April 20, 2026- Hearing Officer

Subject
SP-25-05 – Risen Savior Campus Expansion - PLN2504-0207 - Quasi-Judicial -Chase Gause, Planner I -District 5
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.

Category
ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Briefings
None

Contact and/or Presenter Information
Presenter: Chase Gause, Planner I, 941-748-4501 x6912, Chase.Gause@mymanatee.org
Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927, Abigail.bonds@mymanatee.org

Action Requested
N/A

Enabling/Regulating Authority
Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board
N/A

Background Discussion
- The Applicant is requesting a Special Permit to allow Schools, High and Middle use on an approximately 10-acre property zoned General Agriculture (A) with a Residential-1 (RES-1) Future Land Use Category (FLUC). Pursuant to Land Development Code (LDC) 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).

- The property owner intends to add the proposed Schools, High and Middle use to the existing site. There was an approval to expand the existing church and school area with associated parking, landscaping and infrastructure in March of 2026 under PLN2501-0137. The applicant currently operates the church, daycare and school up to Elementary level and would like to expand to add middle school classes. The approved site plan includes 47,994 sf of under roof building area (23,076 sf for the school and 24,918 sf for the church), 334 students, 454 church seats and 169 parking spaces. A neighborhood workshop was held on September 4, 2025.
- This Special Permit Request is only to permit the Schools, High and Middle use. The accompanying Preliminary Site Plan (PSP) shows the currently approved site layout and is intended to help visualize the proposed additional use. Based on staff's review, the request is consistent with the Comprehensive Plan and meets the applicable LDC criteria.

Attorney Review
Other (Requires explanation in field below) Welch
Kate Welch reviewed and responded by email to Matter # FY 25/26-0243 on March 26, 2026.

Instructions to Board Records
N/A

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

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

AFFIDAVIT OF POSTING OF PUBLIC NOTICE SIGN, AND NOTIFICATION BY U.S. MAIL TO CONTIGUOUS PROPERTY OWNERS

STATE OF Florida

COUNTY OF Manatee

BEFORE ME, the undersigned authority, personally appeared John Osborne, who, after having first been duly sworn and put upon oath, says as follows:

1. That he/she is the agent for owner (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for **SP-25-05 – Risen Savior Campus Expansion - PLN2504-0207** to be heard before the Manatee County Hearing Officer at a public hearing to be held on **April 20, 2026,** and as such, is authorized to execute and make this Affidavit and is familiar with the matters set forth herein, and they are true to the best of his/her knowledge, information and belief.

2. 2. That the Affiant has caused the required public notice sign to be posted pursuant to Manatee County Ordinance No. 15-17, on the property identified in the application, and said sign was conspicuously posted 6 feet from the front property line on the 9th day of April, 2026, and attached hereto, is an image of the sign(s) posted and description of the location of sign.

3. That the Affiant has caused the mailing of the required letter of notification to property owners within 500 feet of the project boundary pursuant to Manatee County Ordinance No. 15-17, as amended, by U.S. Mail, on the day of April 9th, 2026, and attaches hereto, as a part of and incorporated herein, a complete list of the names and addresses of the persons entitled to notice.

4. That Affiant is aware of and understands that failure to adhere to the provisions of Manatee County Ordinance No. 15-17, as it relates to the required public notice, may cause the above identified hearing to be postponed and rescheduled only upon compliance with the public notice requirements.

FURTHER YOUR AFFIANT SAITH NOT.

Property Owner/Agent Signature

The forgoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization, this 10th day of April, 2026 (date) by John Osborne (name of person acknowledging). He/she is personally known to me or has produced identification _____ (type of identification) as identification and who did take an oath.

NICOLE OSBORNE
Commission # HH 740725
Expires March 13, 2030
SEAL

Nicole Osborne
Signature of Person Taking Acknowledgment

Nicole Osborne
Type Name

Notary Public
Title or Rank

Serial Number, if any

My Commission Expires: 3/13/2030

Commission No.: HH 740725

OWNER	SECONDARY_OWNER	OWN_ADDR	OWN_ADDR2	CITY	ST	ZIP	CNTRY	PARCEL_ID	LOCATION_ADD	UNIT
5828 LORRAINE RD LLC		13368 PURPLE FINCH CIR		LAKEWOOD RANCH	FL	34202	USA	582305504	5828 LORRAINE RD	
ABUNDIZ ASHLEY		14480 59TH CIR E		LAKEWOOD RANCH	FL	34211	USA	582322959	14480 59TH CIR E	
AJA SOUTHERN HOLDINGS LLC LLC		415 WATERSIDE LN		NOKOMIS	FL	34275	USA	582306502	5802 LORRAINE RD	
AVAUNCE HOMEOWNERS ASSOCIATION INC		3701 S OSPREY AVE		SARASOTA	FL	34239	USA	582323359	59TH CIR E	
AVAUNCE HOMEOWNERS ASSOCIATION INC		3701 S OSPREY AVE		SARASOTA	FL	34239	USA	582323309	14200 59TH CIR E	
AVAUNCE HOMEOWNERS ASSOCIATION INC		3701 S OSPREY AVE		SARASOTA	FL	34239	USA	582323459	59TH CIR E	
AVAUNCE HOMEOWNERS ASSOCIATION INC		3701 S OSPREY AVE		SARASOTA	FL	34239	USA	582323609	59TH CIR E	
AVAUNCE HOMEOWNERS ASSOCIATION INC		3701 S OSPREY AVE		SARASOTA	FL	34239	USA	582323059	59TH CIR E	
AVELLA PROPERTIES LLC		4970 LORRAINE RD		BRADENTON	FL	34211	USA	582305009	5706 LORRAINE RD	
CHABAD LUBAVITCH OF BRADENTON INC		5712 LORRAINE RD		BRADENTON	FL	34211	USA	582306007	5718 LORRAINE RD	
CHABAD LUBAVITCH OF BRADENTON INC		5712 LORRAINE RD		BRADENTON	FL	34211	USA	582306007	5712 LORRAINE RD	
CHERKASOV VLADIMIR	CHERKASOVA, NATALIA	14218 59TH CIR E		BRADENTON	FL	34211	USA	582321059	14218 59TH CIR E	
CUDNIK DANIEL M		14206 59TH CIR E		BRADENTON	FL	34211	USA	582320909	14206 59TH CIR E	
EAST MANATEE FIRE RESCUE DISTRICT		3200 LAKEWOOD RANCH BLVD		BRADENTON	FL	34211	USA	582310209	15015 59TH AVE E	

HAMILL JEFFREY F	KIM, MELANIE YOON HEE	14476 59TH CIR E	BRADENTON	FL	34211	USA	582322909	14476 59TH CIR E
HOU MICHAEL YIBIN	HOU, MARCELA CEBROWSKI	14210 59TH CIR E	BRADENTON	FL	34211	USA	582320959	14210 59TH CIR E
KB HOME TAMPA LLC		4105 CRESCENT PARK DR	RIVERVIEW	FL	33578	USA	582323809	59TH CIR E
KLIMOVICH ALESIA	KLIMOVICH, ALIAKSEI	14214 59TH CIR E	BRADENTON	FL	34211	USA	582321009	14214 59TH CIR E
LAKEWOOD RANCH STEWARDSHIP DISTRICT		3501 QUADRANGLE BLVD SUITE 270	ORLANDO	FL	32817	USA	582310409	LORRAINE RD
LAKEWOOD RANCH STEWARDSHIP DISTRICT		14400 COVENANT WAY	LAKEWOOD RANCH	FL	34202	USA	582202659	WESTBROOK CIR
LAKEWOOD RANCH STEWARDSHIP DISTRICT		14400 COVENANT WAY	LAKEWOOD RANCH	FL	34202	USA	582202509	WESTBROOK CIR
MANATEE COUNTY	MANATEE COUNTY	PO BOX 1000	BRADENTON	FL	34206	USA	582202409	WESTBROOK CIR
MANATEE COUNTY	MANATEE COUNTY	PO BOX 1000	BRADENTON	FL	34206	USA	582323159	59TH CIR E
MANATEE COUNTY	MANATEE COUNTY	PO BOX 1000	BRADENTON	FL	34206	USA	582323209	59TH CIR E
MANATEE COUNTY	MANATEE COUNTY	PO BOX 1000	BRADENTON	FL	34206	USA	582323109	LORRAINE RD
MANATEE COUNTY	MANATEE COUNTY	PO BOX 1000	BRADENTON	FL	34206	USA	582310509	LORRAINE RD
MANATEE COUNTY	MANATEE COUNTY	PO BOX 1000	BRADENTON	FL	34206	USA	582316059	15200 59TH CIR E
MONTANO YANNETH P		14484 59TH CIR E	BRADENTON	FL	34211	USA	582323009	14484 59TH CIR E
PEACE RIVER ELECTRIC COOP INC		PO BOX 1310	WAUCHULA	FL	33873	USA	582205109	15105 59TH AVE E

PEACE RIVER ELECTRIC COOP INC	PO BOX 1310	WAUCHULA	FL	33873	USA	582205109	15075 59TH AVE E	
SCHOOL BOARD OF MANATEE COUNTY	215 MANATEE AVE W	BRADENTON	FL	34205	USA	582201059	5820 POST BLVD	
SCHOOL BOARD OF MANATEE COUNTY	215 MANATEE AVE W	BRADENTON	FL	34205	USA	582201109	59TH AVE E	
SHREYA LWR REAL ESTATE LLC	6168 9TH AVENUE CIR NE	BRADENTON	FL	34212	USA	582310259	5725 LORRAINE RD	
SHREYA LWR REAL ESTATE LLC	6168 9TH AVENUE CIR NE	BRADENTON	FL	34212	USA	582310259	5795 LORRAINE RD	
SMR NORTHEAST LLC	14400 COVENANT WAY	BRADENTON	FL	34202	USA	582200849	59TH AVE E	
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14707 WESTBROOK CIR	
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14717 WESTBROOK CIR APT 209	209
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14510 WESTBROOK CIR APT 108	108
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14510 WESTBROOK CIR APT 307	307
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 209	209
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14746 WESTBROOK CIR APT 210	210
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 208	208
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14717 WESTBROOK CIR APT 207	207
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THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14510 WESTBROOK CIR APT 305	305
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR	
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 108	108
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THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14746 WESTBROOK CIR APT 310	310
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 210	210
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14707 WESTBROOK CIR APT 107	107
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14510 WESTBROOK CIR APT 101	101
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THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 412	412
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THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14746 WESTBROOK CIR APT 101	101
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14746 WESTBROOK CIR APT 202	202
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THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14510 WESTBROOK CIR	
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THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14717 WESTBROOK CIR APT 203	203
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THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14717 WESTBROOK CIR APT 303	303
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14707 WESTBROOK CIR APT 207	207
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14746 WESTBROOK CIR APT 209	209
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 107	107
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 102	102
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14630 WESTBROOK CIR	
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14746 WESTBROOK CIR APT 208	208
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 303	303
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14717 WESTBROOK CIR APT 305	305
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THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14746 WESTBROOK CIR APT 107	107
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 309	309
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 202	202
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 401	401

THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 103	103
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 301	301
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 310	310
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14707 WESTBROOK CIR APT 301	301
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14746 WESTBROOK CIR APT 305	305
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14707 WESTBROOK CIR APT 310	310
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14707 WESTBROOK CIR APT 203	203
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14707 WESTBROOK CIR APT 104	104
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14707 WESTBROOK CIR APT 303	303
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 406	406
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14746 WESTBROOK CIR APT 307	307
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 214	214
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 210	210
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 211	211
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 412	412

THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 101	101
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 201	201
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 305	305
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14707 WESTBROOK CIR APT 305	305
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 204	204
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 312	312
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 213	213
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14707 WESTBROOK CIR APT 307	307
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14717 WESTBROOK CIR APT 206	206
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR	
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14707 WESTBROOK CIR APT 208	208
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 209	209
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 302	302
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 405	405
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 305	305

THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14707 WESTBROOK CIR APT 101	101
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14707 WESTBROOK CIR APT 103	103
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 310	310
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 304	304
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14717 WESTBROOK CIR APT 107	107
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14746 WESTBROOK CIR APT 201	201
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14746 WESTBROOK CIR APT 207	207
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 402	402
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 108	108
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 307	307
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 306	306
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14717 WESTBROOK CIR APT 310	310
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 212	212
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 311	311
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 105	105

THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14707 WESTBROOK CIR APT 304	304
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14510 WESTBROOK CIR APT 304	304
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14746 WESTBROOK CIR APT 104	104
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14746 WESTBROOK CIR APT 206	206
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 414	414
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 308	308
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	5945 LORRAINE RD	
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 409	409
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14717 WESTBROOK CIR	
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14717 WESTBROOK CIR APT 308	308
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14746 WESTBROOK CIR APT 301	301
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14717 WESTBROOK CIR APT 201	201
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14746 WESTBROOK CIR APT 205	205
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14707 WESTBROOK CIR APT 201	201
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 414	414

THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14746 WESTBROOK CIR APT 204	204
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 104	104
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 203	203
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 109	109
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14707 WESTBROOK CIR APT 302	302
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 107	107
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 109	109
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 308	308
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14707 WESTBROOK CIR APT 108	108
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14510 WESTBROOK CIR APT 103	103
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14510 WESTBROOK CIR APT 207	207
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 102	102
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14707 WESTBROOK CIR UNIT 210	210
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14746 WESTBROOK CIR APT 308	308
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 408	408

THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 408	408
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 202	202
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14717 WESTBROOK CIR APT 301	301
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 208	208
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 111	111
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14717 WESTBROOK CIR APT 102	102
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14707 WESTBROOK CIR APT 309	309
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14707 WESTBROOK CIR APT 205	205
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14717 WESTBROOK CIR APT 106	106
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 204	204
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 207	207
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 407	407
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 214	214
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 301	301
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 411	411

THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 110	110
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 302	302
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 311	311
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14707 WESTBROOK CIR APT 206	206
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 413	413
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14505 WESTBROOK CIR	
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14510 WESTBROOK CIR APT 102	102
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 404	404
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14736 WESTBROOK CIR	
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 105	105
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14717 WESTBROOK CIR APT 306	306
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14510 WESTBROOK CIR APT 303	303
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 110	110
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 112	112
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14510 WESTBROOK CIR APT 206	206

THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14717 WESTBROOK CIR APT 108	108
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 307	307
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14640 WESTBROOK CIR	
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 303	303
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 410	410
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 210	210
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14746 WESTBROOK CIR APT 105	105
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 310	310
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 312	312
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 404	404
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14510 WESTBROOK CIR APT 104	104
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14707 WESTBROOK CIR APT 202	202
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 205	205
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14726 WESTBROOK CIR	
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 110	110

THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 311	311
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 314	314
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14746 WESTBROOK CIR APT 303	303
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 201	201
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 104	104
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14746 WESTBROOK CIR	
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 204	204
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 201	201
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14510 WESTBROOK CIR APT 201	201
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 105	105
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14510 WESTBROOK CIR APT 208	208
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR UNIT 106	106
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14707 WESTBROOK CIR APT 105	105
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14707 WESTBROOK CIR APT 308	308
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 212	212

THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14746 WESTBROOK CIR APT 309	309
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 207	207
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 107	107
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 108	108
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR UNIT 206	206
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14746 WESTBROOK CIR APT 306	306
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 304	304
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 409	409
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14510 WESTBROOK CIR APT 106	106
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14746 WESTBROOK CIR APT 302	302
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 106	106
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 101	101
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 313	313
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14510 WESTBROOK CIR APT 203	203
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14510 WESTBROOK CIR APT 301	301

THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14624 WESTBROOK CIR	
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14717 WESTBROOK CIR APT 101	101
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14510 WESTBROOK CIR APT 302	302
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14510 WESTBROOK CIR APT 308	308
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 305	305
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 112	112
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14717 WESTBROOK CIR APT 304	304
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 206	206
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 411	411
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14717 WESTBROOK CIR APT 309	309
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14651 WESTBROOK CIR APT 207	207
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14746 WESTBROOK CIR APT 103	103
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	5920 BRIGHTON RUN	
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14510 WESTBROOK CIR APT 204	204
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14746 WESTBROOK CIR APT 304	304

THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14510 WESTBROOK CIR APT 202	202
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14707 WESTBROOK CIR APT 306	306
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 303	303
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 205	205
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14746 WESTBROOK CIR APT 203	203
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14510 WESTBROOK CIR APT 107	107
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 102	102
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR	
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 103	103
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 306	306
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 211	211
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14510 WESTBROOK CIR APT 309	309
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 304	304
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14707 WESTBROOK CIR APT 106	106
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14717 WESTBROOK CIR APT 104	104

THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14650 WESTBROOK CIR APT 208	208
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14520 59TH AVE E	
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14510 WESTBROOK CIR APT 210	210
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14615 WESTBROOK CIR APT 104	104
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14707 WESTBROOK CIR APT 102	102
THE OASIS AT LAKEWOOD RANCH LLC	6191 STATE HWY 161 STE 100	IRVING	TX	75038	USA	582202859	14717 WESTBROOK CIR APT 204	204

Signs Posted April 9, 2026 on Lorraine Road and 59th Ave E





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 59TH Ave E, Bradenton, 34211 (Manatee County),
GENERAL LOCATION:	Located at the northeast intersection of 59th 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	

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).

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.

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

<table>
<tr><th colspan="2">SITE DESIGN DETAILS</th></tr>
<tr><td>LOT SIZE(S):</td><td>Parcel 582310109 – Approximately 10.0 acres</td></tr>
<tr><td>SETBACKS:</td><td>
<table>
<tr><th></th><th>Required</th><th>Proposed</th></tr>
<tr><td>Front</td><td>50’</td><td>89.74’(to existing building), 116.67’</td></tr>
<tr><td>Side</td><td>10’</td><td>202.61’, 149.93’</td></tr>
<tr><td>Rear</td><td>25’</td><td>NA (Corner Lot)</td></tr>
</table>
</td></tr>
<tr><td>OPEN SPACE:</td><td>30% required; 32.1% proposed</td></tr>
<tr><td>BUFFERS:</td><td>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</td></tr>
<tr><td>ACCESS:</td><td>Proposing to add one (1) on 59th Ave E and one (1) on Lorraine Rd</td></tr>
<tr><td>WETLAND ACREAGE & IMPACTS</td><td>Per the Environmental Assessment Report provided by Monarch Ecology Group Ecology Group (April 2025) no wetlands were found on site.</td></tr>
<tr><td>FLOOD ZONE(S)</td><td>Site lies in X-Zone, Panel#12081C0345E, effective 3/17/2014</td></tr>
<tr><td>AREA OF KNOWN FLOODING</td><td>Yes (Type of flooding: Rainfall)</td></tr>
<tr><td>UTILITY CONNECTIONS</td><td>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.</td></tr>
</table>

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.~~

C~~D~~. 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. <u>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.</u>

<u>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.</u>

<u>Analysis:</u>

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	• 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.

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

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**

REVISED

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).
NEIGHBORHOOD WORKSHOP:	Held on September 4, 2025. See Section 312.6 below
CASE PLANNER:	Chase Gause, Planner I
SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	14605 59TH Ave E, Bradenton, 34211 (Manatee County),
GENERAL LOCATION:	Located at the northeast intersection of 59th 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	
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).	

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.

This Special Permit request is accompanied by a Preliminary Site Plan (PSP).

The site 10.0+/- includes:

Existing:

- Approximately 16,470 square feet under roof (per PSP)
- Approximately 80 parking 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)
- 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)
- Approximately 240 parking spaces
- Three access points
- Cell tower on site

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



SURROUNDING USES & ZONING	
NORTH	A
SOUTH	PD-MU
EAST	A
WEST	PD-C, PD-R, A

<table>
<tr><th colspan="2">SITE DESIGN DETAILS</th></tr>
<tr><td>LOT SIZE(S):</td><td>Parcel 582310109 – 10.0 acres</td></tr>
<tr><td>SETBACKS:</td><td>
<table>
<tr><th></th><th>Required</th><th>Proposed</th></tr>
<tr><td>Front</td><td>50’</td><td>89.74’(to existing building), 116.67’</td></tr>
<tr><td>Side</td><td>10’</td><td>202.61’, 149.93’</td></tr>
<tr><td>Rear</td><td>25’</td><td>NA (Corner Lot)</td></tr>
</table>
</td></tr>
<tr><td>OPEN SPACE:</td><td>30% required; 32.1% proposed</td></tr>
<tr><td>BUFFERS:</td><td>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</td></tr>
<tr><td>ACCESS:</td><td>Proposing to add one (1) on 59th Ave E and one (1) on Lorraine Rd</td></tr>
<tr><td>WETLAND ACREAGE & IMPACTS</td><td>Per the Environmental Assessment Report provided by Monarch (April 2025) no wetlands were found on site.</td></tr>
<tr><td>FLOOD ZONE(S)</td><td>Site lies in X-Zone, Panel#12081C0345E, effective 3/17/2014</td></tr>
<tr><td>AREA OF KNOWN FLOODING</td><td>Yes</td></tr>
<tr><td>UTILITY CONNECTIONS</td><td>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.</td></tr>
</table>

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 (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 (April 2025) no wetlands were found on site.

Uplands:
Per the Environmental Narrative provided by Monarch (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 (April 2025) an on-site assessment was conducted in April 2025 for listed floral and faunal species. Monarch 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 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.

