
Public Use Facilities	P	P
Radio, TV, Communications, Microwave Facilities	SP	P
Residential Treatment Facilities	SP	X
Resource Recovery Facilities	X	X
Utility Use	P	P
MISCELLANEOUS USES		
Flea Markets:		
Enclosed	X	P
Open	X	P
Outdoor Advertising Signs	X	P
Parking, Commercial	P	P
Towing Service and Storage Establishment	X	P
OPEN USES OF LAND - LIGHT		
Cemetery:		

USES	PARCEL III-W	REMAINING COMMERCIAL
Human	P	X
Pet	P	X
Game Preserve	X	X
Land Reserves, Public or Private	P	X
Tree Farm	P	X
Minor Earthmoving	P	P
RECREATION USES		
Low Intensity Recreational Uses	P	P
High Intensity Recreational Uses	X	P
Medium Intensity Recreational Uses	X	P
Passive Recreational Use	P	P
RESIDENTIAL USES		
Family Care Homes	P	X
Group Care Home, Large	P	P
Group Care Home, Small	P	P
Group Housing	P	X
Residential Care Facility, Large	P	P
Residential Care Facility, Small	P	P
Recovery Home, Large	P	P
Recovery Home, Small	P	P
Single Family Detached Dwellings	P+	X
Duplex Dwellings	P+	X
RESIDENTIAL SUPPORT USES		
Churches or Other Place of Worship	P	P
Day Care Center, Large	P	P
Day Care Center, Medium	P	P
Day Care Center, Small	P	X
Day Care Facilities (Accessory)	P	P
Schools, Elementary	P	X
Schools, High School	P	X

USES	PARCEL III-W	REMAINING COMMERCIAL
Schools, Middle	P	X
Schools of Special Education	P	P
TRANSPORTATION FACILITIES		
Bus RR Passenger Station	P	X
Heliport	X	P
Helistop	P	X
WAREHOUSING		
Warehouse-Mini	P	P

AP = Administrative Permit.

SP = Special Permit.

P = Permitted.

AP/SP = Administrative Permit or Special Permit required as specified in Section 704 or elsewhere in the Code.

P* = With limitations, as specified in Section 704, Conditional Use Criteria, or elsewhere in the Code.

X = Uses not allowed.

+ = Allowed with specific criteria per Table 6-1 in the Code.

EXHIBIT B
DIMENSIONAL CHART

Uses	Height Maximum (ft.)	Minimum Lot Width (ft.)	Minimum Lot Area (s.f.)	Front (ft.)	Side (ft.)	Rear (ft.)
Single family detached	35	45-79	5,000	20/15 ^(a)	6	15
Single family detached	35	80 or greater	9,000	25/20 ^(a)	8	15
Zero lot line (SF detached)	35	45	5,000	20/15 ^(a)	0/10 ^(b)	15
Single family attached	35	25/35 ^(c)	2,500/3,500 ^(c)	20/15 ^(a)	0/10 ^(b)	15
Single family semi-detached	35	35	4,000	20/15 ^(a)	7.5	15
Duplex	35	70	8,000	20/15 ^(a)	8	15
Multi-family	3 stories/35			25	10 ^(d)	15 ^(d)
Commercial/office/hotel	3 stories/35	70	7,500	30 ^(e)	15 ^(e)	20 ^(e)
Park, recreation center	35	70	7,500	25	15	15
Parcel II-D	Multi-family	2 stories/35		30	10/35 ^(f)	15
	Single family	35	60	7,000	25	7.5
Parcel II-E	35	60	7,000	25	7.5	15

- (a) Front setbacks for units with side entry garages.
- (b) Applies to one side.
- (c) Minimum width and size for corner or end units.
- (d) Multi-family dwellings adjacent to single-family lots shall maintain a setback of 30' or an increase of 10' for every story over one, whichever is greater.
- (e) Buildings shall be set back a minimum of 50' from any residential lot.
- (f) Multi-family dwellings shall be set back 35' from any single family lot.

NOTE: The Planning Director has the right to determine a smaller setback when development parcel is adjacent to open space or non-residential uses.

