



April 20, 2026- Hearing Officer

Subject

Updates to Agenda - April 17, 2026

Category

ANNOUNCEMENTS

Briefings

None

Contact and/or Presenter Information

Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested

Updates incorporated appropriately

Enabling/Regulating Authority

N/A

Applicable Advisory Board

N/A

Background Discussion

Below are agenda updates (dated April 17, 2026) for the meeting of April 20, 2026 Hearing Officer

ADVERTISED PUBLIC HEARING

Presentation Scheduled

2. SP-25-05 – Risen Savior Campus Expansion - PLN2504-0207 - Quasi-Judicial -Chase Gause, Planner I -District 5
Revised Staff Report in strike through/underline format attached.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records N/A

Cost and Funds Source Account Number and Name N/A
Amount and Frequency of Recurring Costs N/A

H.O. 4/20/2026

SP-25-05 – Risen Savior Campus Expansion - PLN2504-0207

Approval of a Special Permit allowing the Schools, High and Middle use within the General Agriculture (A) zoning district on approximately 10.0 acres of land within the Residential-1 (RES-1) Future Land Use Category (FLUC). The property is located at 14605 59th Avenue East, Bradenton (Manatee County), and is generally located south of Rangeland Pkwy Ave and north of SR 70 E; subject to voluntarily proffered conditions of approval; providing for severability and providing an effective date.

Hearing Officer: 4/20/2026

PROJECT SUMMARY	
CASE#:	SP-25-05 (PLN2504-0207)
PROJECT NAME:	Risen Savior Campus Expansion
APPLICANT(S):	Chirstopher Kolb (“Agent”), Evangelical Lutheran Church Wels Inc (“Owner”)
REQUEST:	Special Permit to allow Schools, High and Middle use, as the zoning is General Agriculture (A) and the use requires a Special Permit per the Land Development Code. (See LDC 401.2).
CASE PLANNER:	Chase Gause, Planner I
SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	14605 59 TH Ave E, Bradenton, 34211 (Manatee County),
GENERAL LOCATION:	Located at the northeast intersection of 59 th Avenue E and Lorraine Rd, Bradenton (Manatee County)
SIZE:	10.0± acres (435,600 square feet)
EXISTING USE(S):	Church, Cell Tower
ZONING:	A (General Agriculture)
FLOOR AREA RATIO (FAR):	0.23 max; 0.1 proposed
FUTURE LAND USE CATEGORY:	RES-1 (Residential-1)
OVERLAY DISTRICT(S):	ST (Airport Impact Height Overlay)
STAFF SUMMARY	
<p>The property is located at the northeast intersection of 59 Cir E and Lorraine Rd, Bradenton (Manatee County), and is generally south of Rangeland Pkwy Ave and north of SR 70 E. The proposed use of Schools, High and Middle is addressed in Section 401.2 of the Manatee County Land Development Code and stipulates that a Special Permit must be applied for if the property is zoned General Agriculture (A).</p> <p>The property is in the RES-1 (Residential-1) Future Land Use Category. The Comprehensive Plan describes the intent of the RES-1 designation as follows; To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use</p>	

Map, areas comprised primarily of low density suburban residential development, preferably clustered, where appropriate, to protect the environment, preserve open space, and/or to allow the continued operation of short-term agricultural activities as the area transitions from rural to suburban uses.

This Special Permit request is only to permit the High and Middle school use. The accompanying Preliminary Site Plan (PSP) is intended to help visualize the proposed additional use.

The church was constructed in 2009, and the cell tower was constructed in 2018.

A FSP application to add more church seats, daycare and elementary school uses was approved in March of 2026 under PLN2504-0207. The current request is to add High and Middle as an allowed use.