NEGATIVE ASPECTS

- None

MITIGATING MEASURES

- 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.

STIPULATIONS

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 Development Services.

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

3. 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.

4. 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.

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

6. 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.

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

8. 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.

9. A “Lighting Plan” will be required at time of Final Site Plan and shall be compliant with the requirements of LDC Section 806.

B. <u>ENVIRONMENTAL</u>

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, 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.

D. 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.

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	• 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	

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 impacts to the public health, safety or general welfare of visitors and neighbors living or working on nearby properties.

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 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 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 stipulation 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. 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 (April 2025) no wetlands were found on site.

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.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

None

TRANSPORTATION

Major Transportation Facilities

Lorraine Rd

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.

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.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE
TRANSPORTATION CONCURRENCY

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.

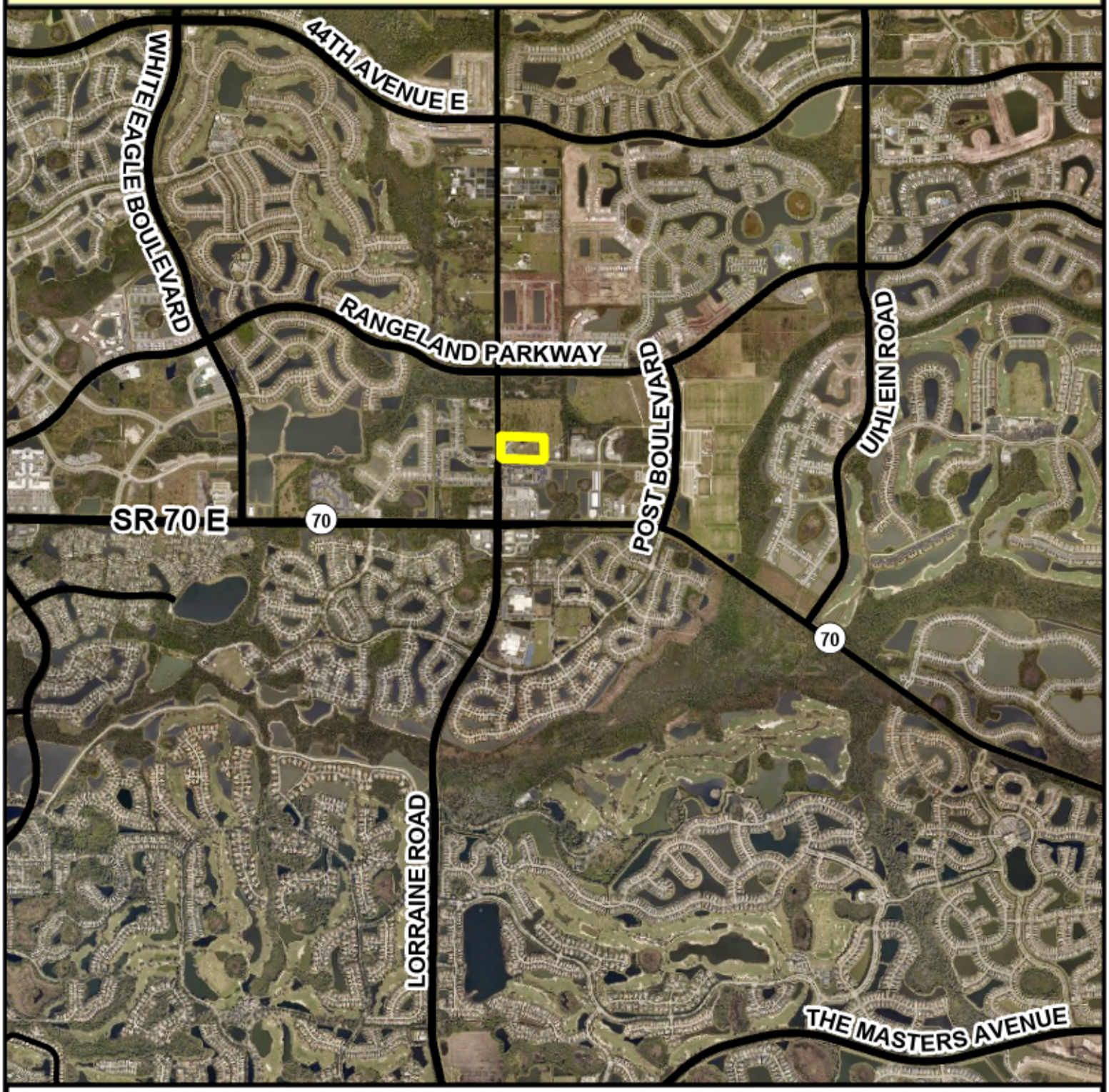
1000.1. No structures or parking, landscaping, or retention required facilities by this Code shall be located within the land needed to accommodate the full width of the right-of-way needed for such roadway as shown on the Future Traffic Circulation Map, including without limitation land reserved or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

AERIAL



Parcel ID #(s) 582310109

Project Name: Risen Savior Church Campus Expansion
Project #: SP-25-05
Accela #: PLN2504-0207

S/T/R: 35 34S 19E
Acreage: 10.00
Existing Zoning: A
Existing FLU: RES-1
Overlays: ST
Special Areas: NONE

CHH: N
Watershed: WP-E
Drainage Basin: WOLF SLOUGH
Commissioner: Dr. Bob McCann

Manatee County
Staff Report Map
Map Prepared 6 / 2025

Feet
0 1,000 2,000

AERIAL



Parcel ID #(s) 582310109

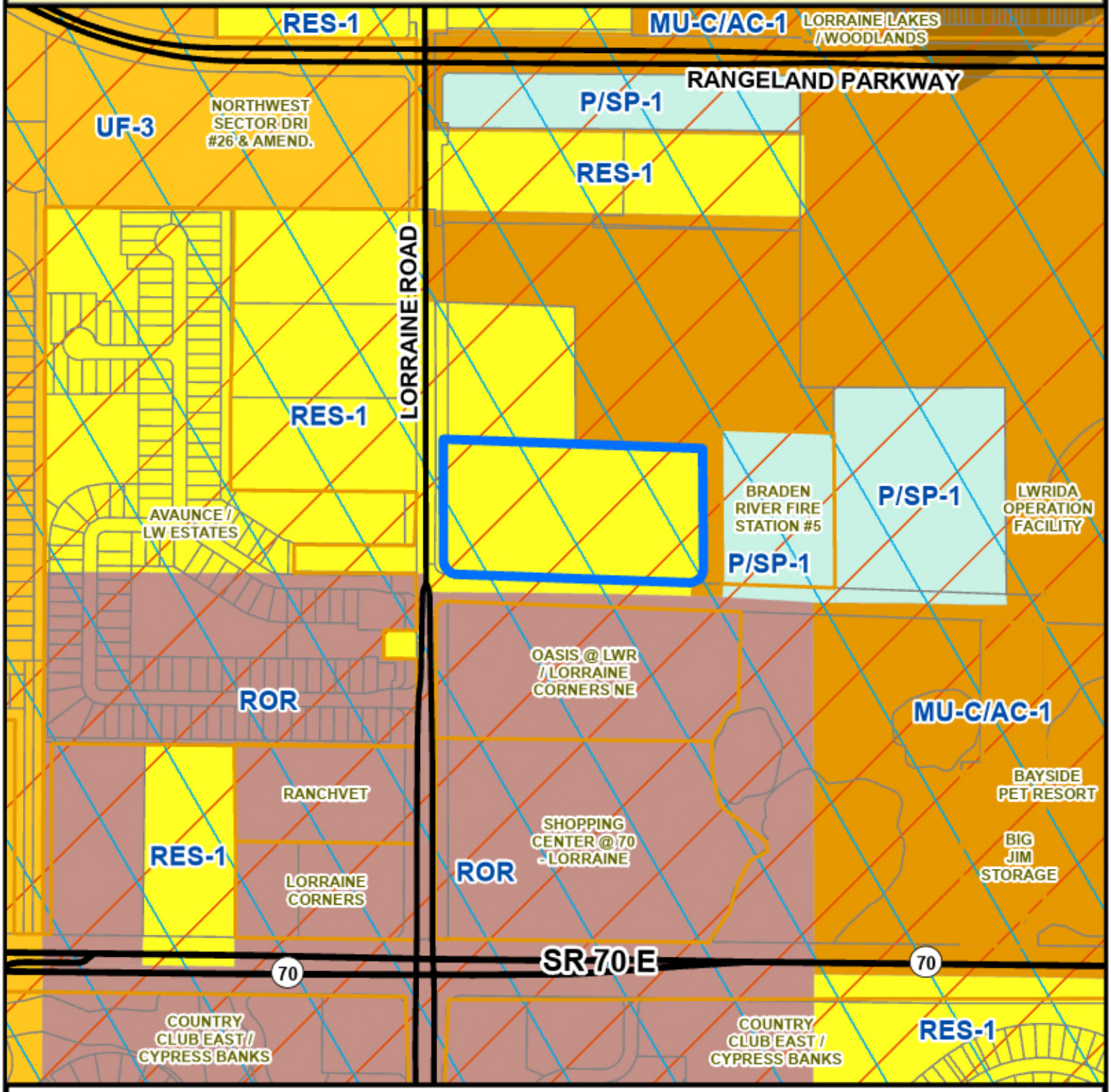
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Project #: SP-25-05
Accela #: PLN2504-0207

S/T/R: 35 34S 19E
Acreage: 10.00
Existing Zoning: A
Existing FLU: RES-1
Overlays: ST
Special Areas: NONE

CHH: N
Watershed: WP-E
Drainage Basin: WOLF SLOUGH
Commissioner: Dr. Bob McCann

Manatee County
Staff Report Map
Map Prepared 6 / 2025

FUTURE LAND USE



Parcel ID #(s) 582310109

Project Name: Risen Savior Church Campus Expansion
Project #: SP-25-05
Accela #: PLN2504-0207