EXHIBIT C

TARA COMMERCIAL USES

7/31/96

USES	PARCEL III-W	REMAINING COMMERCIAL
AGRICULTURAL USES		
Agricultural Research Facilities	X	X
Agriculture	P	X
Breeding Facility (non-wild, non-exotic)	X	X
Farming Service Establishments	P	X
Kennels	X	X
Short Term Agricultural Uses	X	P
Stables or Equestrian Centers:		
Public	X	X
Veterinary Hospitals	X	P
COMMERCIAL USES - RETAIL		
Auction Houses, Open	X	X
Auction Houses, Enclosed	X	X
Auction Houses, Auto	X	X
Building Materials Establishment	X	P
Retail Sales, Neighborhood Convenience	P	P
Retail Sales, Neighborhood General	P	P
Drive-Thru Eating Establishment	P	P
Eating Establishment	P	P
Farm Equipment and Supply Establishment	X	P
Gas Pumps	P	P
MH/RV Sales, Rental, Leasing	X	P
General Retail Sales Uses	X	P
Service Station	P	P
COMMERCIAL USES - SERVICES		
Banking:		
Bank	P	P
Bank/Drive-Through	P	P

USES	PARCEL III-W	REMAINING COMMERCIAL
Business Services	P	P
Health Services:		
Professional Office	P	P
Clinic	P	P
Veterinary Clinic	P	P
Medical and Dental Laboratory	X	P
Nursing Home	P	P
Industrial Service Establishment	X	P
Lodging Places:		
Bed and Breakfast	P	P
Boarding House	P	X
Hospital Guest House	P	X
Hotels	X	P
RV Park	X	P
Miscellaneous Services:		
Office	P	P
Car Wash, Self Serve	X	P
Car Wash, Incidental	P	P
Car Wash, Full Service	X	P
Construction Service Establishment	X	P
Dry Cleaners, Neighborhood	P	P
Dry Cleaners, General	X	P
Dry Cleaners, Pick-Up	P	P
Food Catering	X	P
Funeral Chapel	P	P
Funeral Home	P	P
Lawn Care/Landscaping	X	P
Personal Service Establishment	P	P
Rental Service Establishment	X	P
Repair Service Establishment	P	P

USES	PARCEL III-W	REMAINING COMMERCIAL
Motor Vehicle Repair:		
Neighborhood Serving	P	P
Community Serving	X	P
Major	X	X
Sign Painting Service	X	P
Taxi-Cab, Limousine Service	X	P
Wholesale Trade Establishment	X	P
COMMUNITY SERVICE USES		
Cultural Facilities	P	X
Emergency Shelters	P	X
Emergency Shelter Home	P	X
Outpatient Treatment Facility	X	X
Post Offices	P	X
Private Community Uses	P	X
Public Community Use	P	P
Public Use Facilities	P	P
Radio, TV, Communications, Microwave Facilities	SP	P
Residential Treatment Facilities	SP	X
Resource Recovery Facilities	X	X
Utility Use	P	P
MISCELLANEOUS USES		
Flea Markets:		
Enclosed	X	P
Open	X	P
Outdoor Advertising Signs	X	P
Parking, Commercial	P	P
Towing Service and Storage Establishment	X	P
OPEN USES OF LAND - LIGHT		
Cemetery:		

USES	PARCEL III-W	REMAINING COMMERCIAL
Human	P	X
Pet	P	X
Game Preserve	X	X
Land Reserves, Public or Private	P	X
Tree Farm	P	X
Minor Earthmoving	P	P
RECREATION USES		
Low Intensity Recreational Uses	P	P
High Intensity Recreational Uses	X	P
Medium Intensity Recreational Uses	X	P
Passive Recreational Use	P	P
RESIDENTIAL USES		
Family Care Homes	P	X
Group Care Home, Large	P	P
Group Care Home, Small	P	P
Group Housing	P	X
Residential Care Facility, Large	P	P
Residential Care Facility, Small	P	P
Recovery Home, Large	P	P
Recovery Home, Small	P	P
Single Family Detached Dwellings	P+	X
Duplex Dwellings	P+	X
RESIDENTIAL SUPPORT USES		
Churches or Other Place of Worship	P	P
Day Care Center, Large	P	P
Day Care Center, Medium	P	P
Day Care Center, Small	P	X
Day Care Facilities (Accessory)	P	P
Schools, Elementary	P	X
Schools, High School	P	X

USES	PARCEL III-W	REMAINING COMMERCIAL
Schools, Middle	P	X
Schools of Special Education	P	P
TRANSPORTATION FACILITIES		
Bus RR Passenger Station	P	X
Heliport	X	P
Helistop	P	X
WAREHOUSING		
Warehouse-Mini	P	P

AP = Administrative Permit.

SP = Special Permit.