The site 10.0+/- includes:

Existing:

- Approximately 16,470 square feet under roof (per PSP)
- Approximately 80 parking spaces, roughly half are grass spaces
- One point of access on 59 Ave E
- Stormwater Retention proposed on site
- Cell tower on site

Proposed:

- Approximately 31,524 square feet added under roof, ~~per PSP~~ adding to church and school area (demonstrated visually by attached PSP)
- Approximately 169 parking spaces (11 ADA spaces), 36 proposed as paved spaces and the remaining 133 proposed as grass spaces.
- Two additional points of access proposed, one on 59 Ave E and the other on Lorraine Rd
- Re-shaped/Enlarged Stormwater Retention proposed on site
- Cell tower on site

Total:

- Approximately 47,994 square feet total under roof ~~per PSP~~ (demonstrated visually by attached PSP)
- Approximately 240 parking spaces (approximately 76 paved and 173 grass)
- Three access points
- Cell tower on site

This proposed application, in the opinion of staff, can be found to be consistent with the Comprehensive Plan and in compliance with the applicable LDC review criteria.



SURROUNDING USES & ZONING

NORTH	<u>General Agriculture (A)</u>
SOUTH	<u>Planned Development Mixed Use (PD-MU)</u>
EAST	<u>General Agriculture (A)</u>
WEST	<u>Planned Development Commercial (PD-C), Planned Development Residential (PD-R), General Agriculture (A)</u>

SITE DESIGN DETAILS				
LOT SIZE(S):	Parcel 582310109 – Approximately 10.0 acres			
SETBACKS:			Required	Proposed
	Front	50'	89.74'(to existing building), 116.67'	
	Side	10'	202.61', 149.93'	
	Rear	25'	NA (Corner Lot)	
OPEN SPACE:	30% required; 32.1% proposed			
BUFFERS:	Roadway Buffer (59th Ave E & Lorraine Road) 10' feet 10 feet LDC Section 701.4 Vehicle Use Area Buffer (East) 8 feet 8 feet LDC Section 701.3			
ACCESS:	Proposing to add one (1) on 59th Ave E and one (1) on Lorraine Rd			
WETLAND ACREAGE & IMPACTS	Per the Environmental Assessment Report provided by Monarch Ecology Group Ecology Group (April 2025) no wetlands were found on site.			
FLOOD ZONE(S)	Site lies in X-Zone, Panel#12081C0345E, effective 3/17/2014			
AREA OF KNOWN FLOODING	Yes (<u>Type of flooding: Rainfall</u>)			
UTILITY CONNECTIONS	<p>POTABLE WATER INFRASTRUCTURE</p> <ul style="list-style-type: none"> • County 36" PVC WM along Lorraine Rd • County 8" PVC WM along 59 Ave E • County 8" PVC WM service line onto subject property. <p>WASTEWATER INFRASTRUCTURE</p> <ul style="list-style-type: none"> • Private 8" & 4" PVC FMs along 59 Ave E • Private 8" Gravity Sewage on subject property <p>RECLAIMED WATER INFRASTRUCTURE</p> <ul style="list-style-type: none"> • Private 8" PVC RM along 59 Ave E • No County-owned reclaimed water infrastructure currently present at the project location. • Project appears to lie within the Braden River Utilities service area. As such, please coordinate with them regarding any permissions and/or requirements. 			

ENVIRONMENTAL INFORMATION

Minimum Open Space Requirements:
 Required Open Space: 30% (LDC Section 403.10)
 Proposed Open Space: 32.1%

Wetlands:
 Per the Environmental Assessment Report provided by Monarch Ecology Group (April 2025) no wetlands were found on site.

ENVIRONMENTAL INFORMATION

Overall Wetland Acreage:				0.0	
Proposed Impact Acreage:				0.0	
Wetland I.D.	Wetland Acreage	Acres Impacted	Classification (FLUCCS)	Quality (UMAM Score)	Justification for Impact
N/A	N/A	N/A	N/A	N/A	N/A
TOTAL	N/A	N/A	N/A	N/A	N/A

Per the Environmental Assessment Report provided by Monarch Ecology Group (April 2025) no wetlands were found on site.

Uplands:
 Per the Environmental Narrative provided by Monarch Ecology Group (April 2025) the subject site is comprised of Institutional (FLUCFCS 170; 3.42 acres), Abandoned Groves (FLUCFCS 224; 5.24 acres), Ditch (FLUCFCS 513; 0.20 acres), Stormwater Pond (FLUCFCS 527; 1.02 acre), Communications (FLUCFCS 820; 0.12 acre). There are no native upland habitats on site.