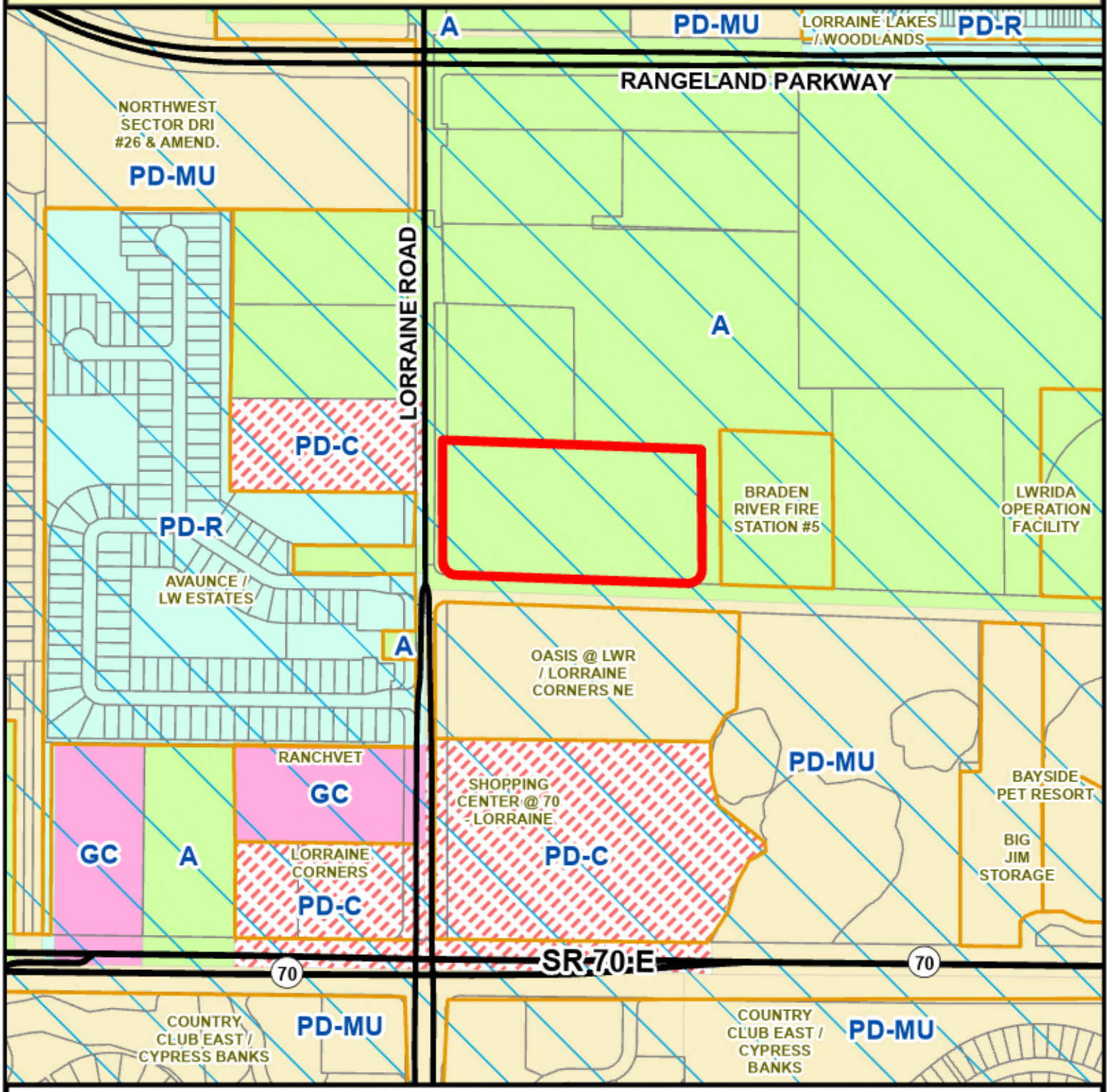
Evers Watershed (WPE)
Beneficial Reuse Area - Evers

S/T/R: 35 34S 19E
Acreage: 10.00
Existing Zoning: A
Existing FLU: RES-1
Overlays: ST
Special Areas: NONE

CHH: N
Watershed: WP-E
Drainage Basin: WOLF SLOUGH
Commissioner: Dr. Bob McCann

Manatee County
Staff Report Map
Map Prepared 6 / 2025

ZONING



Parcel ID #(s) 582310109

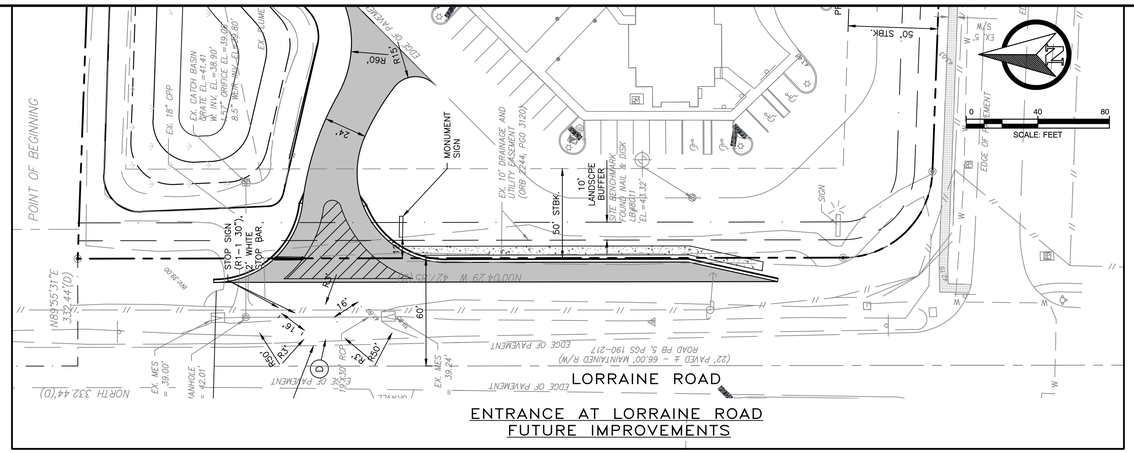
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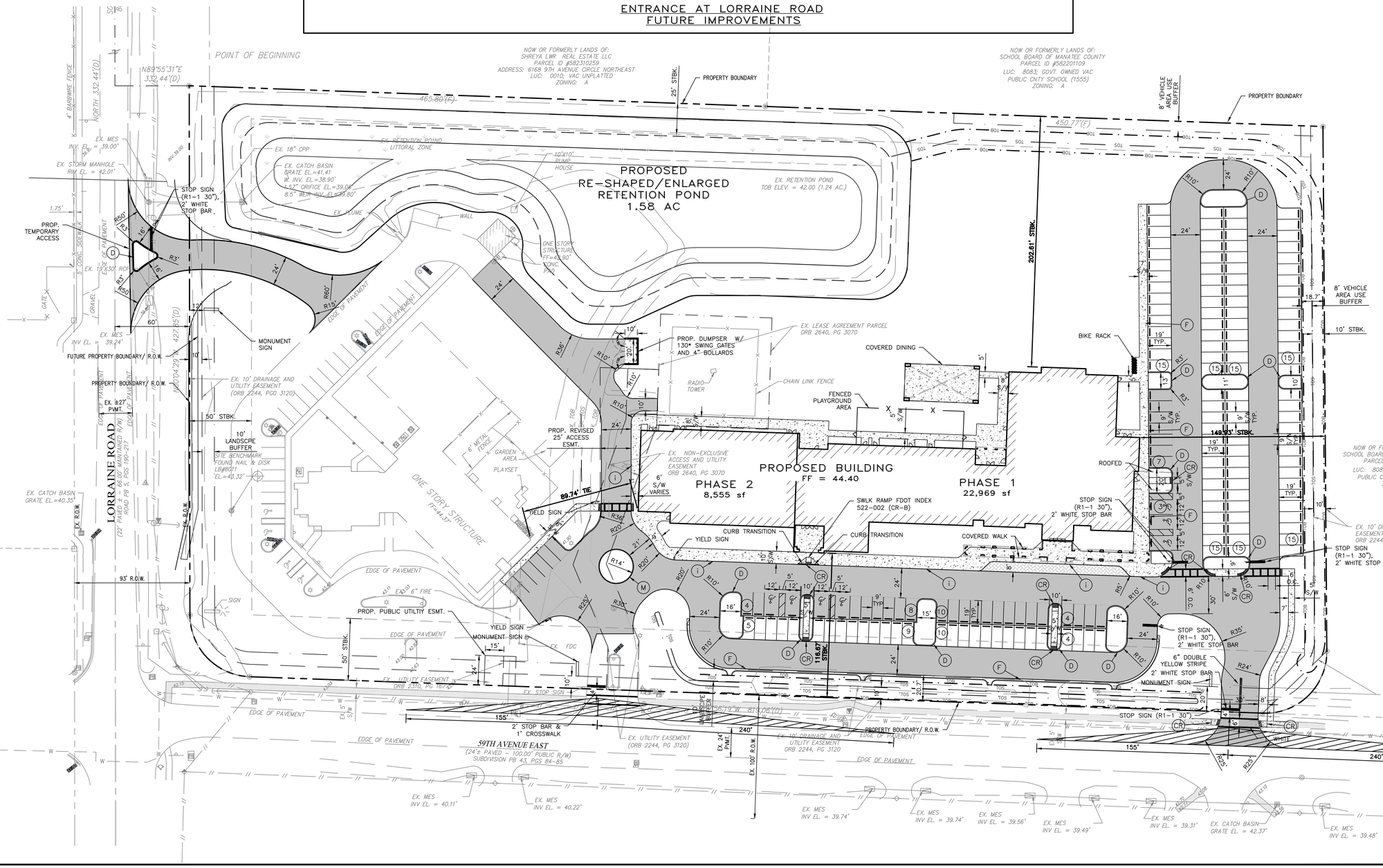
Special Treatment

S/T/R: 35 34S 19E
Acreage: 10.00
Existing Zoning: A
Existing FLU: RES-1
Overlays: ST
Special Areas: NONE

CHH: N
Watershed: WP-E
Drainage Basin: WOLF SLOUGH
Commissioner: Dr. Bob McCann

Manatee County
Staff Report Map
Map Prepared 6 / 2025





LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED GRASS PARKING CONCRETE
- (D) TYPE "D" CURB
- (F) FLUSH SIDEWALK
- (I) INTEGRAL CURB SIDEWALK
- (CR) CURB RAMP
- (M) MOUNTABLE CURB

NOTE: ALL CURB RADII ARE 5' UNLESS OTHERWISE SPECIFIED

0 40 80
SCALE: FEET

CIVIL-X
PO Box, Lakewood Ranch, FL 34211
Phone: (941) 920-1456 | www.civil-x.com
CA: 34052

ATTN: JOHN J. HOLZ
PLUNKETT RAYSICH ARCHITECTS, LLP
1970 MAIN STREET SUITE 201
SARASOTA, FL 34236
jholz@prach.com

NO.	DATE	REVISION	BY

RISEN SAVIOR LUTHERAN CHURCH

PRELIMINARY SITE PLAN

CHRISTOPHER T KOLB LICENSE No. 88640 STATE OF FLORIDA PROFESSIONAL ENGINEER

CHRISTOPHER T KOLB
PROFESSIONAL ENGINEERING
#88640

JOB NO:	PRAL0001
DATE:	8/20/2025

C-03

SCALE:	DATUM:
1" = 40'	NAVD 88

© CIVIL-X, LLC 2025 Saved: 8/20/2025 4:17 PM MSL | Plotted: 9/25/2025 1:23 PM | C:\Civil-X-Sync\SynologyDrive\PRAL0001 - Risen Savior Lutheran Church\Design\Active\Sheets\C-03 SITE PLAN.dwg

Building and Development Services Department
1112 Manatee Ave West, Suite 408
Bradenton, FL 34205
Phone: (941) 749-3012
ReviewerOnCall@mymanatee.org
www.mymanatee.org

Form D-4 - Level of Service Concurrency Reservation Application

Project Name: Risen Savior Lutheran Church K-8 School

Proposed Land Use: Church with school

List previous approvals:

Parent Project File # Click hereCLOS # Click hereExpiration Date: Enter a date.

