

**SPECIAL PERMIT NO. SP-19-05
GLOBAL SIGNAL ACQUISITIONS IV LLC/MYAKKA CITY
TOWER RELOCATION PLN1907-0053**

**FINAL ORDER OF MANATEE COUNTY HEARING
OFFICER KELLY FERNANDEZ ON BEHALF OF
MANATEE COUNTY GRANTING SPECIAL PERMIT
NO. SP-19-05 FOR A SPECIAL PERMIT FOR AN
UNMANNED 252-FOOT LATTICE TYPE PERSONAL
WIRELESS SERVICE FACILITY (PWSF) LOCATED
IN THE A (GENERAL AGRICULTURE) ZONING
DISTRICT AND LOCATED ON THE NORTH SIDE OF
S.R. 70 AND WEST OF WAUCHULA ROAD,
COMMONLY KNOWN AS 35465 S. R. 70 EAST,
MYAKKA CITY, ON APPROXIMATELY 20.6 ACRES;
PROVIDING FOR SEVERABILITY; AND PROVIDING
FOR AN EFFECTIVE DATE.**

WHEREAS, the Board of County Commissioners of Manatee County adopted the Manatee County Land Development Code, Manatee County Ordinance 15-17, as amended; and

WHEREAS, pursuant to the Land Development Code, Manatee County Ordinance 15-17, as amended, the Hearing Officer has the authority to grant Special Permits; and

WHEREAS, Global Signal Acquisitions IV, LLC/Crown Castle USA requested a Special Permit for an unmanned 252-foot Lattice Type Personal Wireless Service Facility (PWSF) for a site in the A (General Agriculture) zoning district and located on the north side of S.R. 70 and west of Wauchula Road, commonly known as 35465 S.R. 70 East, Myakka City, on approximately 20.6 acres; and

WHEREAS, on October 21, 2020 the aforementioned Hearing Officer held a public hearing to receive the staff report, applicant, and public comment, and argument regarding the proposed Special Permit.

NOW, THEREFORE, after consideration of the application for Special Permit 19-05 requested by Global Signal Acquisitions IV, LLC/Crown Castle USA, the Hearing Officer makes the following Findings of Fact and Conclusions of Law and issues the Final Order as follows:

Section 1. Findings of Fact. The aforementioned Hearing Officer, after considering comment, argument, evidence, documentation and staff report presented, as well as all other matters presented at the Public Hearing above referenced, hereby makes the following Findings of Fact:

- A. The site is in the Ag/R (Agriculture/Rural) Future Land Use Category.

- B. The request is to approve a Special Permit for an unmanned 252-foot Lattice Type Personal Wireless Service Facility (PWSF) on a site located on the north side of S.R. 70 and west of Wauchula Road, commonly known as 35465 S.R. 70 East, in Myakka City, on approximately 20.6 acres.
- C. The site is in the A (General Agriculture) zoning district.
- D. The overall site lies within Zones X and A per FIRM panel 12081C0460E effective 03/17/2014.
- E. There are approximately 6.87 acres of wetland on site; however, no wetland impacts are proposed.
- F. The PWSF will be dull gray and lit only with lighting required by the FAA.
- G. The PWSF will be centered in the middle of the southern portion of the parcel with extensive surrounding mature vegetation and landscape buffering material for the compound area.
- H. The PWSF is designed to fold over upon itself rather than collapse in the event of a structural failure.
- I. The proposed PWSF is needed to continue service in the area as the lease on the property for an existing tower approximately a half mile away is terminating.

Section 2. Conclusions of Law. Based upon the prior Findings of Fact and considering the testimony, evidence, documentation and the staff report presented, and a review of the applicable provisions of the Manatee County Comprehensive Plan and Manatee County Land Development Code, the above referenced Hearing Officer hereby makes the following Conclusions of Law:

- A. This Hearing Officer has jurisdiction over the parties and subject matter in this proceeding pursuant to the Land Development Code.
- B. The applicant has the burden of proving entitlement to the Special Permit it seeks. Irvine v. Duval City Planning Commission, 495 So.2d 167 (Fla. 1986); Florida Department of Transportation v. J.W.C. Company, Inc., 396 So.2d 778 (Fla. 1st DCA 1981).
- C. The proposed use is consistent with the Manatee County Comprehensive Plan.
- D. The proposed use is in compliance with Manatee County Land Development Code, including Sections 316.6 (Special Permit Review Criteria) and 531.37 (Standards for Specific Uses – Personal Wireless Service Facilities).

