

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

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 PDPM-91-01(G) (R) consistent with Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan, the following is hereby approved to amend a General Development Plan to allow changes in the zone locations on the approved Port General Development Plan, addition of uses and amendment of the stormwater management requirements for the General Development Plan, with the following stipulations:

1. Prior to issuance of a Certificate of Occupancy for new development on property adjacent to Piney Point Road, west of Reeder Road and the western boundary of Zone F, the Port and/or each lessee shall provide a twenty (20) foot wide screening buffer for such new development. This buffer shall contain trees and shrubbery meeting the requirements of Section 715 of the Code.
2. The maximum height for buildings located within six hundred (600) feet of Piney Point Road in Zone B shall be fifty five (55) feet. The maximum building height in Zone F, except for the northernmost twelve hundred (1200) feet, shall be seventy five (75) feet. The maximum height in Zone C, except for the triangular area encompassed by Piney Point Road, Harlee Road and the CSX Railroad tracks shall be fifty five (55) feet. Building heights within the easterly twelve hundred (1200) feet of Zone B shall not exceed seventy five (75) feet in height, except within six hundred (600) feet of Piney Point Road. Building heights in Zone E shall not exceed seventy five (75) feet in height, except within six hundred (600) feet of Piney Point Road and building heights in Zone A shall not exceed two hundred (200) feet, except that buildings within six hundred (600) feet of the south boundary line may not exceed seventy five (75) feet in heights. The maximum height of buildings in all other areas not delineated above shall be one hundred (100) feet.  
  
All buildings exceeding fifty five (55) feet in height and located adjacent to 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 height setback shall still apply.
3. 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 (OFW) 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.
4. Chemical processing and heavy manufacturing uses shall not be allowed within the northeastern three hundred (300) feet along Piney Point Road in Zone E, nor along the western portion of Zone E adjacent to the wetlands.
5. The screening landscape buffer required per Section 603.18 of the Code shall be installed along the length of the eastern property boundary by December 31, 1996.

543-1044

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this 16th day of December, 1993.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY:   
Chairman

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

  
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