Please indicate number(s) for appropriate items:

dwelling units Click here # hotel roomsClick here # parking spaces 89 additional (80 existing 169 proposed)

RV pads Click here # berths Click here # beds Click here

square feet of building School 12,366 sf additional (5,355 sf existing, 17,721 proposed) Church 2,688 sf additional (11,115 sf existing, 13,803 proposed) acres of parcel 10.0

If church, # seats/pews 265 additional (189 existing, 454 proposed) square feet of building Church 2,688 sf additional (11,115 sf existing, 13,803 proposed)

If school/day care, # classrooms 10 # students Pre-school 51 students additional (83 students existing, 134 students proposed) Elementary and Middle 136 students additional (64 elementary students existing, 0 middle school students existing, 200 elementary and middle students proposed)

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or Final Development Approval. If this application form is not signed by the property owner(s), a notarized Affidavit of Ownership/Agent Authorization (see Form D1) must be submitted with the application.

Signature of Property Owner or Applicant	Printed Name	Date
John Osborne	John Osborne, AICP	11/20/25

RISEN SAVIOR LUTHERAN CHURCH

MANATEE COUNTY
FINAL SITE PLAN APPLICATION

ENVIRONMENTAL ASSESSMENT REPORT

Prepared for:

Risen Savior Evangelical
Lutheran Church
14605 59th Avenue East
Bradenton, FL 34211-5403

Prepared by:

Kerri MacNutt, Principal
Monarch Ecology Group, LLC
3431 Pine Valley Drive
Sarasota, Florida 34239
kmacnutt@monarchecology.com
941-374-6339

April 9, 2025

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1.0 INTRODUCTION

Monarch Ecology Group, LLC (MONARCH) conducted an environmental assessment in support of a Final Site Plan (FSP) to obtain approval from Manatee County for a proposed improvements at an existing church facility. The property encompasses approximately 10 (+/-) acres (Parcel ID 582310109) located east of Lorraine Road at 146 59th Avenue East in Lakewood Ranch, Manatee County, Florida (Figure's 1 and 2). The property is also located in the Manatee River watershed and Evers Watershed Protection Overlay District.

Originally the property was a citrus grove operation dating back to 1964 (Figure 3), but a church was built on the west side of the property in 2011. The property also has a cell tower that was built (in 2018) on the east side of the church and the east side of the property is undeveloped area associated with the former grove. Both the church and cell tower were previously permitted by the Southwest Florida Water Management District (SWFWMD) and Manatee County. The proposed improvements include additional of buildings and parking on the east side of the site and expansion of the existing stormwater pond.

To assist with the FSP Application, MONARCH conducted a habitat assessment and listed species survey on April 7, 2025. The findings for the habitat assessment and listed species survey are outlined in Section's 2.0 and 3.0. This report specifically addresses SWFWMD's environmental criteria outlined in Section C (ERP Application) and the ERP Applicant's Handbook and the County's criteria outlined in Section 705 and 706 of the Land Development Code (LDC).

2.0 HABITAT ASSESSMENT

MONARCH conducted a habitat assessment on April 7, 2025 to evaluate the site for wetlands and native upland habitats and also mapped habitats and land uses based on the *Florida Land Use and Cover Forms Classification Systems*[1] (FLUCFCS). No wetlands or upland habitats were found, but the site has a surface water ditch (FLUCFCS 513) that runs along the south property line and a stormwater pond (FLUCFCS 527) that was built for treatment/attenuation as part of the church facility (permitted by SWFWMD under ERP No. 44034220.001). The rest of the site (8.85 acres) consists of uplands characterized by the church facility (FLUCFCS 170), cell tower (FLUCFCS 820) and abandoned groves (FLUCFCS 224) as shown on the enclosed Land Use Map (Figure 4). A Soils Map is also enclosed (Figure 5) which shows the entire site is mapped as Myakka Fine Sand and Cassia Fine Sand which are upland soils. Descriptions of the different habitats and land uses are summarized below by FLUCFCS type.

Institutional Uses (FLUCFCS 170; 3.42 acres)

The west side of the site was previously developed in 2011 which includes the buildings, parking playground, stormwater pond and open space areas. Representative photographs of the church are included in the Photolog (Appendix A).

Communications (FLUCFCS 820; 0.12 acres)

This land use is associated with an existing cell tower that was built in 2018 in the middle of the site on the east side of the church. Representative photographs of the cell tower are included in the Photolog (Appendix A).

Abandoned Groves (FLUCFCS 224; 5.24 acres)

This land use is associated with the abandoned grove operation on the east side of the site. The property was originally a citrus grove dating back to 1964 based on historic aerials (Figure 3). The citrus has since been cleared and is now overgrown with cogon grass (*Imperata cylindrica*), caesarweed (*Urena lobata*), beggarticks (*Bidens alba*), tropical girdlepod (*Mitracarpus hirtus*), blackberry (*Rubus*

[1] Published by FDOT January 1999

sp.), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia artemisifolia*), broomsedge (*Andropogon glomeratus*), Bermuda grass (*Cynadon dactylon*), and bahia grass (*Paspalum notatum*). The abandoned grove also has a series of furrows and swales that run through the site which was previously done to ensure proper drainage. Representative photographs of the abandoned grove are included in Appendix A.

Stormwater Pond (FLUCFCS 527; 1.02 Acres)

A stormwater pond is located in the northwest corner of the site and was permitted to address treatment and attenuation for the church facility. The pond is heavily overgrown with cattail (*Typha*. sp.), primrose willow (*Ludwigia peruviana*), and spikerush (*Elecocharis interstincta*). Vegetation along the top of bank includes dog fennel, caesarweed, saltbush (*Baccharis halimifolia*), wax myrtle (*Morella cerifera*) and Brazilian pepper (*Schinus terebinthifolius*). Representative photographs of the pond are included in Appendix A.

Ditches (FLUCFCS 513; 0.20 Acres)

A ditch runs down the south property line along 59th Avenue West and is mostly open water, but has some scattered cattail. Vegetation along the top of bank includes cogon grass, broomsedge, caesarweed, dog fennel, Brazilian pepper, scattered oaks and cabbage palms (*Sabal palmetto*). Representative photographs of the ditch are included in the Photolog (Appendix A). The ditch (0.19 acres) will be filled as part of development as shown on the Construction Plans prepared by Civil-X, LLC. No mitigation is required for the ditch impacts based on Section 10.2.2.2 of the ERP Applicant's Handbook since it is an upland cut ditch.

3.0 LISTED SPECIES

MONARCH conducted a general wildlife survey to evaluate the site for state[2] and federally[3] listed species that are subject to protection by Florida Fish and Wildlife Conservation Commission (FWC) and U.S. Fish and Wildlife Service (USFWS). The wildlife survey was conducted following general guidelines and methodologies provided in the Florida Wildlife Conservation Guide[4], but focused on listed species that are known to occur in Manatee County as summarized in Table 3-1 below.

Before initiating field surveys, MONARCH first conducted a desktop analysis to review relevant regulatory databases for listed species that are known to occur in the area (i.e., eagle nests, wood stork colonies, scrub jay territories, etc.) and also took into consideration USFWS consultation areas (i.e., crested caracaras) that overlap this site. After the desktop review, MONARCH conducted a field survey on April 7, 2025 to evaluate for listed species or evidence of them using the site (i.e., burrows or nests). The listed species survey also included a preliminary survey for gopher tortoises (*Gopherus polyphemus*) that was conducted in accordance with FWC's *Gopher Tortoise Permitting Guidelines* (Revised 2023). No listed species, burrows or nests were observed during the survey, nor does the site provide suitable habitat for listed species. Table 3-1 below provides a summary of listed species that were evaluated for the survey followed by a brief summary for each species.

Table 3-1. Listed Species Observed or Having Potential to Occur on the Risen Savior Site.

Common Name	Scientific Name	Legal Status		Probability of Occurrence
		USFWS	FWC[1]	
Reptiles				
American Alligator	*Alligator mississippiensis*	T (S/A)	FT(S/A)	Moderate
American Crocodile	*Crocodylus acutus*	T	FT	Very Low

[2] Endangered, Threatened, or of Special Concern by the FWC (under Chapter 68A-27, F.A.C.)
[3] Endangered or Threatened by the USFWS (under 50 CFR 17 and 23)
[4] Developed by FWC and USFWS

Gopher Tortoise	*Gopherus polyphemus*	C	ST	Low
Eastern Indigo Snake	*Drymarchon couperi*	T	FT	Very Low
Florida Pine Snake	*Pituophis melanoleucus mugitus*	-----	ST	Very Low
Birds				
Bald Eagle	*Haliaeetus leucocephalus*	*	-----	Very Low
Crested Caracara	*Caracara plancus audobonii*	T	FT	Very Low
Florida Scrub-jay	*Aphelocoma coerulescens*	T	FT	Very Low
Southeastern American Kestrel	*Falco sparverius paulus*	-----	ST	Very Low
Florida Burrowing Owl	*Athene cunicularia floridana*	-----	ST	Very Low
Florida Sandhill Crane	*Antigone canadensis pratensis*	-----	ST	Low (Foraging Only)
Wood Stork	*Mycteria americana*	T	FT	Moderate (Foraging Only)
Little Blue Heron	*Egretta caerulea*	-----	ST	Moderate (Foraging Only)
Tricolored Heron	*Egretta tricolor*	-----	ST	Moderate (Foraging Only)
Roseate spoonbill	*Platalea ajaja*	-----	ST	Moderate (Foraging Only)

* Bald eagles are afforded federal protection under the Bald and Golden Eagle Protection Act.

USFWS Status: E: Endangered (subject to state and federal protection); T: Threatened (subject to state and federal protection); T(S/A): Threatened due to similarity of appearance; C=Candidate for Listing.

FWC Status: FE: Federal Endangered (subject to state and federal protection); FT: Federally Threatened (subject to state and federal protection); ST: State-Threatened only (not federally listed); SSC: Species of Special Concern (not federally listed).

FT(S/A): Federally Threatened due to similarity of appearance.

