

GENERAL DEVELOPMENT PLAN
PDUI-90-01(G)(R), TROPICANA PRODUCTS, INC.

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 PDUI-90-01(G)(R) consistent with Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan, General Development Plan No. PDUI-90-01(G)(R) is hereby APPROVED for 424,059 square feet of industrial, warehouse and office space, subject to the following stipulations:

1. All new access to the site shall be from streets designated as a minor collector or higher on the Functional Classification Map.
2. A signage and lighting plan for the proposed development on the site shall be submitted with each Final Site Plan.
3. All new truck loading, service, outside storage and parking of heavy equipment, semi-truck and trailer areas located adjacent to residentially zoned or used property shall be screened from view from the public right-of-way or such residential uses by a solid fence at least six (6) feet in height and landscaping equalling one (1) canopy tree meeting the minimum requirements of Section 715, planted every twenty-five (25) feet on center and twenty (20) shrubs per thirty (30) linear feet. This landscaping shall be located on the exterior side of the fence. The requirement of a solid fence shall not apply to Parcels 1, 2, and 3 as shown on the General Development Plan, as those parcels are not adjacent to residential land. However, the buffering requirement as stated above shall apply, less the requirement of the solid fence or wall.
4. A specific noise mitigation plan shall be provided with submittal of each Preliminary Site Plan. Such plan may include additional buffering and separation of uses from property lines, and shall include provisions for regularly scheduled noise monitoring. This noise mitigation plan shall be submitted to, and approved by, the Planning Director. There shall be no increase above the ambient noise level at all property lines created by this development. This shall be verified by quarterly reports which give operational noise levels, which shall be provided by the developer at their cost.
5. The developer shall provide an outdoor warning system for any new freezer or other development on this site that will warn adjacent residents of an ammonia release on the site. Only such uses that utilize ammonia shall be required to provide this outdoor warning system.
6. For all proposed structures located on the perimeter of the Tropicana site the loading zones shall be located on a side of the building which does not face any area developed or zoned for residential use.

APPROVED AND HEREBY GRANTED, by the Board of County Commissioners of Manatee County, Florida this the 2nd day of April, 1991.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY:

Patricia A. Shaw
Chairman

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