

FINAL DEVELOPMENT PLAN
NO. PDI-85-02(F), UNIVERSITY PARK OF COMMERCE

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. 81-4; and finding PDI-85-02(F), consistent with Manatee County Ordinance No. 80-4, The Manatee Plan, Final Development Plan PDI-85-02(F) is hereby APPROVED for a seventy-three (73) lot Planned Industrial Development at 1.8 lots/acre with the following stipulations:

1. A minimum seventy-five foot (75') wide landscaped buffer shall be provided along the south side of Nicholson Avenue. The buffer, where no lakes are located adjacent to Nicholson Avenue shall contain a continuous six foot (6') high earthen berm intensely landscaped with live oak and slash pine trees (a minimum of four (4) trees/1,000 square foot of landscaped area) as shown on the Final Development Plan. The buffer, where lakes are located adjacent to Nicholson Avenue, shall contain a six foot (6') high, masonry wall or comparable structure approved by the Planning Director, and shall incorporate the lake areas to the top of the bank as part of the landscaped buffer. The perimeters of the lakes, above the mean high water level shall be intensely landscaped as shown on the Final Development Plan to effectively screen the industrial sites from the residences to the north.

The landscaped buffer area must be shown as a landscape buffer easement and shall be recorded restricting usage of this area by individual property owners.

2. The maximum building height restrictions shall be thirty-five feet (35') within one-hundred feet (100') of a residentially zoned site, otherwise, the M-1 District restrictions shall apply.
3. The setbacks of the M-1 Zoning district shall apply.
4. No more than eighty percent (80%) of the building site shall be covered by buildings, storage area, and paving. Where a particular building site is made up of multiple lots, the eighty percent (80%) restriction will be applied toward the total combined area of the lots.
5. Outside storage shall be screened by a continuous hedge, wood fence, or masonry wall so as not to be visible from the adjoining property and public street.
6. All exterior building elevations shall coordinate color, materials, and finishes to achieve total continuity of design.
7. Boulevard trees shall be spaced fifty feet (50') on center the length of Tallevast Road extended. The trees shall consist of the hardwood family, and shall be a minimum of ten feet (10') in height, and two and a half inches in caliper. Trees shall be planted prior to certificate of occupancy for each site fronting Tallevast Road.
8. Prior to certificate of occupancy for each site, four foot (4') sidewalks shall be provided along the north and west sides of all roads except Tallevast Road and Pennsylvania Avenue where five foot (5') wide sidewalks shall be provided along both sides.

9. All uses permitted in this industrial park shall comply with Section 2038.2.b.(4) (Prohibited Emissions) of the Land Development Code as determined by the Director of Pollution Control.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY:

K. S. Carter

Chairman

7/21/87 (date)

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

R. B. SHORE

BY:

Donald E. Barry

DONALD E. BARRY, Assistant Clerk of Court