American Alligator and American Crocodile

The American alligator (*Alligator mississippiensis*) is a common species in Florida that is federally listed as threatened only because of its similarity in appearance to the federally threatened American crocodile (*Crocodylus acutus*). American crocodiles mostly occur in coastal areas of

south Florida, but their range can extend as far north as Tampa Bay. They primarily occur in brackish or saltwater areas and can also be found in ponds, coves, tidal creeks, mangrove swamps and occasionally are encountered in more inland freshwater areas where extensive canal systems exist. American alligators on the other hand have potential to occur on nearly any site in Florida that has freshwater wetlands, rivers, lakes, ponds, ditches and canals. Alligators are expected to use the pond on the northwest corner of the site given it is suitable open water habitat, but the site is too far inland to be used by American crocodiles. The project is not expected to result in adverse impacts to alligators considering a larger pond will be constructed. Additionally, there are no regulations or development restrictions tied to alligators.

Gopher Tortoise

Gopher tortoises are state listed as threatened and prefer sandhills, xeric scrub habitat, palmetto prairie, and pine flatwoods but can be found in other habitats and even developed areas. MONARCH 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). If any gopher tortoise burrows are found, MONARCH will assist the Applicant in obtaining a gopher tortoise relocation permit from FWC to relocate tortoises offsite (to FWC approved recipient site) prior to construction.

Eastern Indigo Snakes

Eastern indigo snakes (*Drymarchon couperi*) are federally listed as threatened and can be found in a wide range of habitats but generally prefer xeric habitats including pine flatwoods, scrubby flatwoods, sandhills, high pine, and dry prairie. They are also a commensal species commonly associated with gopher tortoise burrows which were not found onsite. The site does not offer suitable habitat for indigo snakes, and given the agricultural uses and habitat fragmentation from surrounding development and roads, they are very unlikely to occur onsite. Therefore, the project is not expected to result in adverse impacts to Eastern Indigo Snakes.

Florida Pine Snake

Florida pine snakes (*Pituophis melanoleucus mugitus*) are state listed as threatened and inhabit a variety of xeric habitats including sandhill, scrub, xeric hammock, scrubby flatwoods, mesic pine flatwoods, and dry prairie. Pine snakes are not expected to use this site since there is no suitable xeric habitat and the site is completely surrounded by development and roads. Therefore, the project is not expected to result in adverse impacts to Florida Pine Snakes.

Bald Eagles

While no longer listed as Threatened by USFWS or FWC, bald eagles (*Haliaeetus leucocephalus*) continue to be protected by state and federal laws under the Migratory Bird Treaty Act and Bald and Golden Eagle Protection Act. No eagles were observed, nor does the site have any pines for nesting other than a couple small pines on the south property line. According to the Audubon Eagle Watch database, the closest known eagle nest bald eagle nest (MN015A) is located approximately one (1) mile west of the site (Figure 6), which is well beyond the 660-ft protective zone for the nest. Therefore, bald eagles will not be adversely impacted from development of this site.

Crested Caracaras

Crested caracaras (*Caracara cheriway*) are federally listed as threatened and tend to nest in scattered cabbage palms or cabbage palm hammocks surrounded by pasture or dry/wet prairie. The site occurs in the USFWS consultation area for caracaras, but the site does not contain any suitable nesting or foraging habitat and the site is also surrounded by development. Given there is no suitable habitat and the site is surrounded by development, caracaras are not expected to occur on this site and will not be adversely impacted from development of this site.

Florida Scrub-jay

The property occurs on the USFWS consultation area for the Florida scrub-jay (*Aphelocoma coerulescens*) which is federally listed as threatened and prefers xeric habitats such as scrubby flatwoods and oak scrub. No scrub jays were observed, nor does the site contain any scrub habitat (i.e., sandhills, scrub oak and scrubby flatwoods). Therefore, Florida scrub jays are very unlikely to use this site and will not be adversely impacted from development of this site.

Southeastern American Kestrel

The Southeastern American kestrel (*Falco sparverious paulus*) is state listed as threatened and tends to inhabit open lands where both foraging and nesting opportunities exist. They prefer to nest in natural cavities of dead trees (snags), abandoned woodpecker nests or utility poles and use open lands for foraging where prey can be easily detected, including sandhills, open pine savannah, pastures, and open wooded lots. No kestrels were observed onsite, and while the site may offer some open foraging habitat, no snags or nesting habitat was observed onsite or the surrounding property. nor does the site contain any suitable nesting habitat for kestrels. Therefore, it's unlikely that southeastern American kestrels use this site and they will not be adversely impacted from development of this site.

Florida Burrowing Owls

Florida Burrowing owls (*Athene cunicularia floridana*) are state listed as threatened and inhabit sandhills, ruderal communities, dry prairies, and pasture with minimal groundcover vegetation. No burrows or burrowing owls were observed during the listed species survey and the site is too overgrown to be considered suitable habitat for burrowing owls. Therefore, burrowing owls are very unlikely to use this site and will not be adversely impacted from development of this site.

Florida Sandhill Cranes

Florida sandhill cranes (*Antigone canadensis pratensis*) are state listed as threatened and typically nest in shallow, freshwater marsh wetlands and utilize open grassy areas and pasture for foraging. No sandhill cranes were observed during the surveys, nor does the site have any suitable nesting habitat (i.e., marsh wetlands) or foraging habitat other than the mowed grassy areas around the pond. Florida sandhill cranes may periodically use the open grassy areas around the pond for foraging, but they will not be adversely impacted from development of this site.

Listed Wading Birds

A number of listed wading birds are known to occur in Manatee County including wood storks (*Mycteria americana*) which are federally listed as threatened and state listed wading birds such as little blue herons (*Egretta caerula*) and tricolored herons (*Egretta tricolor*). No listed wading birds were observed during the site review, but wading birds in general can be expected to use the

onsite pond and ditch for periodic foraging. Based on the USFWS database, the site is located in the core foraging area (CFA) of a known wood stork colony (Figure 6) that is located approximately seven (7) miles west of the site near the confluence of the Braden River and Manatee River. However, wading birds they are not expected to nest onsite since there is no suitable nesting habitat for rookeries or colonies. Listed wading birds may periodically use the pond and ditch onsite for foraging, but they will not be adversely impacted from development of this site. Furthermore, any additional ponds created (or expansion of ponds) from future development will provide more habitat for wading birds.

Least Tern

The least tern (*Sternula antillarum*) is state listed as threatened and is found throughout most coastal areas in Florida including estuaries, bays and rivers. Least terns generally nest from April through August and have been increasingly documented using artificial nesting sites more inland because of loss of coastal habitat. Artificial nesting sites often preferred by this species includes active and dormant construction sites and/or agricultural lands with clean fill/exposed soils and a water source. The site currently does not offer suitable habitat, but will be monitored during future construction for least tern activity.