Endangered Species:
 Per the Environmental Narrative provided by Monarch Ecology Group (April 2025) an on-site assessment was conducted in April 2025 for listed floral and faunal species. Monarch Ecology Group completed a preliminary gopher tortoise survey for the site primarily focusing on the undeveloped area and found no gopher tortoises (or burrows), nor are any expected to occur onsite since the property was heavily farmed part of a citrus grove dating back 1960's. Regardless, a formal (100%) gopher tortoise survey will be conducted prior to clearing or construction in accordance FWC's Gopher Tortoise Permitting Guidelines (Revised April 2023).

Trees and Landscaping:
 Tree Removal and Replacement will be reviewed with Preliminary Site Plan and Final Site Plan, in accordance with LDC Section 700, 701.

Landscape Buffers:

Required Provided LDC Section

Roadway Buffer (59th Ave E & Lorraine Road) 10' feet 10 feet LDC Section 701.4

Vehicle Use Area Buffer (East) 8 feet 8 feet LDC Section 701.3

Landscaping will be reviewed with Preliminary Site Plan and Final Site Plan, in accordance with LDC Section 701.

POSITIVE ASPECTS

- This proposed School, High and Middle use is located near an abundance of residential and agricultural suburban dwelling units zoning districts.
- ~~The proposed Schools, High and Middle use at this location requires the approval of a Special Permit per Land Development Code Section 401.2. The site appears to comply with all other code sections and comprehensive plan policies.~~
- Site design provides 32% Open Space, exceeding the required 30 percent Open Space for the project.
- ~~No State or Federally listed species were observed on site.~~
- The project is expected to draw trips from nearby residential areas, thereby reducing the duration of school-bound trips.

NEGATIVE ASPECTS

- The project, by adding 66 peak PM trips on Lorraine Road, will expedite the rate at which the relevant segment of Lorraine Road will be deficient under current configurations.
- ~~None~~

MITIGATING MEASURES

- The applicant will be required to address any negative impacts from the use on the surrounding area at the Final Site Plan review stage, at which time they will have to demonstrate compliance with all applicable Land Development Code and the Public Works Standards Manual, including required traffic study.
- ~~Any potential incompatibilities generated by this proposed use, would need to comply with the relevant requirements of the LDC and will be evaluated for such compliance at PSP/FSP.~~

CONDITIONS ~~STIPULATIONS~~

A. DESIGN AND LAND USE CONDITIONS

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 Development Services.

~~1.2. The site plan and landscape plans submitted with this application shall be part of the approval.~~

2. All roof mounted HVAC equipment shall be screened from view from driveways, and adjacent properties at ground level. Screening shall consist of similar colors and materials consistent with the construction of the exterior finish of the buildings. Details of screening shall be submitted with Final Site Plan.

~~2.3.~~ Any significant historical or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State, Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources, and the County. The final determination of significance shall be made in conjunction with the Florida Department of State, Division of Historical Resources, and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by the Florida Department of State, Division of Historical Resources) must be completed before resource disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offenses Concerning Dead Bodies and Graves) shall be followed.

~~3.4.~~ Signs are not approved with this request. Signs details (size and type) shall be reviewed and approved with Building Permits. Limitations may apply.

4.5. Any new or temporary use proposed at this property, other than those approved with this application, shall be required to apply for a new permit through Development Services-Planning & Zoning, as required by the LDC.

~~5.6.~~ All other required federal, state, or local building permits shall be obtained before commencement of the project.

~~6.7.~~ Any proposed dumpsters shall be screened from view from internal driveways, and adjacent properties. Screening shall consist of building materials matching the building on site, or opaque fence. Details of screening shall be submitted with Final Site Plan.

~~7.8.~~ A "Lighting Plan" will be required at time of Final Site Plan and shall be compliant with the requirements of LDC Section 806.

B. ENVIRONMENTAL

~~1.~~ 1. All other applicable state or federal permits shall be obtained prior to commencement of development.

2. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.