- E. The proposed use will not be detrimental to or endanger the public health, safety or general welfare.
- F. The establishment of the use will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district.
- G. Adequate measures exist and will be taken to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets.
- H. The use, as proposed, is compatible with the surrounding uses and the general desired character of the area (height, bulk, scale, intensity, traffic, noise, drainage, lighting, and appearance).
- I. Development of the proposed use will not have a substantial adverse effect on a known archaeological, historical, or cultural resources located on or off the parcel as there are no known resources located on or near the subject site.
- J. Adequate provisions have been made for screening and buffers to improve compatibility and harmony of the proposed uses and structures with the uses and structures of adjacent and nearby properties.
- K. Development of the proposed use will not have a significant adverse effect on the natural environment, including land, air, water, wetlands, minerals, flora, fauna, and ambient noise.

Section 3. Order. Based upon the foregoing, a Special Permit is hereby approved and issued to Global Signal Acquisitions IV, LLC/Crown Castle USA for a Special Permit for an unmanned 252-foot Lattice Type Personal Wireless Service Facility (PWSF) for a site located on the north side of S.R. 70 and west of Wauchula Road, commonly known as 35465 S.R. 70 East, in Myakka City, as more particularly described in Exhibit "A" attached hereto and incorporated herein, subject to the following conditions:

A. DESIGN AND LAND USE STIPULATIONS

1. This Special Permit shall not be effective until it has been recorded in the Public Records of Manatee County, Florida, by the applicant and a copy of the recorded Order is received by the Building and Development Services.
2. The site plan submitted with this application will be part of this approval. Administrative approval by Manatee County of a Final Site Plan will be required subsequent to the approval of this Special Permit.
3. All telecommunication support facilities shall not exceed twenty (20) feet in height.

4. The approval of this Special Permit shall be contingent upon granting of Variance No. 20-02, which is being processed concurrently with this Special Permit.
5. The Special Permit for the existing PWSF located at 34500 S.R. 70 shall be terminated upon completion of construction of the PWSF that is the subject of this Special Permit. The existing PWSF shall be removed within six (6) months thereafter.
6. All other applicable state or federal permits shall be obtained prior to commencement of development.

B. ENVIRONMENTAL STIPULATIONS

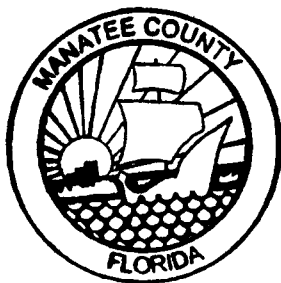
1. All other applicable state or federal permits shall be obtained prior to commencement of development.
2. There shall be no impacts to jurisdictional wetlands or wetland buffers except for the wetland buffer impact identified on the site associated with vehicular access to the compound area. Appropriate buffer compensation for the impact shall be provided on site in accordance with LDC Section 706.7.C.d
3. The developer shall provide an updated study, consistent with Policy 3.3.2.1 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval. The Management Plan, and correspondence and permits, approved by the State (Florida Fish and Wildlife Conservation Commission) shall be submitted prior to the commencement of development for any listed species found on site.
4. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the EPS for review and approval prior to recommencing construction activities. The Well Management Plan shall include the following information:
 - Digital photographs of the well along with nearby reference structures (if existing);
 - GPS coordinates (latitude/longitude) of the well;
 - The methodology used to secure the well during construction (e.g. fence, tape); and
 - The final disposition of the well - used, capped, or plugged.
5. A Water Well Construction Permit must be obtained prior to the construction of any proposed well(s).
6. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

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Section 4. Severability. In the event that any portion or section of this Order is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decisions shall in no manner affect the remaining portions or sections of the Special Permit which shall remain in full force and effect.

Section 5. Effective Date. The effective date of this Special Permit shall be upon execution of this Order and its recordation in the Official Records by the applicant with the Office of the Clerk of the Circuit Court and receipt of a copy of the recorded Order by the Building and Development Services Department.

ORDERED ON BEHALF OF MANATEE COUNTY this 20th day of November, 2020.