APPENDIX A

PHOTOLOG



Photograph 1. Existing Church Facility



Photograph 2. Existing Church Facility



Photograph 3. Existing Church Facility



Photograph 4. Existing Church Facility



Photograph 5. Existing Church Facility



Photograph 6. Existing Cell Tower



Photograph 7. Existing Cell Tower



Photograph 8. Existing Cell Tower



Photograph 9. Fallow Cropland/Abandoned Groves



Photograph 10. Fallow Cropland/Abandoned Groves



Photograph 11. Fallow Cropland/Abandoned Groves



Photograph 12. Fallow Cropland/Abandoned Groves



Photograph 13. Fallow Cropland/Abandoned Groves



Photograph 14. Fallow Cropland/Abandoned Groves



Photograph 15. Existing Stormwater Pond



Photograph 16. Existing Stormwater Pond



Photograph 17. Existing Stormwater Pond



Photograph 18. Ditch on South Side of Property



Photograph 19. Ditch on South Side of Property

FIGURES

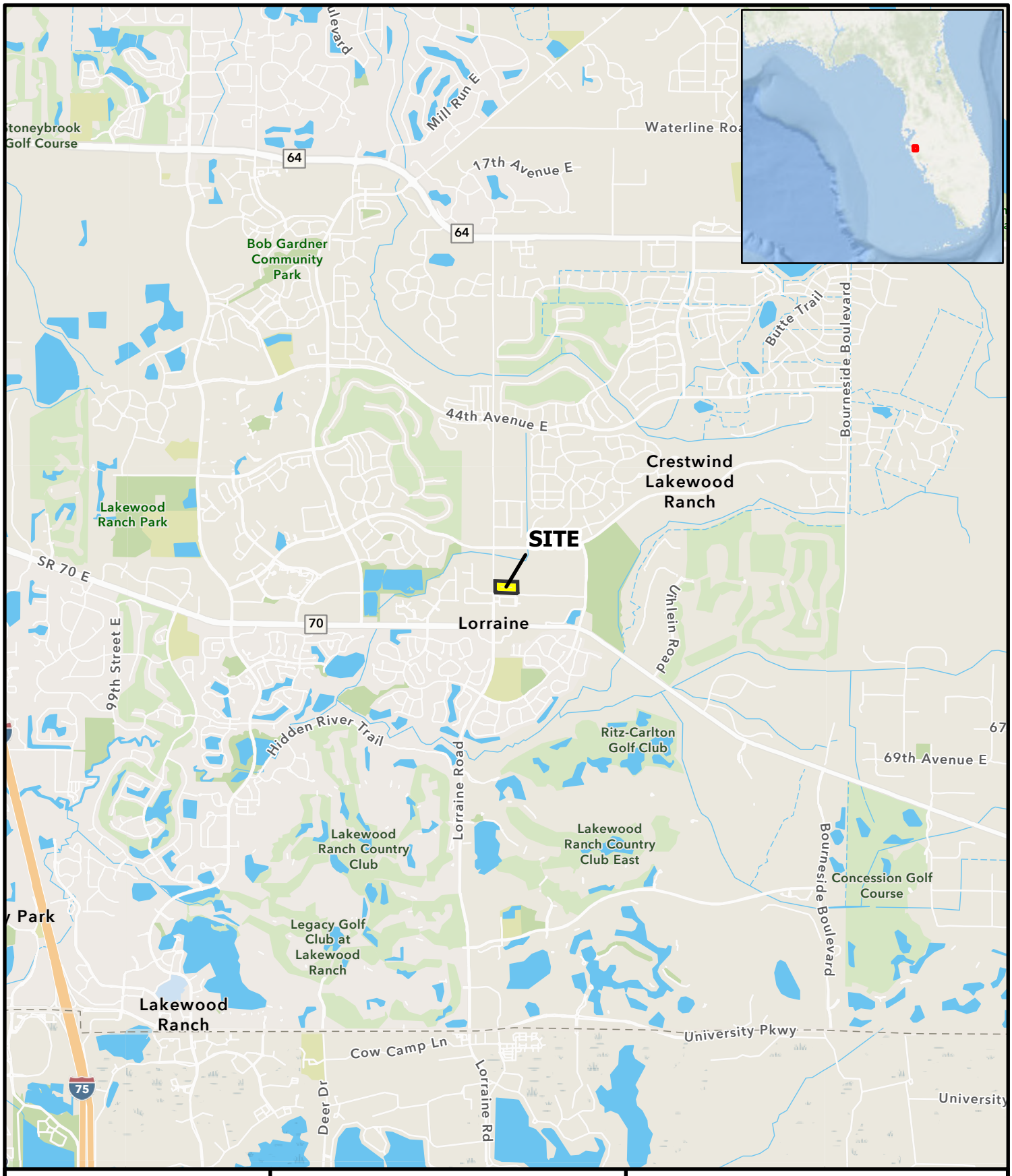


Figure 1
Location Map

Risen Savior
Manatee County, Florida

0 0.5 1
Miles

N

Project Boundary

Sources: ESRI, 2022; Monarch Ecology Group, 2025

Monarch
ECOLOGY GROUP

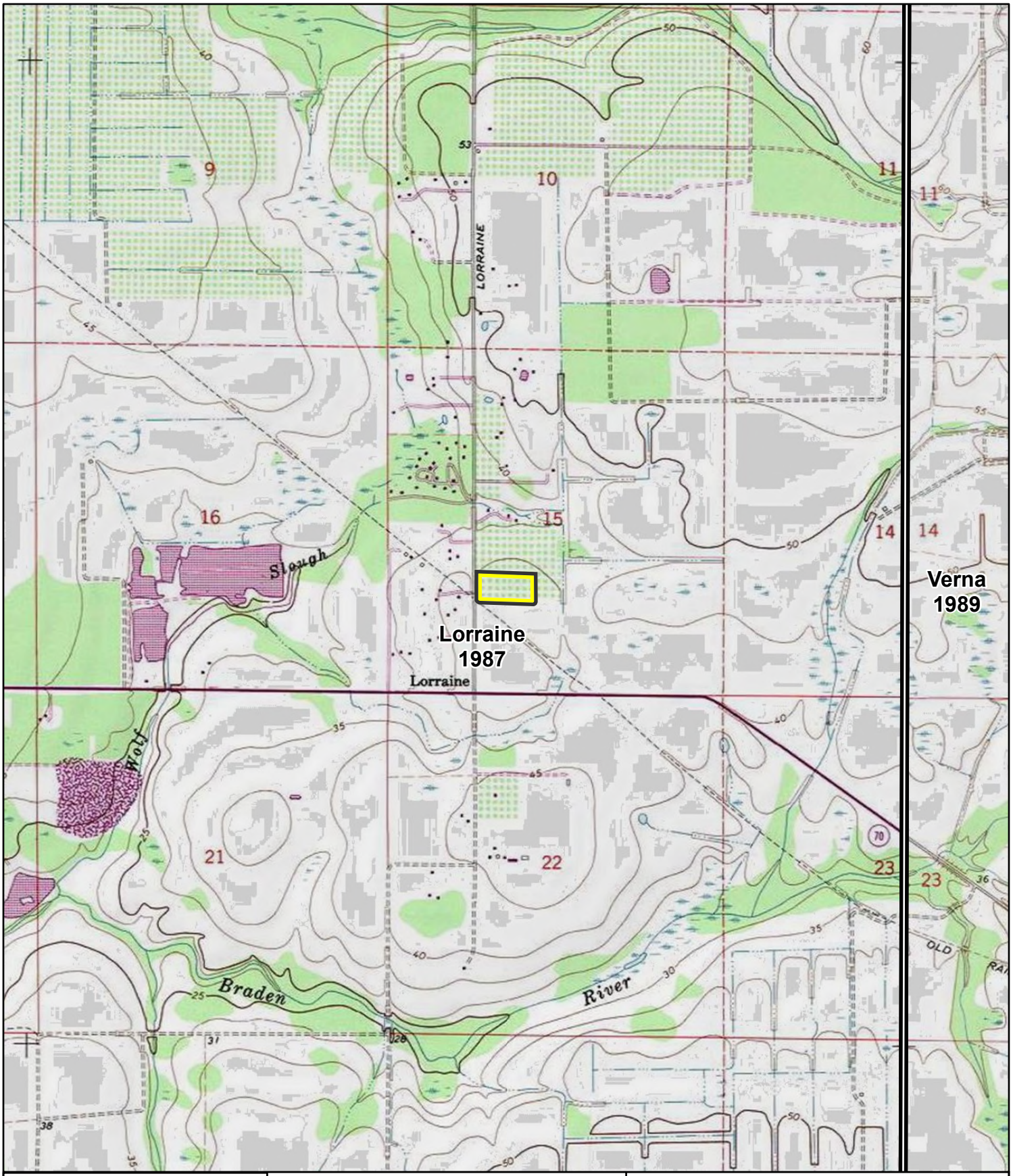


Figure 2
Topographic Map

Risen Savior
Manatee County, Florida

0 1,000 2,000
Feet

N

USGS Quad (7.5 min)