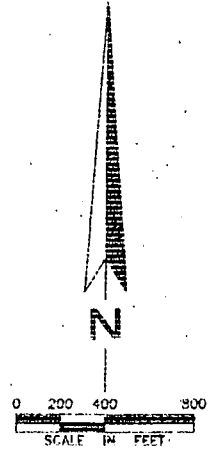
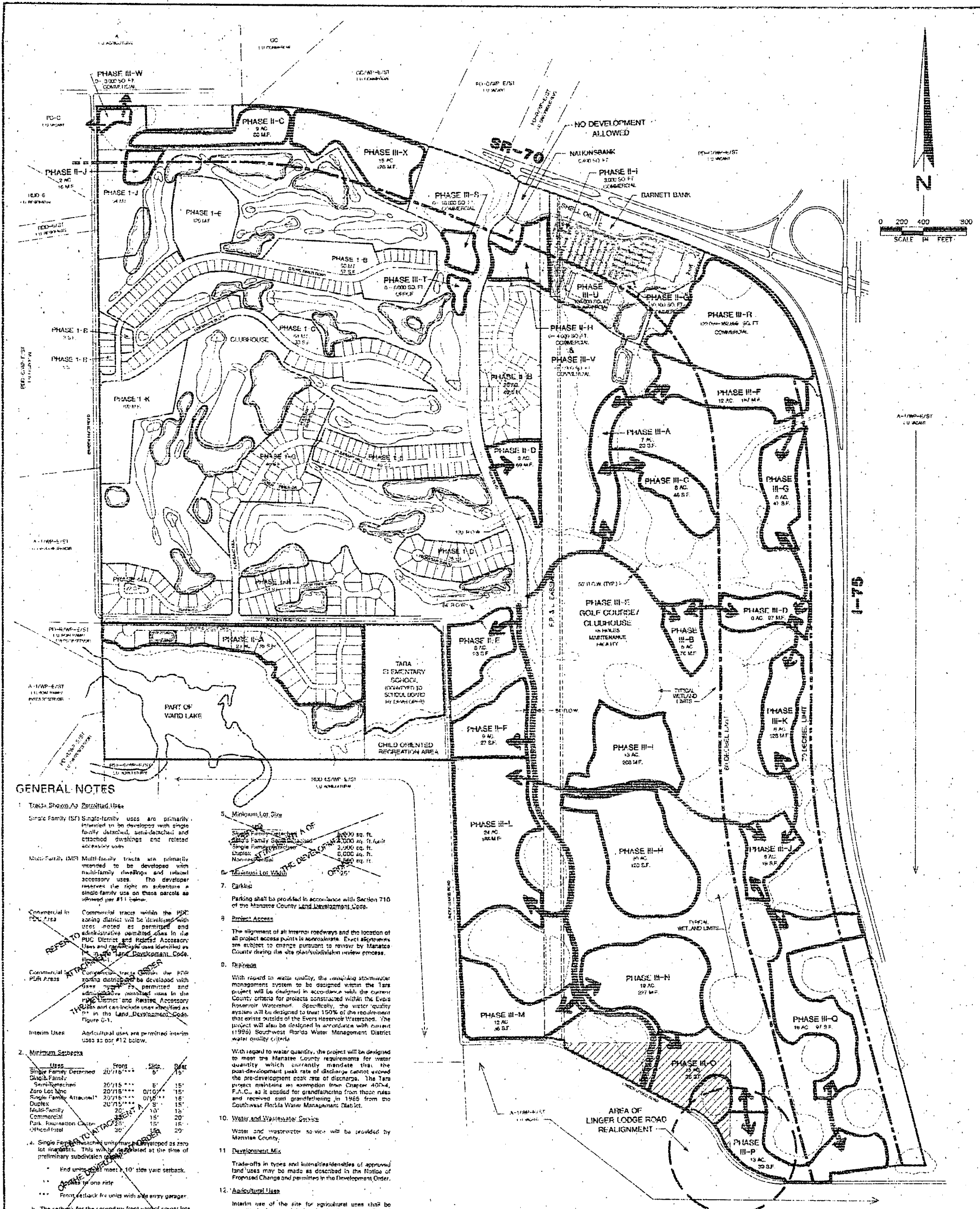
P = Permitted.

AP/SP = Administrative Permit or Special Permit required as specified in Section 704 or elsewhere in the Code.

P* = With limitations, as specified in Section 704, Conditional Use Criteria, or elsewhere in the Code.

X = Uses not allowed.

+ = Allowed with specific criteria per Table 6-1 in the Code.