MANATEE COUNTY, FLORIDA

BY: [Signature], as
Hearing Officer for Manatee County

ATTEST: ANGELINA COLONNOSO,
Clerk of the Circuit Court

BY: [Signature]
Deputy Clerk

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EXHIBIT "A"
Legal Description

PARENT PARCEL
(OFFICIAL RECORD BOOK 2440, PAGE 7669)

PARCEL 1:

FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 16 SOUTH, RANGE 21 EAST, RUN N 89 DEGREES 30' 01" W ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 636.81 FEET TO THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF STATE ROAD 70; THENCE N 70 DEGREES 19' 40" W ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 2336.06 FEET; THENCE N 17 DEGREES 13'32" E, A DISTANCE OF 702.14 FEET TO THE POINT OF BEGINNING; THENCE N 70 DEGREES 19'40" W, A DISTANCE OF 316.40 FEET; THENCE N 17 DEGREES 13'32" E, A DISTANCE OF 107.82 FEET; THENCE N 70 DEGREES 17'13" W, A DISTANCE OF 500.00 FEET; THENCE N 17 DEGREES 13'32" E, A DISTANCE OF 219.21 FEET; THENCE N 70 DEGREES 17'13" W, A DISTANCE OF 200.00 FEET; THENCE N 17 DEGREES 13'32" E, A DISTANCE OF 439.43 FEET; THENCE S 70 DEGREES 18'00" E, A DISTANCE OF 1016.40 FEET; THENCE S 17 DEGREES 13'32" W, A DISTANCE OF 829.47 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 11, TOWNSHIP 36 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA.

PARCEL 2:

FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 36 SOUTH, RANGE 21 EAST, RUN N 89 DEGREES 30' 01" W ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 636.81 FEET TO THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF STATE ROAD 70; THENCE N 70 DEGREES 19' 40" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2336.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 70 DEGREES 19' 40" W ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 316.40 FEET; THENCE N 17 DEGREES 13'32" E, A DISTANCE OF 702.14 FEET; THENCE S 70 DEGREES 19'40" E, A DISTANCE OF 316.40 FEET; THENCE S 17 DEGREES 13'32" W, A DISTANCE OF 702.14 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 11, TOWNSHIP 36 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA.

CROWN TOWER PARCEL
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FREESUN, LLC." PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 2440, PAGE 7669 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SITUATED IN SECTION 11, TOWNSHIP 36 SOUTH, RANGE 21 EAST, SAID MANATEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 36 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA, THENCE NORTH 89°30'01" WEST ALONG THE SOUTH LINE OF SAID SECTION 11 FOR 636.81 FEET TO AN INTERSECTION WITH THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF STATE ROAD 70; THENCE NORTH 70°19'40" WEST ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE FOR 2336.06 FEET TO THE SOUTHEASTERLY CORNER OF THE "FREESUN, LLC." PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 2440, PAGE 7669 OF THE PUBLIC RECORDS OF SAID MANATEE COUNTY; THENCE CONTINUE NORTH 70°19'40" WEST ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, AND ALONG THE SOUTHERLY LINE OF SAID "FREESUN, LLC." PARCEL FOR 316.40 FEET TO AN 5/8" IRON ROD (NO IDENTIFICATION) AT THE SOUTHWESTERLY CORNER OF SAID "FREESUN, LLC." PARCEL; THENCE NORTH 17°13'32" EAST

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ALONG THE WESTERLY LINE OF SAID "FREESUN, LLC." PARCEL FOR 480.32 FEET; THENCE SOUTH 72°46'29" EAST FOR 108.31 FEET TO THE POINT OF BEGINNING; THENCE NORTH 17°13'31" EAST FOR 100.00 FEET; THENCE SOUTH 72°46'29" EAST FOR 100.00 FEET; THENCE SOUTH 17°13'31" WEST FOR 100.00 FEET; THENCE NORTH 72°46'29" WEST FOR 100.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 10,000 SQUARE FEET (0.229 ACRES), MORE OR LESS.

