

GENERAL DEVELOPMENT PLAN  
PDMU-03-23(G) - LAKEWOOD RANCH COMMERCE PARK

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. 90-01 (the Manatee County Land Development Code); and finding PDMU-03-23(G) - Lakewood Ranch Commerce Park consistent with Manatee County Ordinance No. 89-01 (the Manatee County Comprehensive Plan), GENERAL DEVELOPMENT PLAN PDMU-03-23(G) is hereby approved to allow 2,648,000 square foot mixed use development including industrial, commercial, and office development on up to 100 individual lots, and GRANTING Special Approval for : 1) a Mixed Use Development; 2) Commercial uses in excess of 3,000 square feet in an IL Future Land Use Category; and 3) Commercial uses in excess of 50,000 square feet in R/O/R/ Future Land Use Category, subject to the following stipulations:

STIPULATIONS:

1. The design and shielding of any on-site lighting for the common areas shall comply with Section 709.2.2. In addition, pole and building mounted lights shall be limited to 20' in height and directed to the interior of the development using horizontal cut-off fixtures. A lighting plan, showing the detail of the proposed lighting shall be submitted for review and approval by the Planning Department with the Final Site Plan.
2. Prior to the Final Site Plan approval, if not already completed, the entire site shall be evaluated for potential hazardous material locations (e.g., historical cattle dipping vats, underground/aboveground storage tanks, or buried drums), by a qualified environmental consultant. Should evidence of contamination be discovered, further investigation will be required to determine the level of contamination and appropriate remediation/mitigative measures.
3. To the maximum extent possible, existing indigenous vegetation shall remain within the required landscape buffers.
4. All nuisance exotic species shall be removed from the upland portions of the site prior to issuance of a Certificate of Occupancy for each phase of this project.
5. Unless otherwise approved by EMD, native or drought tolerant species shall be utilized in the landscaping materials. At least 3 different tree species shall be used with no one species comprising more than 40% of the total number of required trees throughout the project. The Department of Agriculture and Natural Resources shall review the landscape plan to ensure the species are native or drought tolerant and provide for diversity for habitat for wildlife.
6. The Developer shall use the lowest quality of water available for irrigation purposes. Consideration shall be given to meeting the irrigation needs of the Project with the following sources, in order of preference: (1) reclaimed water, (2) treated stormwater; (3) non-potable quality groundwater. Prior to Final Site Plan approval, the Developer shall identify the irrigation source which will be utilized. Use of Manatee County public potable water supply shall be prohibited for in-ground irrigation systems.

7. All subdivision names and phasing shall be consistent with the phasing criteria in Land Development Code Chapter 9. (Original Stipulation).
8. Cross access easements for commercial subdivisions shall be clearly indicated on all Preliminary Plats and Final Site Plans. (Original Stipulation).
9. The maximum height for commercial structures shall be limited to 35 feet. The maximum height for industrial structures shall be limited to 45 feet. (Original Stipulation).
10. The applicant shall provide, with each Preliminary or Final Site Plan submittal, an open space calculation for the lot, and overall project. This shall be kept up to date with each submittal. The minimum amount of open space to be provided is 25 percent for office and industrial and 20 percent for commercial. (Original Stipulation).
11. The applicant shall provide a minimum 5 ft. sidewalk along their frontage on both SR 64 and Lakewood Ranch Blvd. Interior pedestrian systems shall be shown on the master Preliminary Site Plan to be submitted. (Original Stipulation).
12. No proposed use shall exceed the 80% DRI threshold listed in Section 380.0651, F.S., including the multi-use threshold. The total amount of industrial acreage for this project shall not exceed 256 acres. Use of any acreage above that amount shall trigger both Large Project review and potential DRI review. The applicant shall submit a running total of all square footage and acreage figures with each Site Plan submittal. (Original Stipulation).
13. Exterior building materials shall consist of brick, architectural precast concrete panels, architectural masonry units, glass, stucco, ceramic tile, stone, wood, or similar materials. Painted or exposed concrete block and corrugated metal shall not be permitted. Architectural metals in conjunction with other permitted building materials shall be allowed, provided that at least fifty percent (50%) of the building face is constructed from other permitted materials. Building elevations shall be submitted prior to Final Site Plan approval.
14. Service stations, convenience stores with gas pumps, and other drive-thru facilities shall integrate any canopy with the main structure and include the following design criteria:
  - a. Drive-through windows shall incorporate coverings for service windows that are structurally and architecturally integrated into the design of the buildings.
  - b. No main or accessory building, gasoline pump, tank, vent, pump island, or pump island canopy shall be located within 35 feet of any property line.
  - c. All drive-thru facilities shall provide a by-pass lane or safe means of egress around drive-through lanes to be determined by the Planning Director with the Preliminary or Final Site Plans.

15. A coordinated sign plan for the development shall be approved by the Planning Department prior to the first Final Site Plan approval. Ground signs shall be utilized for all development parcels. Freestanding ground signs shall be limited to one per frontage per Code. Ground signs shall include decorative elements reflective of the finish building materials, colors, and architectural details consistent with the development parcel.
16. All roof mounted H.V.A.C. equipment, loading zones, and dumpsters shall be screened from view of SR 64, Lakewood Ranch Blvd. and surrounding properties. Screening shall be provided by materials consistent with the exterior finish materials of the buildings, landscaping, or other opaque materials consistent with the standards of the Entranceway. Details of screening shall be submitted prior to Final Site Plan approval. All loading zones near internal roadways shall be screened with an 8' high decorative wall with landscaping. The 8' wall shall also include decorative elements reflective of the finish building materials, colors, and architectural details of the main structure.
17. All deliveries and truck loading and unloading shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m. for commercial parcels.
18. Land uses on individual lots shall be limited to the uses allowed by their underlying Future Land Use Categories.
19. Any significant historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offenses Concerning Dead Bodies and Graves) shall be followed.
20. The following uses proposed on the General Development Plan shall be prohibited within this project:

Heliports  
Helistops  
Correctional Facilities  
Stockyards & Feedlots

Lattice Tower 400 ft. max height  
Bus/RR Maintenance Facility  
Agricultural Products Processing

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 28<sup>th</sup> day of October, 2003.

BOARD OF COUNTY COMMISSIONERS OF  
MANATEE COUNTY, FLORIDA

BY:   
Chairman

ATTEST: R. B. SHORE  
Clerk of the Circuit Court