GENERAL NOTES

- Tracts Shown As Permitted Uses**
 - Single Family (SF)** Single-family uses are primarily intended to be developed with single family detached, semi-detached and attached dwellings and related accessory uses.
 - Multi-Family (MF)** Multi-family tracts are primarily intended to be developed with multi-family dwellings and related accessory uses. The developer reserves the right to subdivide a single family use on these parcels as allowed per #11 below.
 - Commercial in PDC Area** Commercial tracts within the PDC zoning district will be developed with uses, as permitted and administrative permitted uses in the PDC District and Related Accessory Uses and related accessory uses identified in the Land Development Code, Figure G-1.
 - Commercial in PDR Area** Commercial tracts within the PDR zoning district will be developed with uses, as permitted and administrative permitted uses in the PDR District and Related Accessory Uses and related accessory uses identified in the Land Development Code, Figure G-1.
 - Interim Uses** Additional uses are permitted interim uses as per #12 below.
- Minimum Setbacks**

Uses	Front	Side	Rear
Single Family Detached	20/15	5'	5'
Single Family Attached	20/15	5'	5'
Multi-Family Attached	20/15	5'	5'
Multi-Family Detached	20/15	5'	5'
Commercial	20/15	5'	5'
Park, Recreation Center	20/15	5'	5'
Office/Hotel	20/15	5'	5'

 - a. Single Family Attached units may be developed as zero lot line lots. This will be regulated at the time of preliminary subdivision review.
 - End units shall meet a 10' side yard setback.
 - Openings on one side.
 - Front setback for units with side entry garages.
 - b. The setbacks for the secondary front yard of corner lots shall be a minimum of fifteen (15) feet.
 - c. Where side yards are adjacent to rear yards of corner lots, the driveway on the adjacent lot (non-corner lot) shall be located on the opposite side of the lot from the corner lot.
- Buffering/Screening**

Buffering and screening shall be provided in accordance with Sections 716 and 737 of the Land Development Code.
- Maximum Height (inclusive of parking)**

Uses	Height
Single Family Detached	35'
Single Family Attached	35'
Multi-Family Attached	35'
Multi-Family Detached	35'
Commercial	35'
Office/Hotel	35'

For each 1 foot of height over 35 feet, the setback from the I-75 and State Road 70 right-of-way shall be increased by 1 foot.
- Minimum Lot Size**
 - Single Family Detached: 8,000 sq. ft.
 - Single Family Attached: 2,000 sq. ft.
 - Multi-Family Attached: 2,000 sq. ft.
 - Multi-Family Detached: 2,000 sq. ft.
- Minimum Lot Width**
 - Single Family Detached: 25'
 - Single Family Attached: 25'
 - Multi-Family Attached: 25'
 - Multi-Family Detached: 25'
- Parking**

Parking shall be provided in accordance with Section 710 of the Manatee County Land Development Code.
- Project Access**

The alignment of all internal roadways and the location of all project access points is approximate. Exact alignments are subject to change pursuant to review by Manatee County during the site plan/subdivision review process.
- Drainage**

With regard to water quality, the existing stormwater management system to be designed within the Tara project will be designed in accordance with the current County criteria for projects constructed within the Evers Reservoir Watershed. Specifically, the water quality system will be designed to meet 100% of the requirements that exist outside of the Evers Reservoir Watershed. The project will also be designed in accordance with current (1996) Southwest Florida Water Management District water quality criteria.
- Water and Wastewater Service**

Water and wastewater service will be provided by Manatee County.
- Development Mix**

Trade-offs in types and intensities/identities of approved land uses may be made as described in the Notice of Proposed Change and permitted in the Development Order.
- Agricultural Uses**

Interim use of the site for agricultural uses shall be permitted prior to and during site development as allowed by the Comprehensive Plan, Policy 2.5.2.4.
- Signs**

On site signs will be in accordance with Sections 774 and 737, Land Development Code.
- Parcels have not been surveyed and acreages shown are approximate. Parcels are subject to future subdivision in accordance with the Land Development Code.**
- Project Acreage**

Area of Parcels	1995 acres
Area of Revised Master Plan	1,104.96 acres
TOTAL	1,104.91 acres
- Site lies within Flood Zones X and AE of Community Panel No. 12015C Q363C, Q354C and Q362C (1992).**
- Refer to Exhibit "C" for Phase Schedule.**
- All adjacent rights-of-way and utilities are in compliance with Land Development Code standards.**

