

PORT MANATEE ENCOURAGEMENT ZONE PDEZ-08-19 (Z)(G)(R3)

PDEZ-08-19 (Z)(G)(R3)

AREA A

Height, Bulk, Dimensional, & Landscape Requirements:

Zone A- Max. Height- 75 ft.
Min. Setbacks- 30'-F, 20'-S, 20'-R, 30'-Waterfront,
15' - Wetland Buffer
FAR- .75 in IL/.5 in IH
Roadway Buffer- 10 ft. minimum width (existing development)

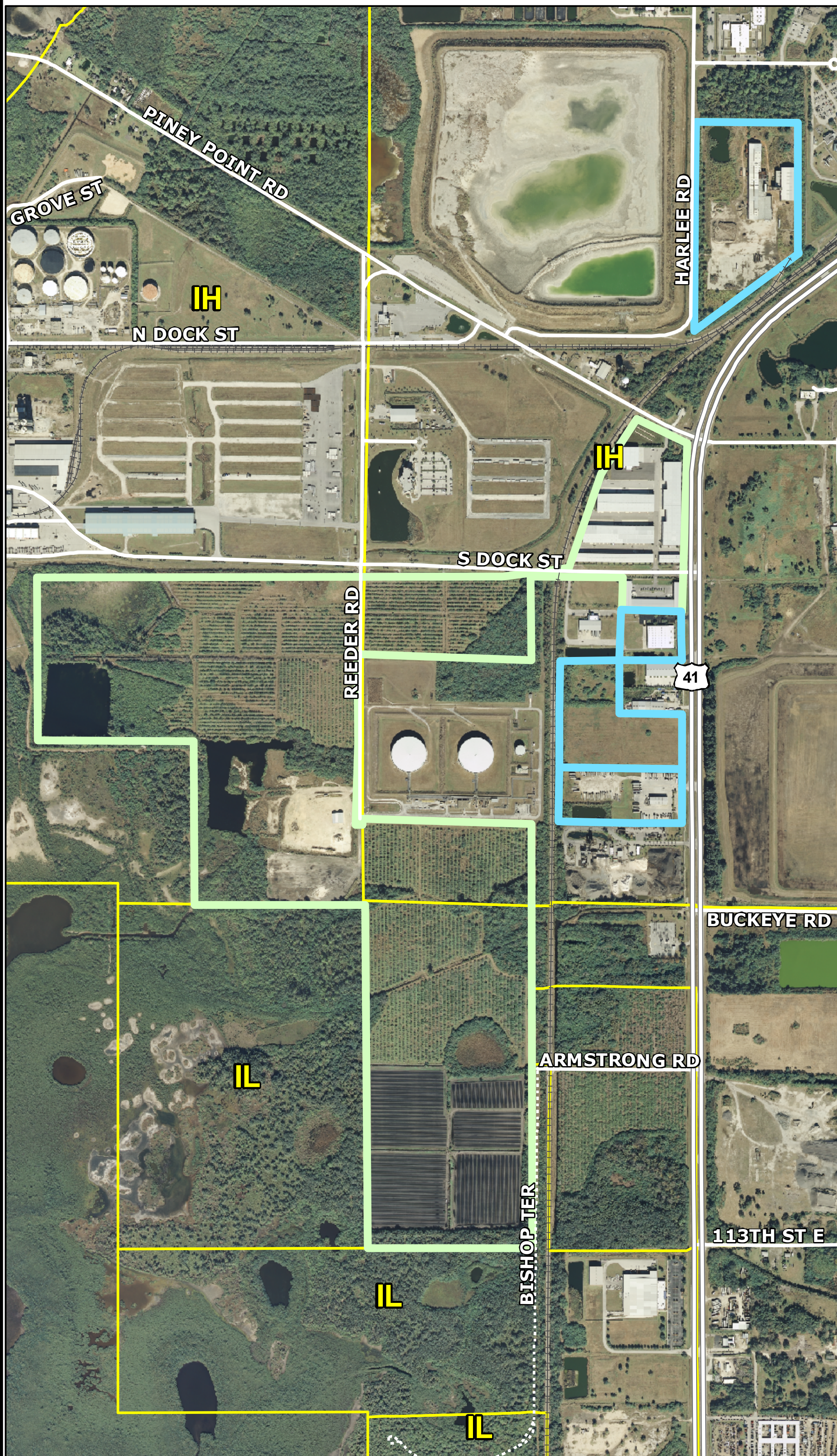
Total acreage - ± 296.2
The minimum landscape open space is 15%