3. The landward extent of wetlands shall be determined in accordance with Chapter 62-340 of the Florida Administrative Code. If the Southwest Florida Water Management District's (SWFWMD) Formal Determination of Wetlands and Other Surface Waters identifies a greater wetland acreage than indicated in the Preliminary Site Plan, the project's maximum intensity may be subject to a reduction at time of Final Site Plan submittal in accordance with the Comprehensive Plan and Land Development Code. The project's maximum intensity shall be contingent upon SWFWMD's Formal Determination of Wetlands and Other Surface Waters for the site.

4. Pursuant to the April 2025 Environmental Narrative prepared by Monarch Ecology Group, ninety (90) days prior to construction and land clearing, a 100% survey of suitable habitat for gopher tortoises shall be conducted as recommended. If evidence of gopher tortoises is found, a FWC permit will be obtained for relocation and/or management of tortoises.

5. 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); &
- The final disposition of the well - used, capped, or plugged.

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.

C. Development Review

POTABLE WATER INFRASTRUCTURE

- County 36" PVC WM along Lorraine Rd.
- County 8" PVC WM along 59 Ave. E.
- County 8" PVC WM service line onto subject property.

WASTEWATER INFRASTRUCTURE

- Private 8" & 4" PVC FMs along 59 Ave. E.
- Private 8" Gravity Sewage on subject property

RECLAIMED WATER INFRASTRUCTURE

- Private 8" PVC RM along 59 Ave. E.
- No County-owned reclaimed water infrastructure currently present at the project location.
- Project appears to lie within the Braden River Utilities service area. As such, please coordinate with them regarding any permissions and/or requirements.

CD. STORM WATER ENGINEERING

The following will be required at Final Design:

- 1.) There shall be a full 25-year attenuation on all stormwater ponds within the development.
- 2.) The Drainage Model and Construction Plan shall demonstrate that no adverse impacts

will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and runoff.

3.) Drainage modeling shall utilize the Pearce Drain / Gap Creek Plan (attenuation, water quality and floodplain analysis). The corresponding flood elevations as derived from the Pearce Drain / Gap Creek Watershed Management Plan shall be utilized as tailwater condition for each storm frequency event modeled.

4.) Flowage Easements and Maintenance-Access Easements shall be required for all drainage systems which convey runoff from public right-of-way. Manatee County is only responsible for maintaining the free flow of drainage through these systems. Refer to Appendix A of the Public Works Stormwater Management Design Manual for easement width requirements.

5.) Topographic information shall be provided in North American Vertical Datum (NAVD) and include conversion factor to National Geodetic Vertical Datum (NGVD).

6.) Please be advised that TV video inspection is required for all stormwater pipes (public or private) associated with the proposed development. In addition, laser profile is required for all ADS/HDPE stormwater pipes.

7.) Stormwater and floodplain management design and engineering shall be in accordance with Section 801 of the Land Development Code (effective June 9, 2015), Manatee County Floodplain Ordinance (Ordinance #20-22 or as amended), and the Public Works Standards Manual.

SPECIAL PERMIT CRITERIA PURSUANT TO SECTION 316.6 OF THE LAND DEVELOPMENT CODE:

Analysis:

A. The proposed use shall be consistent with the Comprehensive Plan and the requirements of the Land Development Code.

The proposal is for a Special Permit for Schools, High and Middle to be permitted in A zoning.

The property is in the RES-1 (Residential-1) Future Land Use Category. The Comprehensive Plan describes the intent of the RES-1 designation as follows; To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas comprised primarily of low density suburban residential development, preferably clustered, where appropriate, to protect the environment, preserve open space, and/or to allow the continued operation of short-term agricultural activities as the area transitions from rural to suburban uses.

The zoning designation is A (General Agriculture) and according to Table 4-3 Uses in Uses in Agriculture and Residential Districts, Schools, High and Middle is listed as SP in General Agriculture Districts.

This use is subject to LDC section 401.2.

Analysis:

B. The establishment, maintenance, or operation of the proposed use shall not be detrimental to, or endanger, the public health, safety, or general welfare.

The proposed Schools, High and Middle use is ~~not anticipated to create any adverse impact to the~~ intended to operate in conjunction with, and as an accessory to, the existing church. This use is not expected to create any adverse impacts or compromise the public health, safety, or general welfare of visitors, nearby residents, or businesses.