REVISED MAP H
MASTER DEVELOPMENT PLAN
 for
TARA

SECTION 13, 14, 23 & 24, TWP. 35 S. RGE. 18 E.,
 MANATEE COUNTY, FLORIDA

LOMBARDO & SKIPPER, INC.
 Consulting Engineers, Surveyors & Planners



EXHIBIT "C" to Map H

RESIDENTIAL				
PARCEL	NUMBER UNITS	PHASES		
		I COMPLETED*	II 2/95*-10/97*	III 9/96*-10/02*
Phase I	719	719		
II-A	35		35	
II-B	49		49	
II-C	80		80	
II-D	69		69	
II-E	23		23	
II-F	27		27	
II-J	16		16	
III-A	20			20
III-B	76			76
III-C	46			46
III-D	97			97
III-F	187			187
III-G	47			47
III-H	120			120
III-I	208			208
III-J	19			19
III-K	128			128
III-L	188			188
III-M	36			36
III-N	227			227
III-O	38			38
III-P	39			39
III-Q	97			97
III-X	128			128
TOTAL	2,719	719	299	1,701

COMMERCIAL				
PARCEL	SQUARE FEET	PHASES		
		I COMPLETED*	II 2/95*-10/97*	III 9/96*-10/02*
Phase I	84,901	84,901		
II-G	10,100		10,100	
II-H	0-4,000**		0-4,000**	
II-I	3,600		3,600	
III-R	122,099-162,899**			122,099-162,899**
III-S	0-18,800**			0-18,800**
III-T	0-8,000**			0-8,000**
III-U	100,000			100,000
III-V	0-7,000**			0-7,000**
III-W	0-3,000**			0-3,000**
	361,500	84,901	13,700-17,700	258,899-262,899
OTHER				
III-E	Golf Course			18 Holes, Clubhouse, Maintenance

* Dates referenced above are required dates for submittal of a preliminary plan for the referenced phase.

** Developer reserves the right to transfer all or part of the building square footage from Parcels II-H, III-S, III-T, III-V and III-W to III-R if the square footage is deemed unnecessary on those parcels. Any transferred square footage may be used as commercial as noted in Attachment B.

STATE OF FLORIDA COUNTY OF MANATEE
 I hereby certify that the foregoing is a true and correct copy of ORDINANCE NO. 90-102 (216) adopted by the Board of County Commissioners of said County on the 22 day of August 1996, this 26 day of August 1996, in Bradenton, Florida.

Revised 8/1/96

R. B. Shore
 Clerk of Circuit Court
 By: Jane Cook D.C.

TARA - SITE DATA

Residential (includes platted R/W's)	413.56 acres
Commercial (buildable area only)	65.96 acres
Open Space (includes wetlands and recreation area)	207.67 acres
FP&L Easement	25.28 acres
Rights-of-Way	31.63 acres
Golf Courses	363.51 acres
Reservoir	<u>16.60</u> acres
TOTAL	1,124.21 acres

DIVISIONS OF FLORIDA DEPARTMENT OF STATE

Office of the Secretary
Division of Administrative Services
Division of Corporations
Division of Cultural Affairs
Division of Elections
Division of Historical Resources
Division of Library and Information Services
Division of Licensing

MEMBER OF THE FLORIDA CABINET



HISTORIC PRESERVATION BOARDS

Historic Florida Keys Preservation Board
Historic Palm Beach County Preservation Board
Historic Pensacola Preservation Board
Historic St. Augustine Preservation Board
Historic Tallahassee Preservation Board
Historic Tampa/Hillsborough County Preservation Board

RINGLING MUSEUM OF ART

FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham

Secretary of State

DIVISION OF ELECTIONS

August 30, 1996

Honorable R. B. Shore
Clerk to Board of County Commissioners
Manatee County
Post Office Box 1000
Bradenton, Florida 34206

Attention: Susan G. Romine, Deputy Clerk

FILED FOR RECORD
R.B. SHORE
CLERK CIRCUIT COURT
MANATEE CO. FLORIDA
SEP 3 2 46 PM '96

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of August 26, 1996 and certified copy each of Manatee County Ordinance Nos. PDPI-96-02 (Z)(P), Z-96-08, Z-96-10, Z-96-11, PDR/PDC/96-03(Z)(G), and 96-31, which were filed in this office on August 30, 1996.

The duplicate copy of each showing the filing date is being returned for your records.

Sincerely,

Liz Cloud, Chief
Bureau of Administrative Code

LC/mw

Enclosures

BUREAU OF ADMINISTRATIVE CODE

The Elliot Building • 401 South Monroe Street • Tallahassee, Florida 32399-0250 • (904) 488-8427
FAX: (904) 488-7868 • WWW Address <http://www.dos.state.fl.us> • E-Mail: election@mail.dos.state.fl.us