

## 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 **October 23, 2023, at 2:00 p.m. at the Manatee County Government Administrative Center, 5<sup>th</sup> Floor, Manatee Room, 1112 Manatee Avenue West, Bradenton Florida** to consider and act upon the following matters:

#### **ADJ-23-10 – Oakfield Trails and Oakfield Lakes Master Sign Plan Sign Adjustment - PLN2308-0078**

Approval of a sign adjustment for: 1) an increase of the maximum sign copy area for the Boundary/Gateway Sign (1), Boundary Sign (2A), and Modified Boundary Sign (2B) from 48 square feet to 72.5 square feet, and the Community Sign (3) to 60.33 square feet; 2) an increase of the maximum sign height of the Boundary/Gateway Sign (1) from 12 feet to 21 feet, the Boundary Sign (2A) to 20 feet, and the Modified Boundary Sign (2B) to 15 feet; 3) signs in the Entranceway to increase the maximum sign height for the northern Boundary/Gateway Sign (1) from 8 feet to 21 feet, and the western Boundary Sign (2A) to 20 feet. Oakfield Trails is located north of Moccasin Wallow Road and approximately 11,600 feet east of I-75 in Parrish (Manatee County). Oakfield Lakes is located north of Buckeye Road and east of I-75 in Parrish (Manatee County), providing for severability and providing an effective date.

#### **SP-22-03 – FL7073 Elwood Park - Gloria Jean and Charles M. Adams, Trustees (Landowner)/ 1 Source II LLC (Applicant)– PLN2208-0094**

Approval of a Special Permit allowing for the construction of up to a 110-foot monopole /cell phone tower Personal Wireless Service Facility (PWSF) with accompanying 50-feet x 50-feet equipment compound on a PWSF project area of approximately 2,500 square feet with an approximately 9.25-tract of land zoned A-1 (Suburban Agriculture), which is generally located west of I-75, 0.8 miles east of 57<sup>th</sup> Street East and 0.75 miles north of 44th Avenue East, more particularly described as 6610 28<sup>th</sup> Avenue East, Bradenton (unincorporated Manatee County); subject to stipulations of approval; providing for severability and providing an effective date.

#### **SP-23-04 – Devatta and Carlos Craddock/ Craddock Day Care- PLN2212-0038**

Approval of a Special Permit to allow a child care center for twenty-four children and four staff. The site is in the RDD-6 zoning district and located south of 32nd Avenue E, 0.11 miles to the west of the intersection with 9<sup>th</sup> Street E, commonly known as 708 32nd Avenue East, Bradenton (Manatee County) on approximately 0.16 acres; subject to stipulations of approval; providing for severability and providing an effective date.

#### **SP-23-07 – S119 Protected - Family Cemetery- PLN2308-0077**

Approval of a Special Permit to allow a family cemetery as a secondary within a property currently utilized residentially. The proposed cemetery is for the exclusive use of the property owner on approximately 47.55 acres with an AG-R (Agriculture Rural) FLUC (Future Land Use Category) and A (Agriculture General) zoning district, it will consist of twelve (12) plots covering approximately 384 square feet. The property is generally located north of Singletary Road, east of the intersection with Betts Rd., Myakka City (unincorporated Manatee County), having a protected address per Section 119.071, Florida Statutes; subject to stipulations as conditions of approval; subject to severability and providing an effective date.

**VA-23-03 – 9222 66<sup>th</sup> Ave Dr E Outbuilding Variance PLN2306-0184**

Approval of a rear yard setback variance to the setback requirements in the RSF-1/WP-E/ST (Residential Single Family-1 /Watershed Protection Evers/Special Treatment Overlay Districts) zoning district, reducing the twenty-five (25) foot rear yard setback to 21.60 feet; this property is Lot 70, Braden Woods Phase III, located at 9222 66<sup>th</sup> Avenue Drive East, Bradenton (Manatee County) on approximately 1.01 acres; providing for severability; and providing for an effective date.

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 the Development Services Department, 1112 Manatee Avenue West, Bradenton, FL 34205 or at [mymanatee.org](http://mymanatee.org).

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 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 Development Services Department, 1112 Manatee Avenue West, 4<sup>th</sup> Floor, Bradenton, Florida, telephone number (941) 748-4501 ext. 6878 or email at: [planning.agenda@mymanatee.org](mailto: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 Board of County Commissioners does not discriminate upon the basis of any individual's disability. Manatee County is committed to providing full access to facilities, programs, and services to all, as well as supporting the employment of qualified individuals with disabilities in its workforce in accordance with federal and state laws and regulations, including the Americans with Disabilities Acts of 1990 (ADA) and as amended ("ADAA"), and 503 and 504 of the Rehabilitation Act of 1973. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any of these documents, should contact Kimberly Middleton, ADA Compliance Coordinator, at (941)792-4501 ext. 6012 or [Kimberly.middleton@mymanatee.org](mailto:Kimberly.middleton@mymanatee.org), as least 3 business days prior to the scheduled meeting. If you are deaf/hard of hearing and require the services of an interpreter, please contact the Florida Relay Service at 711.

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

MANATEE COUNTY HEARING OFFICER  
Manatee County Development Services Department  
Manatee County, Florida  
Date Publishing: October 9, 2023