

FILED FOR RECORD  
R.B. SHORE  
CLERK CIRCUIT COURT  
MANATEE CO. FLORIDA

MANATEE COUNTY ZONING ORDINANCE  
PDC-98-09(Z)(P) - EDWARD HURTER/RICHARD SERINO/CARPET DEPOT  
Jan 5 10 31 AM '99

AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS OF MANATEE COUNTY, ORDINANCE NO. 90-01, THE MANATEE COUNTY LAND DEVELOPMENT CODE, RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF MANATEE COUNTY; PROVIDING FOR THE REZONING OF CERTAIN LAND FROM GC (GENERAL COMMERCIAL) TO PDC (PLANNED DEVELOPMENT COMMERCIAL); PROVIDING AN EFFECTIVE DATE; AND APPROVAL OF A PRELIMINARY SITE PLAN TO ALLOW A 5,900 SQUARE FOOT EXPANSION TO AN EXISTING CARPET STORE; GRANTING SPECIAL APPROVAL FOR A PROJECT EXCEEDING A .25 FAR IN THE ROR FUTURE LAND USE CATEGORY.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

Section 1. FINDINGS OF FACT. The Board of County Commissioners of said County, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission of said County, as well as all other matters presented to said Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for Official Zoning Atlas Amendment as it relates to the real property described in Section 4 of this Ordinance from GC (General Commercial) to PDC (Planned Development Commercial).

B. The said Board of County Commissioners held a public hearing on December 15, 1998 regarding said proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of Manatee County Ordinance No. 90-01, the Manatee County Land Development Code, and has further considered the information received at said public hearing.

C. The proposed amendment to the Official Zoning Atlas regarding the property described in Section 4 herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan.

Section 2. The Preliminary Site Plan is hereby APPROVED to allow a 5,900 square foot expansion to an existing carpet store, granting Special Approval for a project exceeding a .25 FAR in the ROR Future Land Use Category, with the following stipulations:

STIPULATIONS

- 1. The applicant shall provide, with submittal of the Final Site Plan, an agreement to remove all buildings and structures on the property when the current lease has expired. The applicant shall provide current copies of all lease agreements with submittal of the Final Site Plan.

DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA  
98 DEC 21 PM 12:55  
FILED

- 2. The proposed cross-access easement for the northern driveway shall be recorded and a copy provided to the case planner prior to issuance of a Certificate of Occupancy for the expansion.

Section 3. AMENDMENT OF THE OFFICIAL ZONING ATLAS. The Official Zoning Atlas of Manatee County, Ordinance No. 90-01, the Manatee County Land Development Code, is hereby amended by changing the zoning district classification of the property identified in Section 4 herein from GC (General Commercial to PDC (Planned Development Commercial, and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Planning Department, are hereby instructed to cause such amendment to the said Official Zoning Atlas.

Section 4. LEGAL DESCRIPTION.

LOTS 1 THROUGH 9, INCLUSIVE, LESS THE EAST 13.73 FEET OF SAID LOT 9, BLOCK "F", PENNSYLVANIA PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 3, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, INCLUDING THAT PORTION OF THE ALLEY VACATED BY RESOLUTION, RECORDED IN OFFICIAL RECORD BOOK 717, PAGES 301, 302 AND 303 OF SAID PUBLIC RECORDS, LYING NORTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 6 TO THE INTERSECTION WITH THE SOUTH LINE OF LOT 8, ALSO INCLUDING THE SOUTH 1/2 OF THE WEST 250.28 FEET OF THE VACATED 68<sup>TH</sup> AVENUE DRIVE WEST. AS RECORDED IN OFFICIAL RECORD BOOK 1001, PAGES 3830 THROUGH 3833 OF SAID PUBLIC RECORDS, LESS RIGHT-OF-WAY FOR STATE ROAD #45 (U.S. HIGHWAY #41), BEING AND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

Section 5. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 15th day of December, 1998.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

BY: *Janice M. Glass*  
Chairman

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

By: *Susana Roman*

STATE OF FLORIDA COUNTY OF MANATEE  
I hereby certify that the foregoing is a true copy of ORDINANCE NO. PDC98-09 adopted by the Board of County Commissioners of said County on the 15 day of December, 1998 this day of December, 1998 at Bradenton, Florida.  
R. B. Shore  
Clerk of Circuit Court  
By: *Patricia A. Intum* P.C.

DIVISIONS OF FLORIDA DEPARTMENT OF STATE  
Office of the Secretary  
Division of Administrative Services  
Division of Corporations  
Division of Cultural Affairs  
Division of Elections  
Division of Historical Resources  
Division of Library and Information Services  
Division of Licensing  
MEMBER OF THE FLORIDA CABINET



HISTORIC PRESERVATION BOARDS  
Historic Florida Keys Preservation Board  
Historic Palm Beach County Preservation Board  
Historic Pensacola Preservation Board  
Historic St. Augustine Preservation Board  
Historic Tallahassee Preservation Board  
Historic Tampa/Hillsborough County  
Preservation Board  
RINGLING MUSEUM OF ART

FLORIDA DEPARTMENT OF STATE  
**Sandra B. Mortham**  
Secretary of State  
DIVISION OF ELECTIONS

December 28, 1998

FILED FOR RECORD  
R.B. SHORE  
CLERK BOARD OF COUNTY COMMISSIONERS  
MANATEE COUNTY  
JAN 5 10 29 AM '99

Honorable R. B. Shore  
Clerk to Board of County Commissioners  
Manatee County  
Post Office Box 25400  
Bradenton, Florida 34206-5400

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your twelve letters dated December 21, 1998 and certified copy each of Manatee County Ordinance Nos. Z-86-30 (G) (R6), Z-84-76 (R3), PDMU-97-01 (Z)(G)(R), PDC-98-09 (Z) (P), PDI-98-01 (Z) (P), PDR-98-07 (Z)(P), 98-03, 98-19, 98-23, 98-48, 98-49, and 98-50, which were filed in this office on December 24, 1998.

The copy of each showing the filing date is enclosed.

Sincerely,

Liz Cloud, Chief  
Bureau of Administrative Code

LC/mw

Enclosures