

REVISED SUBPHASE PLAN
NO. PDR-80-2(R), TARA, PHASE I

THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, having specifically considered the recommendation of the Planning Commission, the criteria set forth in Manatee County Ordinance No. 81-4; and finding PDR-80-2(R) consistent with Manatee County Ordinance No. 80-4, THE MANATEE PLAN, Revised Subphase Plan No. PDR-80-2(R) is hereby APPROVED for a Plan Amendment of the Tara, Phase I Preliminary Development Plan to revise Phase I Subphase Plan, subject to the following stipulations:

1. Stipulation #4 of the Preliminary Development Plan approval shall be amended to read in entirety as follows:

The Development of Phase I shall be done as shown on the approved Phasing Plan and shall meet the following subphase schedule. Further, final development plans for each subphase shall be submitted within the timeframe set forth below:

<u>Phase</u>	<u>Acres</u>	<u>Units</u>	<u>Timing Period for Submittal</u>
I-B	38.57	168	Jan. 1, 1988 - Dec. 31, 1989
I-C	13.96	110	Jan. 1, 1989 - Dec. 31, 1991
I-D	5.38	40	Jan. 1, 1991 - Dec. 31, 1992
I-E	8.77	150	Jan. 1, 1988 - Dec. 31, 1991
I-F	9.59	90	Jan. 1, 1990 - Dec. 31, 1992
I-G	17.10	280	Jan. 1, 1990 - Dec. 31, 1994
I-H	10.41	80	Jan. 1, 1991 - Dec. 31, 1993
I-J	8.94	140	Jan. 1, 1991 - Dec. 31, 1994
I-K	13.85	210	Jan. 1, 1990 - Dec. 31, 1994
I-L	8.47	160	Jan. 1, 1992 - Dec. 31, 1994
*I-M	10.82	36,000 S.F.	Jan. 1, 1988 - Dec. 31, 1994
*I-N	.97	8,000 S.F.	Jan. 1, 1988 - Dec. 31, 1994

* - Commercial

If any subphase deadline is not met, all property to be developed as a subphase of Phase I of Tara which does not have Final Development Plan submitted which is consistent with the requirements of the Land Development Code and the preliminary development plan on the date of such deadline, shall not be developable without approval by the Board of County Commissioners of a new Conceptual Development Plan which meets the existing requirements of the plan, development code and other relevant laws. This provision should not limit any rights which the developer may have pursuant to Section 205B of Ordinance 81-4 to request extensions to the deadlines contained herein.

2. A new Stipulation 15 shall be added to the Preliminary Development Plan approval which shall read as follows:

At the time of submittal of the Phase I Subphase Plan the applicant shall demonstrate that this project conforms with and meets all appropriate environmental conditions of the Southeast Area Plan, approved and adopted by the County Commissioners on May 8, 1986 (R-86-90), consistent with representations contained in Robert Lombardo's letter of September 18, 1987 to Rich Walton of the Manatee County Planning and Development Department, a copy of which is attached and incorporated herein.

At the regular meeting of the Board of County Commissioners held on the 12th day of December, 1987, the following resolution was adopted:

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

BY Edward L. Chann
Chairman
(date) 12/18/87

CLERK OF THE CIRCUIT COURT
COUNTY OF MANATEE, FLORIDA
12/18/87
RECEIVED
12/18/87

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Planning

DATE 12/18/87
BY QJ