

**VARIANCE NO. VA-20-02
GLOBAL SIGNAL ACQUISITIONS IV LLC/MYAKKA CITY TOWER RELOCATION
VARIANCE PLN2005-0007**

FINAL ORDER OF MANATEE COUNTY HEARING OFFICER KELLY M. FERNANDEZ ON BEHALF OF MANATEE COUNTY GRANTING VARIANCE NO. VA-20-02 TO REDUCE 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 FROM 252 FEET TO 140.33 FEET TO THE WEST AND EAST OF THE CELL TOWER, SUBJECT TO THE PROPOSED PWSF BEING APPROVED BY THE ISSUANCE OF SPECIAL PERMIT NO. SP-19-05, UNDER SEPARATE APPLICATION, FOR A SITE LOCATED AT 35465 S.R. 70 EAST, MYAKKA CITY ON APPROXIMATELY 0.23 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 Variances; and

WHEREAS, Global Signal Acquisitions IV, LLC/Crown Castle USA requested a Variance to reduce the separation requirement between a Personal Wireless Service Facility (PWSF) and property lines adjacent to off-site residential districts or uses from 252 feet to 140.33 feet to the west and east of the cell tower; 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 Variance.

NOW, THEREFORE, after consideration of the application for Variance No. VA-20-02 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

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following Findings of Fact:

- A. The site is in the AG/R (Agriculture/Rural) Future Land Use Category.
- B. The site is 0.23 acres zoned A (General Agriculture).
- C. The request is to approve a Variance to reduce the separation requirement between a PWSF and property lines adjacent to off-site residential districts or uses from 252 feet to 140.33 feet to the west and east of the cell tower.
- D. The overall site lies in Zones A and X per FIRM Panel 12081C0460E, effective 3/17/2014.
- E. Approximately one-third of the 20.6 acre subject property contains wetlands, limiting where the compound area can be placed. There are no wetlands within the compound area where development of the use will occur. Therefore, there will be no impacts to wetlands.
- F. There is a culvert and drainage ditch that will not be impacted due to the location of the PWSF on the subject property.
- G. A 252-foot tall lattice PWSF is required because of service limitations due to the rural nature of the area.
- H. The lattice PWSF is designed to fold over upon itself rather than collapse in the event of a structural failure.

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 Variance it seeks, *Gomez v. City of St. Petersburg*, 550 So. 2d 7 (Fla 2nd DCA 1989).
- C. The variance is not of the type prohibited by Section 367.2 of the Land Development Code.
- D. The particular physical surroundings, shape, topographical condition, and other physical and environmental conditions of the subject property would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

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- E. The conditions upon which the request for a variance is based are unique to the parcel, and do not appear to be applicable to other properties within the vicinity.
- I. The variance is not based on any conditions, including financial, occupational, or ability, which are personal to the applicant as applied to the property involved in the application.
- J. The alleged hardship was not created by any person presently having an interest in the property.
- K. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the vicinity.
- L. The variance will not substantially increase the congestion in the public streets, or increase the danger of fire, or endanger public safety.
- M. The variance is the minimum variance that will make possible the reasonable use of the property.
- N. The property cannot be put to a reasonable use which complies fully with the requirements of the Code unless the variance is granted.

Section 3. Order. Based upon the foregoing, a Variance is hereby approved and issued to Global Signal Acquisitions IV, LLC/Crown Castle USA to reduce the separation requirement between a Personal Wireless Service Facility (PWSF) and property lines adjacent to off-site residential districts or uses 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 on approximately 0.23 acres, as more particularly described in Exhibit "A" attached hereto and incorporated herein, subject to the following conditions:

- 1. This variance is contingent on the proposed Personal Wireless Service Facility (PWSF) being approved by the issuance of Special Permit No. SP-19-05, under separate application.
- 2. This Variance 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 Department.

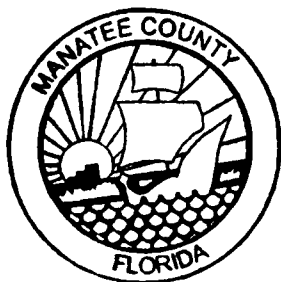
Section 4. Severability. In the event that any portion or section of this Order is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decisions shall in no manner affect the remaining portions or sections of the Variance which shall remain in full force and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

Section 5. Effective Date. The effective date of this Variance shall be upon execution

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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: Kellie S, as
Hearing Officer for Manatee County

ATTEST: ANGELINA COLONNESO,
Clerk of the Circuit Court

BY: Rubin Rath, Jr.
Deputy Clerk

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EXHIBIT "A"
Legal Description

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

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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 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.

Angelina "Angel" Colonnese

Clerk of the Circuit Court

Manatee County

P.O. Box 25400
Bradenton, FL 34206

Official Records Receipt Recording

Username: jtinkham

Changed By: PSCOTT

Receipt#: 900327366 Payee Name: BOARD RECORDS

Receipt Date: 11/23/2020

Instrument: 202041129107 NOTICE

001000000341100	RECORDING FEE \$5/\$4	\$33.00
199000000341150	PRMTF \$1/\$.50	\$4.50
001000000208911	PRMTF FACC \$.10	\$0.80
199000000341160	PRMTF CLERK \$1.90	\$15.20
001000000208912	PRMTF BCC \$2	\$16.00
001000000341400	INDEXING NAMES	\$0.00
001000000229552	E-CERTIFICATION FEE	\$0.00
001000000341400	E-COPIES	\$0.00
001000000341400	E-CERTIFICATION	\$0.00

Instrument Total: \$69.50

Instrument: 202041129108 EASEMENT

001000000341100	RECORDING FEE \$5/\$4	\$29.00
199000000341150	PRMTF \$1/\$.50	\$4.00
001000000208911	PRMTF FACC \$.10	\$0.70
199000000341160	PRMTF CLERK \$1.90	\$13.30
001000000208912	PRMTF BCC \$2	\$14.00
001000000208901	DEED DOC STAMPS \$.70	\$0.00
001000000341400	INDEXING NAMES	\$0.00
001000000229552	E-CERTIFICATION FEE	\$0.00
001000000341400	E-COPIES	\$0.00
001000000341400	E-CERTIFICATION	\$0.00

Instrument Total: \$61.00

Receipt Total: \$130.50

Amount Tendered: \$130.50

Overage: \$0.00

MFC \$130.50 29692943

Amount Paid:

BRADENTON HERALD

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23	TOTAL AMOUNT DUE
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MANATEE CO PLANNING DEPT
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10/08	10/08	0004774517	20201021 HO, 20201021 HO	Bradenton Herald.com	1 x 155 L	155	1	\$0.00	\$0.00
Invoice Total									\$181.35

Bobbi Roy

November 10, 2020
107-0006401

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	\$181.35		Upon Receipt

*** MEMO INVOICE ***

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4	PAGE #	5	BILLING DATE
	1		10/08/2020
11	NEWSPAPER REFERENCE		
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	663161		
7	ADVERTISER/CLIENT NUMBER		
	663161		

BRADENTON HERALD

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Account #	Ad Number	Identification	PO	Amount	Cols	Depth
663161	0004774517	NOTICE OF PUBLIC HEARING NOTICE OF EST	20201021 HO	\$181.35	1	15.50 In

Attention: Bobbi Roy

MANATEE CO PLANNING DEPT
PO BOX 1000
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 VILLAS 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.

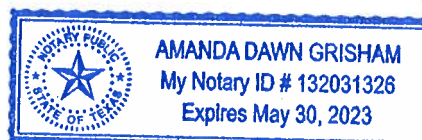


(Signature of Affiant)

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



SEAL & Notary Public



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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