Analysis:

C. The establishment of the use shall not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district.

The proposed use will not impede the development and improvement of surrounding properties.

Analysis:

- D. Adequate measures shall already exist, or shall be taken, to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets.**

The preliminary site plan for this project has been reviewed by Manatee County staff and ~~has been~~ determined to be designed to provide maximum ~~safety for~~ ingress and egress safety.

Analysis:

- E. 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).**

The subject property is located within an area characterized by a mix of residential uses in both the immediate and broader vicinity. As a residential support use, Schools, High and Middle is compatible with and complements the surrounding residential properties.

~~The subject property has various residential uses in the immediate and extended vicinity. As a residential support use, the Schools, High and Middle use complements the nearby residential properties.~~

Analysis:

- F. Development of the proposed use shall not have a substantial adverse effect on a known archaeological, historical, or cultural resource located on or off the parcel proposed for development.**

No known archaeological, historical, or cultural resources will be substantially adversely impacted by the proposed project. A standard condition requires that any significant historical or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State, Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources, and the County.

Analysis:

G. Screening and buffers are proposed of such type, dimension and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.

The preliminary site plan attached is conceptual. Manatee County staff will review the proposed screening and buffers for compliance with all applicable codes upon Final Site Plan submittal.

Analysis:

H. Development of the proposed use shall not have a significant adverse effect on the natural environment, including land, air, water, wetlands, minerals, flora, fauna, and ambient noise.

Per the Environmental Assessment Report provided by Monarch Ecology Group (April 2025) no wetlands were found on site.

SECTION 312.6 – NEIGHBORHOOD WORKSHOPS:

Neighborhood Workshop Details	
Required Documents	Requirement Met
Date and Time of Workshop	A Neighborhood Workshop was held September 4, 2025 at 7:00pm via Zoom meeting.
Workshop Format	Online
Workshop Requirement	<ul style="list-style-type: none"> • Application received before July 2025 • Neighborhood Workshop was recommended during Pre-

		Application process (PLN2406-0161)
	Citizen Attendees	Screenshot of attendees provided in attachments
	Sign-In Sheet	Screenshot of attendees provided in attachments
	Summary	Not provided
	Issues, Suggestions, and Concerns	Attendees inquired about access points, separation of driveways and hours of operation. The applicant responded that they would work with the County and make any adjustments required.
	Mail Notice	Provided by the applicant and included in the attachment
	Workshop Signage	No workshop signage

CONDITIONAL USE CRITERIA PURSUANT TO SECTION 531 OF THE LAND DEVELOPMENT CODE

531.50. - Schools.

A. Public Schools. The Interlocal Agreement for Public School Planning allows schools in all zoning districts except heavy industrial, conservation and preservation future land use categories and respective zoning districts, but may be allowed in those districts at the discretion of the Board of County Commission.

1. Public schools may exceed the building heights noted in Tables 4-5, 4-6, and 4-8 to address particular school needs. The additional heights shall be reviewed in conjunction with the Public School Determination of Consistency.

2. School safety shall take precedence, in which case, Public Schools shall be exempt from meeting the requirements of Sections 401.5, solid wall adjacent to single-family, and Section 1001.1.D.1, cross access. Compatibility and traffic circulation shall be reviewed in conjunction with the Public School Determination of Consistency.

3. See Section 103.2.C (Exceptions), Section 350 (Public Schools Determinations of Consistency) and Section 351 (General Plans for Educational Facilities).

B. All Other Schools. All accessory parking lots and playing fields shall be oriented in such a manner so as not be located adjacent to residentially zoned property. If this cannot be met, then those areas shall be screened with either a solid fence or landscaping reaching eighty (80) percent opacity within two (2) years.

As the Preliminary Site Plan attached is conceptual, all the above-mentioned criteria will be reviewed at time of FSP.

