

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

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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)

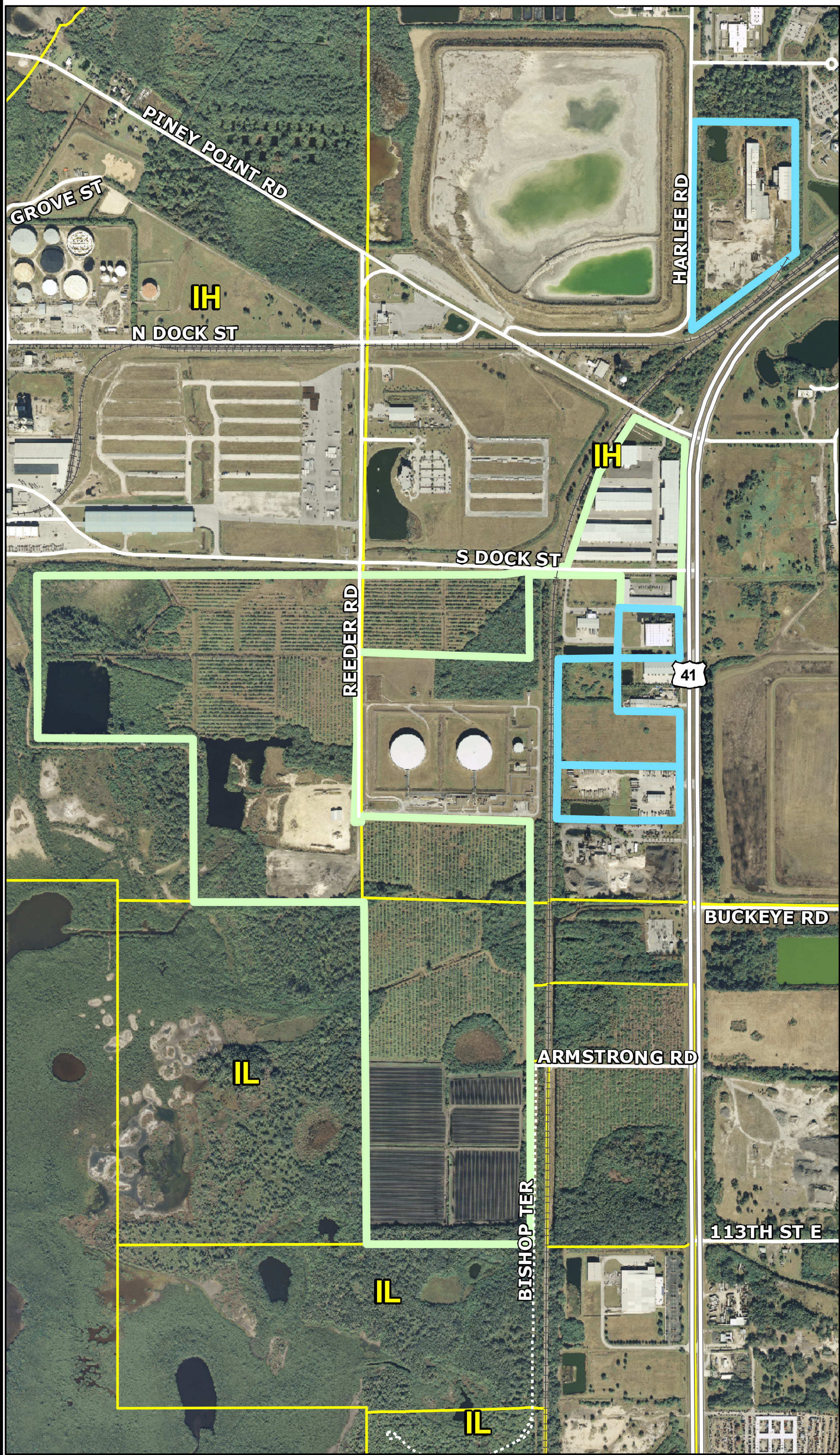
Total acreage - ± 296.2
The minimum landscape open space is 15%



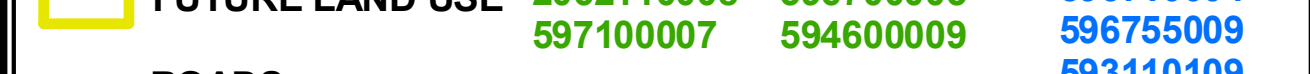

Uses in IH FLUC

- Agricultural Research Facilities
Short Term Agricultural Uses
Agricultural Products Processing Plants
Agriculture
Animal Products Processing Facility
Sawmills
Industrial Service Establishment
Motor Vehicle Repair, Major
Office
Printing, Heavy
Wholesale Trade Establishment
Heavy Manufacturing
Light Manufacturing
Research and Development Activity
Antenna
Camouflaged Tower (150' Max.)
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
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)
- 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
Gas Pumps
Construction services establishment
Building materials establishment
Motor vehicle sales, rental & leasing
School of special education
Neighborhood retail
Bank
Business services
Professional office

Uses in IL FLUC

- Agricultural Research Facilities
Short Term Agricultural Uses
Agricultural Products Processing Plants
Agriculture
Animal Products Processing Facility
Sawmills
Industrial Service Establishment
Motor Vehicle Repair, Major
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
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Radio, TV, Communications, &
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Utility Use
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Day Care Facilities (Accessory)
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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
- Construction services establishment
Building materials establishment
Motor vehicle sales, rental & leasing
School of special education
Neighborhood retail
Bank
Business services
Professional office



	NEW EZ PARCELS		EXISTING EZ PARCELS		NEW PARCELS
			2062100009		594920009
			2062110008		596700005
			597100007		594600009
					596720003
					596710004
					596755009
					593110109
	ROADS				

