

Tara DRI #11 revised General Development Plan/Revised Development Order

Project Narrative Revised, December 2009

Lake Lincoln, LLC (f.k.a. Tara-Manatee, Inc.) is proposing the following changes to its Tara DRI:

Addition of Tara Phase III-BB: Lake Lincoln, LLC is proposing the addition of Subphase III-BB, which will allow the transfer of 19,500 square foot of commercial from either Tara Subphase III-R, or III-Z & III-V, or residential equivalency (or combination thereof), to the southwest corner of State Route 70 and Tara Boulevard. Newly created Subphase III-BB is shown on revised Map H (attached Exhibit B). Two (2) access points are proposed, one on State Route 70, and one on Tara Boulevard. Both will be placed in conformance with FDOT regulations and will have limited (right in/out) access. In order to accommodate the addition of this subphase it will be necessary to impact approximately 1 acre of the existing wetland on that site. Mitigation of the wetlands will occur either through enhancement of the remaining wetland or in wetlands within Tara along the Evers Reservoir and Braden River - or a possible combination of both. No additional land is being added to the Tara DRI. This phase will occur on open space and wetland/wetland buffer area and it has been determined that there is open space available (uplands along the Braden River) to offset the addition of the commercial parcel.

Addition of Adult Assisted Living Facility use: Also proposed is the addition of an adult assisted living facility (ALF) use. The intent would be to provide a 200 to 300-bed facility at one (or more) of the remaining vacant commercial parcels at Tara Phase III (Subphases III-R, III-U, III-AA, III-V, and III-Z). Tara-Manatee Inc. is proposing a land use exchange, which would either exchange remaining commercial square footage or remaining residential units to provide for the ALF use. A land equivalency table has been prepared and is attached to this submission as Exhibit F.

Mini Warehouse use: This is a permitted use in the Tara DRI. The developer is proposing modifying the Development Order language to clarify locations where mini warehouse can be located, to limit the use to a storage-only facility, and to provide a land use exchange, which would either exchange remaining commercial square footage or remaining residential uses for up to 115,000 square feet of mini warehouse use.

Monopole Telecommunications Tower use: The developer is proposing to modify the Development Order to add this specific use in Tara Subphases II-R III-U, III-V, and III-Z. Exhibit D, which has been added to the Development Order, has been revised and language will be added to the document that will identify the locational limitations of such towers.

Addition of Exhibit F (Zoning Ord.): A proposed Land Use Equivalency Matrix (LUEM) has been revised and is attached to this resubmission (to be known as Exhibit E in the Development Order).