TRANSPORTATION

Major Transportation Facilities

Lorraine Rd

Transportation Link Capacity Analysis

The project has an existing church with 189 seats (11,115 SF) and a private school with 147 students (83 pre-school and 64 elementary students, 5355 SF). The applicant submitted a traffic study based on a Special Permit (SP) for a proposed church expansion (adding 265 seats, 2688 SF) and a proposed school expansion (adding 51 pre-school students, 136 elementary & middle students, 12,366 SF). The project will have a church with 454 seats (13,803 SF) and a private school with 334 students (134 pre-school and 200 elementary & middle students, 17,721 SF) at buildout. The applicant provided a Traffic Study to gauge the impacts of the proposed development on the segments of Lorraine Road and Post Boulevard adjacent to the project site. The results of the traffic study, which were reviewed and accepted by the Transportation Planning and Traffic Engineering Division, indicated that the impacted roadway segments of Post Boulevard and Lorraine Road are

currently operating at or above level of service (LOS) performance standard D. However, the impacted roadway segment of Lorraine Road is projected to be deficient in the future.

<u>NEAREST THOROUGHFARE</u>	<u>LINK</u>	<u>ADOPTED LOS</u>	<u>EXISTING LOS</u>	<u>FUTURE LOS (W/O PROJECT)</u>	<u>FUTURE LOS (W/PROJECT)</u>
<u>Lorraine Road</u>	<u>2650</u>	<u>D</u>	<u>D</u>	<u>F</u>	<u>F</u>
<u>Post Boulevard</u>	<u>6490</u>	<u>D</u>	<u>C</u>	<u>C</u>	<u>C</u>

Access

The County has repealed transportation concurrency and implemented an Alternative Transportation System (ATS). Therefore, at the time of future site plan submittal, all proposed access points will be evaluated with a Trip Reservation Report and Operational Analysis (TRR & OA) to determine if any site and safety related improvements will be required for the site.

Transportation Concurrency

The applicant has agreed to provide the 295 feet eastbound left (EBL) turn lane (including 50-foot taper) on 59th Avenue East at the eastern project driveway through a separate construction plan in the future. The parcel cannot get Certificate of Occupancy (CO) for the proposed land use until this turn lane is constructed.

The applicant has agreed to provide the 155 feet Northbound right (NBR) turn lane (including 50-foot taper) on Lorraine Road (at the project access point) through a separate construction plan in the future. The parcel cannot get Certificate of Occupancy (CO) for the proposed land use until this turn lane is constructed.

If the vehicle queue begins to spill outside the project boundary anytime, staff will direct parents to park and walk students to/ out of the school building.

The following comments from the Special Permit will need to be resolved at the time of FSP submission:

1. Calculate trip generation based on the use (mixed) and assign trip distribution to each of the impacted roadway link (link numbers).
2. Use AASHTO 2-minute rule for queue length calculations at unsignalized intersections.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

CLOS APPLIED FOR: A CLOS will be issued upon the recording date of the Special Permit and will be valid for 3 years from the date of issuance. All building permits must be issued prior to the expiration of the site plan or CLOS, whichever occurs first.

TRAFFIC STUDY REQUIRED: Yes

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	FUTURE LOS (W/PROJECT)
N/A	N/A	N/A	N/A

OTHER CONCURRENCY COMPONENTS

Lorraine Road is designated as a four-lane arterial roadway with a planned right of way width of 120 feet in the Comprehensive Plan’s Future Traffic Circulation Plan. With the Final Site Plan, the applicant must provide the existing full and half width right of way dimensions, with the half width being measured from the centerline of the existing roadway. Any additional right of way necessary to meet the Comprehensive Plan requirement must be dimensioned and labeled as a future right of way setback.

1000.1. No structures or parking, landscaping, or retention required facilities by this Code shall be located within the land needed to accommodate the full width of the right-of-way needed for such roadway as shown on the Future Traffic Circulation Map, including without limitation land reserved or dedicated pursuant to this section.

Per the Manatee County Comprehensive Plan policy 2.4.1.2, concurrency for potable water and sanitary sewer may only be applied for at the time of Final Site Plan or Construction Drawings.

ATTACHMENTS

1. Staff Report Maps-Aerials
2. Preliminary Site Plan
3. Form D-4 – Level of Service Concurrency Reservation Application
4. Environmental Report
5. Neighborhood Workshop
6. Affidavit of Publishing