

PRELIMINARY PLANNED DEVELOPMENT PLAN
NO. PDR-80-2, TARA - PHASE I

RECORDED 2/25/82
PAGE NO. 595-596

MINUTE BOOK NO. 31

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, consistent with Manatee County Ordinance No. 80-4, THE MANATEE PLAN, Preliminary Planned Development Plan No. PDR-80-2, TARA - PHASE I, is hereby APPROVED, subject to the following conditions:

1. Approval is granted only for those areas included in Phase One.
2. The Preliminary Plan for Phase II shall be submitted by November 13, 1986. The Preliminary Plan for Phase III shall be submitted by November 13, 1991.
3. TARA shall be required to submit dredge and fill permit applications for Phase I within 120 days after approval of the preliminary development plan.
4. TARA shall submit a staging or sub-phase plan for Phase I which will divide Phase I into parcels of variable size, e.g. twenty to thirty acres to each parcel. This staging plan shall include a schedule for the completion of the common facilities such as the golf course, club house, and commercial area. This plan shall be submitted within one year of the date of approval of the preliminary development plan. The phasing plan shall require review by the Planning Commission and approval by the Board of County Commissioners. At the time of review of the phasing plan, the conditions of approval for Phase One shall be reviewed. Improvements required shall be assigned to appropriate sub-phases. The phasing plan shall provide that Stage One of Phase One shall be submitted no later than two years after the approval of the preliminary development plan.
5. A pedestrian circulation system shall be provided connecting all living units, parking and recreational facilities and other destination points. The pedestrian system shall be of stabilized material.
6. The proposed bikeway shall be a minimum of ten (10) feet wide and the materials used shall be asphalt or concrete. The bikeway shall be dedicated to the County when located in right-of-way. When not, TARA shall provide the County with a non-exclusive easement. These easements shall be provided when the path is completed.
7. Building dimensions, setbacks, off-street parking and loading areas, detailed utilities and drainage structures shall be addressed with the Final Development Plan. Approval shall be subject to regulations, review criteria and standards applicable at the time of approval.
8. Landscape plans including screening and buffering proposals, shall be submitted for approval with the Final Development Plan. Approval shall be subject to regulations, review criteria and standards applicable at the time of approval.
9. Sign and lighting plans shall be submitted for approval with the Final Development Plan. Approval shall be subject to regulations, review criteria and standards applicable at the time of approval.
10. All utility lines shall be installed underground. However, the State transmission line and all utility lines which cannot be located underground by virtue of their location in environmentally sensitive areas shall be exempt from this requirement.
11. Refuse container screening shall be addressed with the Final Development Plan. Approval shall be subject to regulations, review criteria and standards applicable at the time of approval.
12. The Declaration of Maintenance Covenants shall be approved and recorded prior to the issuance of any Certificates of Occupancy for Phase I. The covenants shall provide for posting of a bond for enforcement purposes. Additionally, the County shall have the right to seek a Deficiency Judgment should the actual cost of enforcement exceed the amount of the bond.
13. TARA shall contribute thirty (30%) percent of the cost of construction of a public safety building for 13,326 households. Details on timing and method of contribution shall be finalized with Final Plan approval.

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14. The child oriented recreation site so indicated on plan is approved. This site shall be dedicated to County. Development Plans and construction schedule shall be submitted with Phase II. Dedication arrangements shall be made at that time.

15. The Development Order shall be amended to provide for the location of a water tank at a future phase.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: *[Signature]*
2/25/80

ATTEST: R. B. STONE
Clerk of the Board of County Commissioners