Uses in IH FLUC

- | | |
|---|---|
| Agricultural Research Facilities | Farming Service Establishments |
| Short Term Agricultural Uses | Drive-Thru Eating Establishment |
| Agricultural Products Processing Plants | Farm Equipment and Supply Establishment |
| Agriculture | Service Station |
| Animal Products Processing Facility | Eating Establishment |
| Sawmills | Bank Drive Thru |
| Industrial Service Establishment | Dry Cleaners, Pick-Up |
| Motor Vehicle Repair, Major | Exterminating and Pest Control |
| Office | Hotels |
| Printing, Heavy | Lumberyard |
| Wholesale Trade Establishment | Outdoor Storage |
| Heavy Manufacturing | Towing Service Establishment |
| Light Manufacturing | Gas Pumps |
| Research and Development Activity | Construction services establishment |
| Antenna | Building materials establishment |
| Camouflaged Tower (150' Max.) | Motor vehicle sales, rental & leasing |
| Guyed Tower | School of special education |
| Lattice Tower (400' Max) | Neighborhood retail |
| Monopole Towers | Bank |
| Post Offices | Business services |
| Public Community Use | Professional office |
| Public Use Facility | |
| Radio, TV, Communications, & Microwave Facilities | |
| Utility Use | |
| Minor Earthmoving | |
| Major Earthmoving | |
| Passive Recreational Uses | |
| Day Care Facilities (Accessory) | |
| Bus RR Passenger Station | |
| Heliport | |
| Helistop | |
| Intermodal Terminal | |
| Motor Freight Terminal | |
| Motor Pool Facilities | |
| Railroad Switching/Classification Yard | |
| Warehouse | |
| Junkyards (for parcel # 59110109 only) | |

Uses in IL FLUC

- | | |
|---|---------------------------------------|
| Agricultural Research Facilities | Construction services establishment |
| Short Term Agricultural Uses | Building materials establishment |
| Agricultural Products Processing Plants | Motor vehicle sales, rental & leasing |
| Agriculture | School of special education |
| Animal Products Processing Facility | Neighborhood retail |
| Sawmills | Bank |
| Industrial Service Establishment | Business services |
| Motor Vehicle Repair, Major | Professional office |
| Office | |
| Printing, Heavy | |
| Wholesale Trade Establishment | |
| Light Manufacturing | |
| Research and Development Activity | |
| Antenna | |
| Camouflaged Tower (150' Max.) | |
| Gas Pumps | |
| Guyed Tower | |
| Lattice Tower (400' Max) | |
| Monopole Towers | |
| Post Offices | |
| Public Community Use | |
| Public Use Facility | |
| Radio, TV, Communications, & Microwave Facilities | |
| Utility Use | |
| Minor Earthmoving | |
| Passive Recreational Uses | |
| Day Care Facilities (Accessory) | |
| Bus RR Passenger Station | |
| Heliport | |
| Helistop | |
| Intermodal Terminal | |
| Motor Freight Terminal | |
| Motor Pool Facilities | |
| Railroad Switching/Classification Yard | |
| Warehouse | |
| Farming Service Establishments | |
| Drive-Thru Eating Establishment | |
| Farm Equipment and Supply Establishment | |
| Service Station | |
| Eating Establishment | |
| Bank Drive Thru | |
| Dry Cleaners, Pick-Up | |
| Exterminating and Pest Control | |
| Hotels | |
| Lumberyard | |
| Outdoor Storage | |
| Towing Service Establishment | |



NEW EZ PARCELS	EXISTING EZ PARCELS	NEW PARCELS
	206210009	596720003
	594920009	596710004
FUTURE LAND USE	206211008	596755009
	596700005	593110109
	597100007	
	594600009	
ROADS		

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