

GENERAL DEVELOPMENT PLAN
PDMU-97-07(G) - MILLER ENTERPRISE (GULF COAST CORPORATE 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-97-07(G) consistent with Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan, General Development Plan No. PDMU-97-07(G) - Miller Enterprise (Gulf Coast Corporate Park) is hereby approved to allow a mixed use development, consisting of 1,940,000 square feet of industrial space, 60,000 square feet of office space, and 60,000 square feet of commercial space, granting Special Approval for a project (1) in the Mixed Use Future Land Use Category; and (2) adjacent to a perennial stream; and subject to the following stipulations:

STIPULATIONS:

1. All building facades visible from other properties outside the park shall exhibit an aesthetically attractive appearance. 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, corrugated metal, or tilt up precast slabs 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.
2. The sides of buildings visible from I-275 and US 41 on Lots 12-16 and 20-22 in the industrial area, and on Lot 19 in the commercial area, shall have minimal blank walls no longer than 40 feet in length for the commercial and stand alone office buildings and no longer than 60 feet in length for industrial buildings. In order to insure that the buildings do not project a massive blank wall, design elements including prominently visible architectural details (e.g. bumpouts, reveals, projecting ribs, offsets, windows, shutters, etc.) shall be applied to the walls of buildings visible from the above-referenced streets. Design elements shall be reviewed for compliance by staff at Final Site Plan.
3. All truck loading, service areas, outside storage, and parking of heavy equipment, semi trucks, trailers, or other vehicles over 1 ½ tons shall be located at the non-street side of the building when adjacent to I-275, US 41, and Erie Road, unless they are not visible from a height of five feet (5') at the edge of pavement from said street, to be determined at time of Certificate of Occupancy (C.O.).
4. A coordinated signage plan for the perimeter of the project shall be submitted and reviewed at time of preliminary development plan submittal. All signage must provide concealment of main support structure (e.g. pole) between 20 and 100% of sign width with materials consistent with those in the development.
5. Lots 4 and 5 shall have a minimum seventy-five foot (75') rear setback.
6. All roof mounted H.V.A.C. equipment, loading areas, and dumpsters for structures shall be screened from view from Erie Road, US 41, I-275, and adjacent 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.
7. All heavy truck traffic (3 or more axles) shall access the site from the US 41 and Erie Road intersection only. An appropriate sign identifying this requirement shall be posted at all loading zones.
8. In order to accommodate the future expected demand for public transportation to the industrial park, the project shall provide a bus stop and shelter which meets ADA and MCAT standards, to be constructed prior to the first C.O. in Phase IV.
9. Commercial and stand alone office structures shall provide for intermittent shaded outdoor community space at a minimum of one percent of the total gross floor area of the commercial areas. Community spaces shall be located in the circulation paths

of the complex or main structure and shall incorporate benches or other seating components.

- 10. The 20' wide landscape buffer along I-275 and the eastern property line of Lots 4 and 5 shall be planted with two staggered rows of 3" dbh canopy trees (at least 14' in height) 50' on-center. A hedge, shrub, or berm meeting the requirements of Section 737.5.1.1 of the Land Development Code shall be provided on the rear of Lots 4, 5, and 12-15 in order to partially screen the proposed industrial development. To the maximum extent possible, the existing landscaping and vegetation, which will remain either in the open space abutting Frog Creek or along the rear of the previously mentioned lots, shall be utilized to meet the screening requirement.
- 11. The variable width wetland buffer shall be approved by the Environmental Management Department prior to Final Site Plan approval and be in accordance with the requirements of Section 719.11 of the L.D.C.
- 12. Industrial uses shall be limited to uses permitted in the Light Manufacturing (LM) zoning designation as illustrated in Section 602 of the L.D.C. and to the square footage maximums for each type of land use specified in the general development plan.
- 13. This project shall be required to reduce the calculated predevelopment flow rate by fifty percent for all stormwater outfalls that outfall directly or indirectly into Frog Creek. This is required due to the fact that Frog Creek experiences historical flooding problems as acknowledged by this department.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 24th day of February, 1998.

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

BY: *Patricia M. Guss*
Chairman

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

BY: *James A. Shore Jr.*