CROWN 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FREESUN, LLC." PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 2440, PAGE 7669 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SITUATED IN SECTION 11, TOWNSHIP 36 SOUTH, RANGE 21 EAST, SAID MANATEE COUNTY, LYING WITHIN 10 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 36 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA, THENCE NORTH 89°30'01" WEST ALONG THE SOUTH LINE OF SAID SECTION 11 FOR 636.81 FEET TO AN INTERSECTION WITH THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF STATE ROAD 70; THENCE NORTH 70°19'40" WEST ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE FOR 2336.06 FEET TO THE SOUTHEASTERLY CORNER OF THE "FREESUN, LLC." PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 2440, PAGE 7669 OF THE PUBLIC RECORDS OF SAID MANATEE COUNTY; THENCE CONTINUE NORTH 70°19'40" WEST ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, AND ALONG THE SOUTHERLY LINE OF SAID "FREESUN, LLC." PARCEL FOR 316.40 FEET TO AN 5/8" IRON ROD (NO IDENTIFICATION) AT THE SOUTHWESTERLY CORNER OF SAID "FREESUN, LLC." PARCEL; THENCE NORTH 17°13'32" EAST ALONG THE WESTERLY LINE OF SAID "FREESUN, LLC." PARCEL FOR 480.32 FEET; THENCE SOUTH 72°46'29" EAST FOR 108.31 FEET TO THE SOUTHWESTERLY CORNER OF A 100 FOOT X 100 FOOT TOWER PARCEL; THENCE NORTH 17°13'31" EAST ALONG THE WESTERLY LINE OF SAID TOWER PARCEL FOR 100.00 FEET TO THE NORTHWESTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 72°46'29" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 100.00 FEET TO THE NORTHEASTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 17°13'31" WEST ALONG THE EASTERLY LINE OF SAID TOWER PARCEL FOR 50.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE SOUTH 72°46'29" EAST FOR 40.00

FEET TO REFERENCE POINT "A"; THENCE NORTH 17°13'19" EAST FOR 30.00 FEET TO A POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE; THENCE RETURN TO SAID REFERENCE POINT "A"; THENCE SOUTH 17°13'19" WEST FOR 113.38 FEET; THENCE SOUTH 25°49'03" WEST FOR 264.25 FEET; THENCE SOUTH 17°13'32" WEST FOR 164.49 FEET TO AN INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE, AND SAID SOUTHERLY LINE OF SAID "FREESUN, LLC." PARCEL, AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 12,042 SQUARE FEET (0.276 ACRES), MORE OR LESS.

AT&T LEASE AREA
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FREESUN, LLC." PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 2440, PAGE 7669 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SITUATED IN SECTION 11, TOWNSHIP 36 SOUTH, RANGE 21 EAST, SAID MANATEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENCE AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 36 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA, THENCE NORTH 89°30'01" WEST ALONG THE SOUTH LINE OF SAID SECTION 11 FOR 636.81 FEET TO AN INTERSECTION WITH THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF STATE ROAD 70; THENCE NORTH 70°19'40" WEST ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE FOR 2336.06 FEET TO THE SOUTHEASTERLY CORNER OF THE "FREESUN, LLC." PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 2440, PAGE 7669 OF THE PUBLIC RECORDS OF SAID MANATEE COUNTY; THENCE CONTINUE NORTH 70°19'40" WEST ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, AND ALONG THE SOUTHERLY LINE OF SAID "FREESUN, LLC." PARCEL FOR 316.40 FEET TO AN 5/8" IRON ROD (NO IDENTIFICATION) AT THE SOUTHWESTERLY CORNER OF SAID "FREESUN, LLC." PARCEL; THENCE NORTH 17°13'32" EAST ALONG THE WESTERLY LINE OF SAID "FREESUN, LLC." PARCEL FOR 480.32 FEET; THENCE SOUTH 72°46'29" EAST FOR 108.31 FEET TO THE SOUTHWESTERLY CORNER OF AN 100 FEET X 100 FEET TOWER PARCEL; THENCE NORTH 17°13'31" EAST ALONG THE WESTERLY LINE OF SAID TOWER PARCEL FOR 53.00 FEET; THENCE SOUTH 72°46'29" EAST FOR 64.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 17°13'31" EAST FOR 25.00 FEET; THENCE SOUTH 72°46'29" EAST FOR 12.00 FEET; THENCE SOUTH 17°13'31" WEST FOR 25.00 FEET; THENCE NORTH 72°46'29" WEST FOR 12.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 300 SQUARE FEET, MORE OR LESS.

