

GENERAL DEVELOPMENT PLAN
NO. PDPM-91-01(G), PORT MANATEE

THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, having specifically considered the criteria set forth in Manatee County Ordinance No. 90-01, the Manatee County Land Development Code; and finding PDPM-91-01(G), consistent with Manatee County Ordinance No. 89-01, The Manatee County Comprehensive Plan, General Development Plan PDPM-91-01(G), Port Manatee is hereby APPROVED with the following stipulations:

1. Prior to approval of any Final Site Plan on Port property, the applicant shall submit the information required in Section 723.3.7 to both the Planning Department and Environmental Action Commission for review concurrent with the Final Site Plan.
2. Prior to subsequent development, the Port and each lessee in areas 22-25 shall provide a twenty foot (20') wide screening buffer along its property adjacent to Piney Point Road. This buffer shall contain trees and shrubbery meeting the screening requirements of Section 715 of the Code.
3. The maximum height for buildings located in areas 24, 25, 32, 34 and 35 shall be fifty-five (55) feet. The maximum height for buildings located in areas 17, 18, 19, 23, 28, and 29 shall be seventy-five (75) feet in height. The maximum height for any building in areas 1-16 is two hundred (200) feet. The maximum height of buildings in all other areas shall be limited to one hundred (100) feet.

All buildings exceeding fifty-five (55) feet in height and adjacent to the Port boundaries, shall meet an additional building setback of one foot of setback for each two additional feet in height. The setbacks shall be measured from the property lines. If no building setbacks are required, this setback shall still apply.

4. By January 1, 1995, the Port shall complete and implement the master stormwater management plan for the entire Port which provides a stormwater treatment system meeting Outstanding Florida Waters (OPW) standards, as required by Policy 8.3 of the Port Manatee Master Plan. Prior to that date, all new development shall be required to provide a stormwater management system which meets or exceeds the requirements of Section 717 of the Land Development Code.
5. The uses chart shown on the General Development Plan shall be amended for areas 24 and 25 to delete #4, chemical processing, and #7 manufacturing as potential uses for these areas.
6. Buffering meeting the requirements of Section 715 shall be required at the time of development of subareas 35, 36 and 31. The existing vegetation in the railroad right-of-way may provide this buffering until such time as the buffer does not exist and no longer meets the standards under Section 715.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 28th day of January, 1992.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Arthur G. Smith
Chairman

ATTEST: P. G. Shope
1208 Alert of the Circuit Court

541-935