

12 Oaks Letter

Date: November 17, 2009

To: All Tara Master Association Members

From: TMA Community Affairs Committee

Subject: Twelve Oaks shopping Center

The TMA Community Affairs Committee has been advocating for the community on several potential projects that impact our quality of life including the repaving and future widening of I-75, and the proposed bridge over the Braden River connecting Tara Boulevard and Honore. Recently, the 12 Oaks developer (Lake Lincoln, LLC aka Tara-Manatee, Inc.) submitted a Notice of a new development application to Manatee County. This was the subject of the pink postcard. The proposed changes are for the 12 Oaks Shopping Center Area. This letter is to inform you of the proposed development, so you have the opportunity to consider them and make your opinions known.

The proposed changes are listed below and shown on the map on the reverse side:

- Construct a MONOPOLE CELL PHONE TOWER (200' max). Multiple sites have been suggested, which would probably have a visual impact on residents of the Preserve.
- Develop the SW corner of SR70 and Tara Boulevard, including up to 19,500 sq. ft. of unspecified commercial space. If approved, this project would displace wetlands and adds a curb cut (exit) onto Tara Boulevard, which could have traffic and safety implications for the Tara/SR70 area.
- Construct an Assisted Living Facility (300 bed maximum) on one of the undeveloped parcels.
- Construct a 115,000 sq. ft. (maximum) mini warehouse on one of the undeveloped parcels. The proposal did not specify whether the storage was for residential or commercial use.

While Lake-Lincoln has the right to develop their property, we are hoping to work jointly toward a mutually acceptable outcome. The project is being "fast tracked" by the developer, but the proposal cannot be approved without a public hearing. When the date for the hearing is set, it will be posted on the community TV channels 117 & 795 and 118 & 796 and the TMA website www.taramasterassociation.com. TMA wants

everyone in the community to be advised and have an opportunity to provide feedback to the TMA and to the County Board of Commissioners.

Here's how you can help:

- Send your comments or ideas to: TMACAC@verizon.net

- Volunteers are needed immediately to assist the Community Affairs Committee with the investigation, planning, and attendance at Manatee County Planning meetings.
- Contact Cathy Dennett (CMDENNETT@AOL.COM) to volunteer.

We hope to hear from you.