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Bobbi Roy

November 10, 2020
107-0006401

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BRADENTON, FL 34206

**NOTICE OF PUBLIC HEARING
NOTICE OF ESTABLISHMENT
OR CHANGE OF A REGULATION
AFFECTING THE USE OF LAND
IN UNINCORPORATED
MANATEE COUNTY**

NOTICE IS HEREBY GIVEN, that the Hearing Officer for Manatee County, will conduct a Public Hearing on Wednesday, October 21, 2020 at 1:30 p.m. at the Manatee County Government Administrative Center, 1st Floor Honorable Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton Florida to consider and act upon the following matters:

SP-19-05 - GLOBAL SIGNAL ACQUISITIONS IV LLC/MYAKKA CITY TOWER RELOCATION PLN1907-0053

Approval of a Special Permit for an unmanned 252-foot Lattice Type Personal Wireless Service Facility (PWSF). The site is in the A (General Agriculture) zoning district and located on the north side of S.R. 70 and west of Wauchula Road, commonly known as 35465 S.R. 70 East, Myakka City, (Manatee County) on approximately 20.6 acres; subject to stipulations of approval; providing for severability and providing an effective date.

VA-20-02 - GLOBAL SIGNAL ACQUISITIONS IV LLC/MYAKKA CITY TOWER RELOCATION VARIANCE PLN2003-0007

Approval of a reduction to the separation requirement between a Personal Wireless Service Facility (PWSF) and property lines adjacent to off-site residential districts or uses in the A (General Agriculture) zoning district, subject to the proposed Personal Wireless Service Facility (PWSF) being approved by the issuance of Special Permit No. SP-19-05, under separate application, from 252 feet to 140.33 feet to the west and east of the cell tower; for a site located at 35465 S.R. 70 East, Myakka City (Manatee County) on approximately 0.23 acres; providing for severability; providing for an effective date.

SP-13-01(R) - THE VILLAGES OF HOLLY BROOK & REFLECTIONS MEMORY CARE PLN 2004-0022

Approval of an amendment to a previously approved Special Permit No. 13-01 to allow an existing assisted living facility (large) increase from 52-beds to 76-beds facility; and an 1,800 square foot office; for a site in the RSMH-6 (Residential Single-Family Manufactured Home

**THE STATE OF TEXAS
COUNTY OF DALLAS**

Before the undersigned authority personally appeared VICTORIA RODELA, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of **Public Notice**, was published in said newspaper in the issue(s) of:

1 Insertion(s)

Published On:
October 08, 2020

**THE STATE OF FLORIDA
COUNTY OF MANATEE**

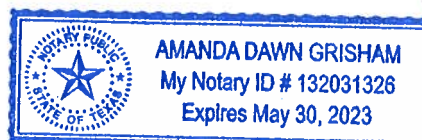
Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



(Signature of Affiant)

Sown to and subscribed before me this
8th day of October in the year of 2020


SEAL & Notary Public



Extra charge for lost or duplicate affidavits.
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approximately manufactured home, 6 dwelling units per acre), RSF-6 (Residential Single-Family, 6 dwelling units per acre) and GC (General Commercial) zoning districts; located on the east side of 14th Street West, approximately 1/2 mile north of Cortez Road at 3503 14th Street West, Bradenton (Manatee County) on approximately 6.32 acres.

Rules of Procedure for this public hearing are in effect pursuant to Section 312.8 of the Manatee County Land Development Code. Copies of this section of the Code are available for review at:

All interested parties are invited to appear at this Hearing and be heard, subject to proper rules of conduct. Additionally, any written comments filed with the Director of the Building and Development Services Department will be heard and considered by the Hearing Officer and entered into the record.

Interested parties may examine the Official Zoning Atlas, the application, related documents, and may obtain assistance regarding this matter from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida, telephone number (941) 748-4501 ext. 6878 or email at: planning.agenda@mymanatee.org.

According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Hearing Officer with respect to any matter considered at the Public Hearing will need a record of the proceedings, and for such purposes they may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

Americans With Disabilities: The Hearing Officer of Manatee County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Hearing Officer's functions including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Carmine DeMillo 941-792-8784 ext. 8303 or carmine.demilio@mymanatee.org or FAX 745-3790.

THE PUBLIC HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY HEARING OFFICER

Manatee County Building
and Development Services
Department
Manatee County, Florida