Project Boundary

Sources: USGS, Lorraine Quad, 1987; Monarch Ecology, 2025

Monarch
ECOLOGY GROUP

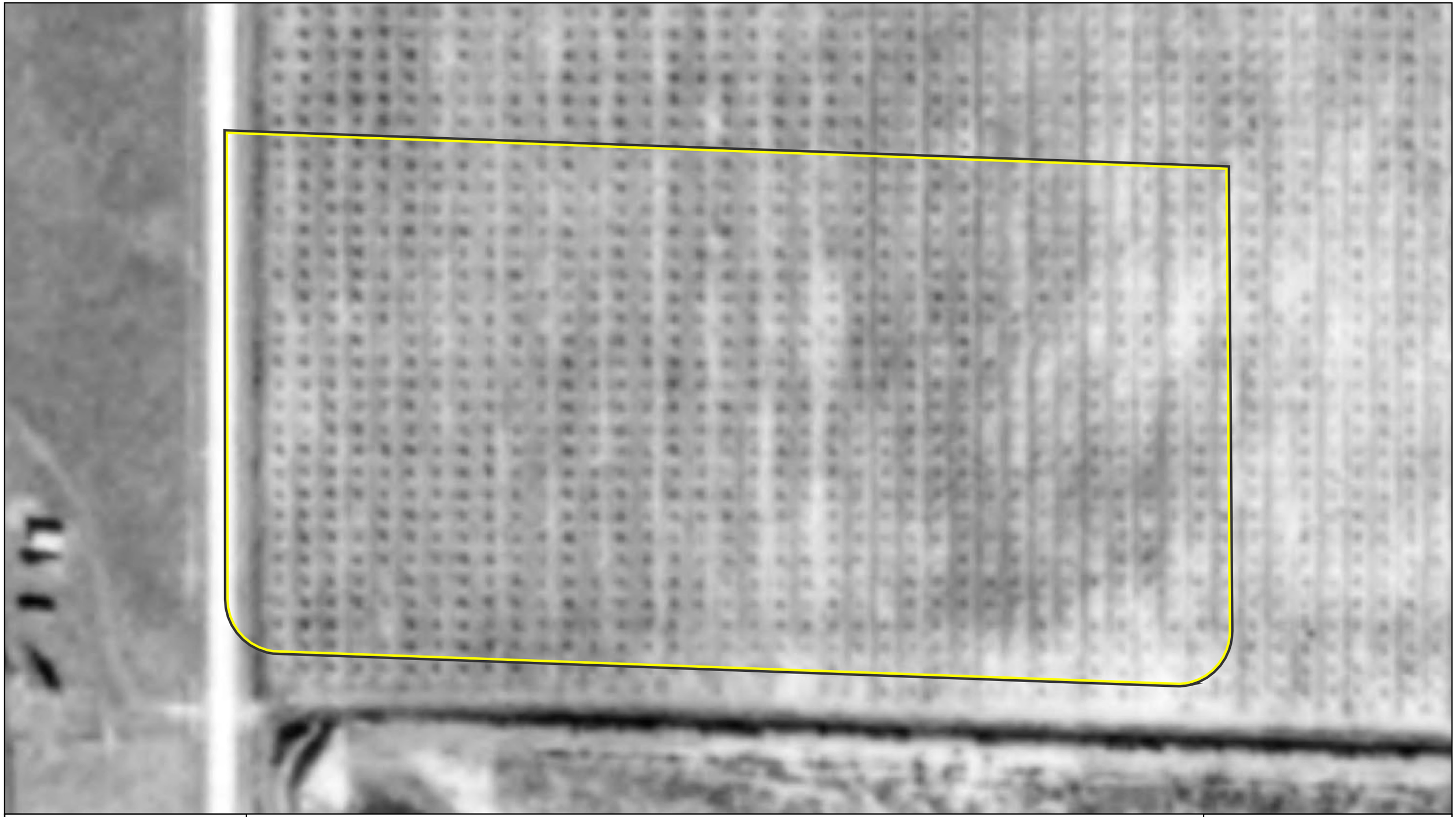


Figure 3
Historic Imagery
Fly Date 1964

Risen Savior
Manatee County, Florida

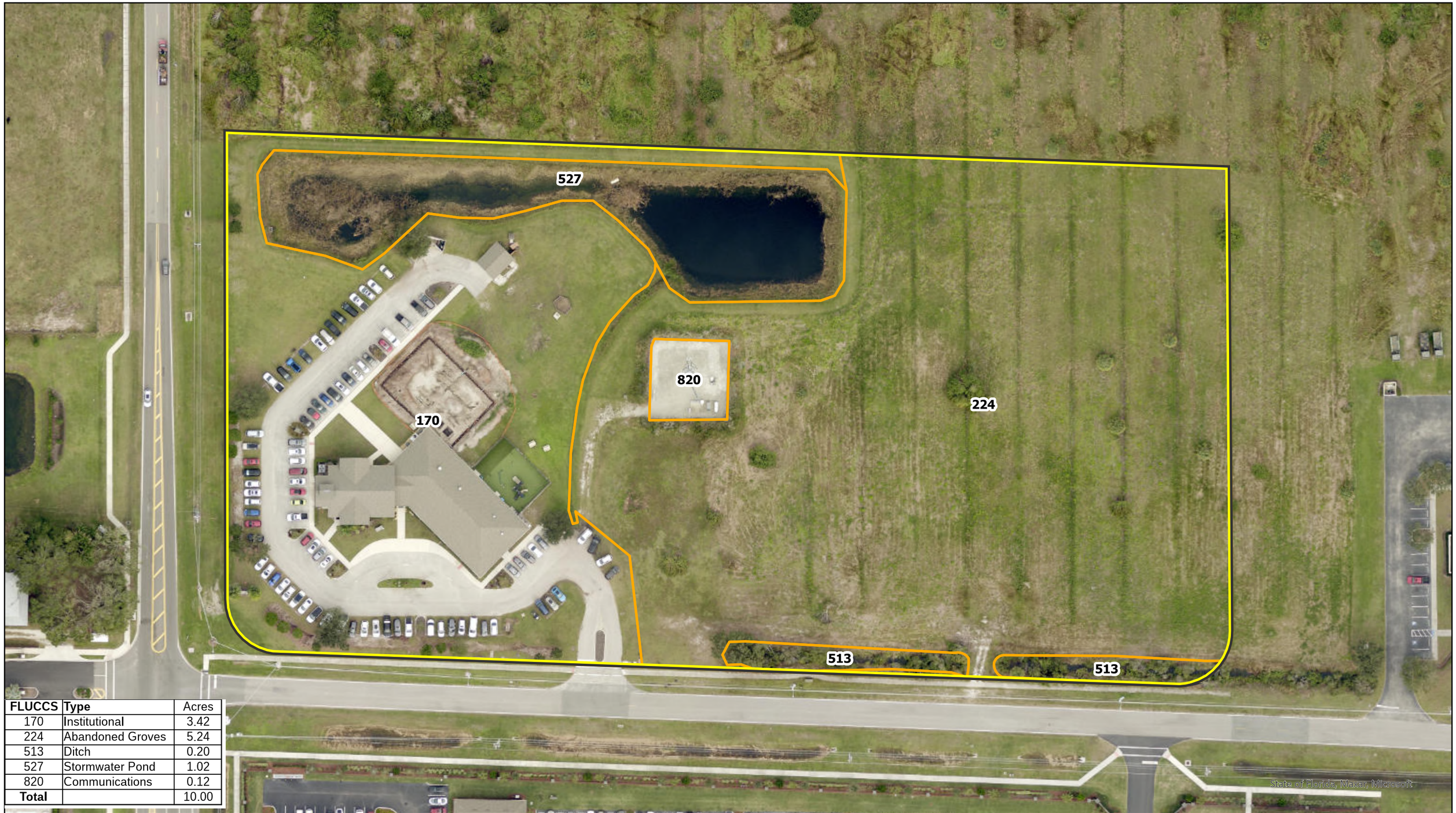
Project Boundary

N

0 40 80
US Feet

Sources: USDA Imagery, 1964; Monarch Ecology Group, 2025

Monarch
ECOLOGY GROUP



FLUCCS	Type	Acres
170	Institutional	3.42
224	Abandoned Groves	5.24
513	Ditch	0.20
527	Stormwater Pond	1.02
820	Communications	0.12
Total		10.00

Figure 4
Land Use/Land Cover

Risen Savior
Manatee County, Florida

Project Boundary
Land Use/Land Cover

N

0 40 80
US Feet

Sources: FDOT Imagery, 2023; Monarch Ecology Group, 2025

Monarch ECOLOGY GROUP



Symbol	Description	Hydric	Acres
11	Cassia Fine Sand, 0 To 2 Percent Slopes	No	0.28
30	Myakka-Myakka, Wet, Fine Sands, 0 To 2 Percent Slopes	No	9.72
Total			10.00

Figure 5
Soils

Risen Savior
Manatee County, Florida

Project Boundary
Soil

N

0 40 80
US Feet

Sources: USDA, 2024; FDOT Imagery, 2023; Monarch Ecology Group, 2025

Monarch
ECOLOGY GROUP

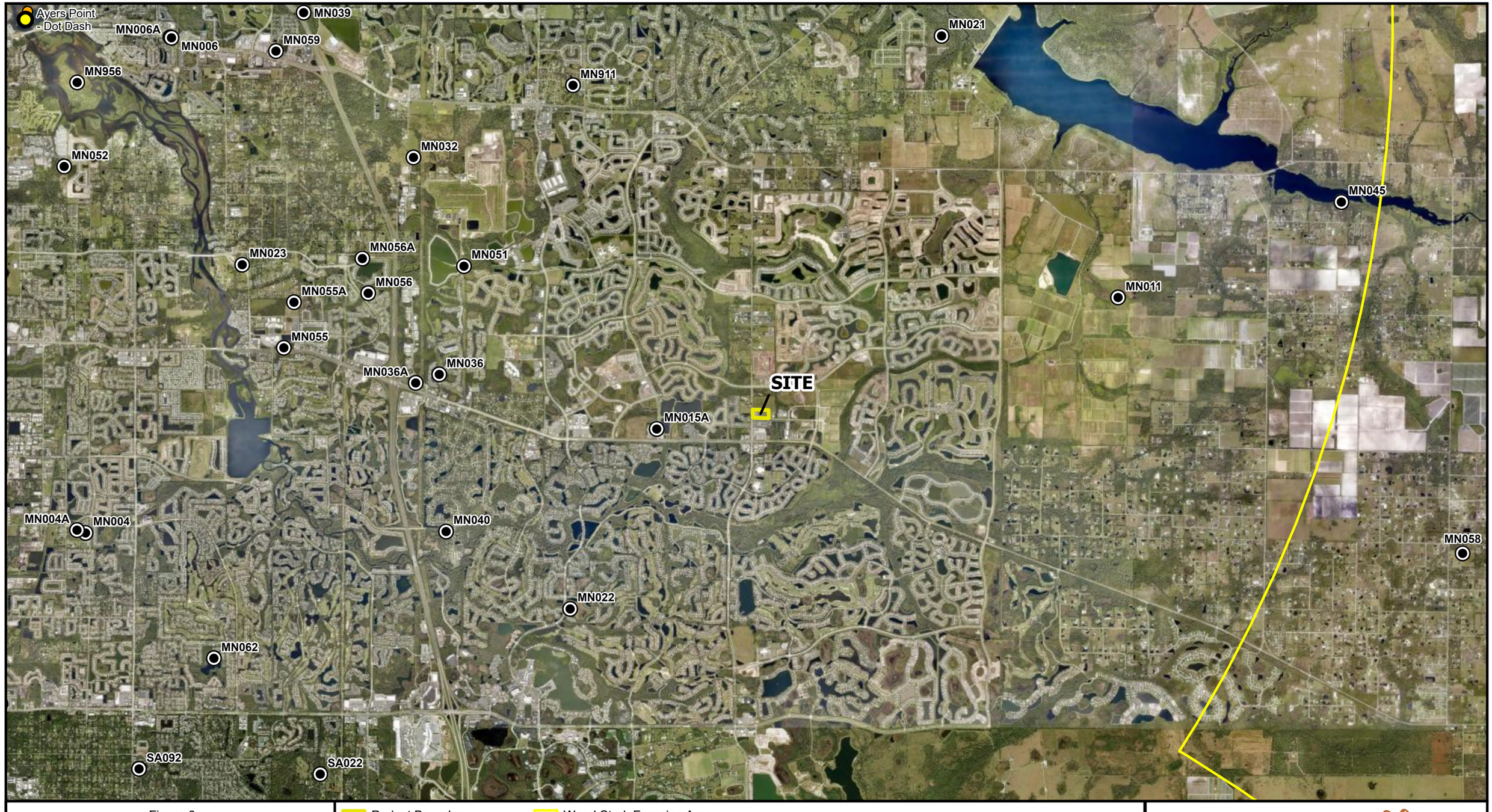


Figure 6
Listed Species

Risen Savior
Manatee County, Florida

0 0.5 1
Miles

N

- Project Boundary
- Wood Stork Nesting Colony
- Bald Eagle Nest
- Wood Stork Foraging Area
- Wading Bird Colony

Site Lies within:
USFWS Wood Stork Foraging Area
USFWS Consultation Area:
Florida Scrub Jay
Florida Grasshopper Sparrow
Crested Caracara

Source: FWC, 2023; USFWS, 2023; FDOT Imagery, 2020; Monarch Ecology Group, 2025

Monarch
ECOLOGY GROUP

582310109_500ft

MAIL_LABEL1	MAIL_LABEL2	MAIL_LABEL3	MAIL_LABEL4
5828 LORRAINE RD LLC	13368 PURPLE FINCH CIR	LAKEWOOD RANCH FL 34202	
ABUNDIZ, ASHLEY	14480 59TH CIR E	LAKEWOOD RANCH FL 34211	
AJA SOUTHERN HOLDINGS LLC LLC	415 WATERSIDE LN	NOKOMIS FL 34275	
AVAUNCE HOMEOWNERS ASSOCIATION INC	3701 S OSPREY AVE	SARASOTA FL 34239	
AVELLA PROPERTIES LLC	4970 LORRAINE RD	BRADENTON FL 34211	
CHABAD LUBAVITCH OF BRADENTON INC	5712 LORRAINE RD	BRADENTON FL 34211	
CHERKASOV, VLADIMIR	CHERKASOVA, NATALIA	14218 59TH CIR E	BRADENTON FL 34211
CUDNIK, DANIEL M	14206 59TH CIR E	BRADENTON FL 34211	
EAST MANATEE FIRE RESCUE DISTRICT	3200 LAKEWOOD RANCH BLVD	BRADENTON FL 34211	
HAMILL, JEFFREY F	KIM, MELANIE YOON HEE	14476 59TH CIR E	BRADENTON FL 34211
HOU, MICHAEL YIBIN	HOU, MARCELA CEBROWSKI	14210 59TH CIR E	BRADENTON FL 34211
KB HOME TAMPA LLC	4105 CRESCENT PARK DR	RIVERVIEW FL 33578	
KLIMOVICH, ALESIA	KLIMOVICH, ALIAKSEI	14214 59TH CIR E	BRADENTON FL 34211
LAKEWOOD RANCH STEWARDSHIP DISTRICT	14400 COVENANT WAY	LAKEWOOD RANCH FL 34202	
LAKEWOOD RANCH STEWARDSHIP DISTRICT	C/O PFM GROUP CONSULTING LLC	3501 QUADRANGLE BLVD SUITE 270	ORLANDO FL 32817
MANATEE COUNTY	PO BOX 1000	BRADENTON FL 34206	
MONTANO, YANNETH P	14484 59TH CIR E	BRADENTON FL 34211	
PEACE RIVER ELECTRIC COOP INC	P O BOX 1310	WAUCHULA FL 33873	
RISEN SAVIOR EVANGELICAL LUTHERAN	CHURCH WELS INC	14605 59TH AVE E	BRADENTON FL 34211-5403
SCHOOL BOARD OF MANATEE COUNTY	215 MANATEE AVE W	BRADENTON FL 34205	
SHREYA LWR REAL ESTATE LLC	6168 9TH AVENUE CIR NE	BRADENTON FL 34212	
SMR NORTHEAST LLC	14400 COVENANT WAY	BRADENTON FL 34202	
THE OASIS AT LAKEWOOD RANCH LLC	C/O ALLIANCE TAX ADVISORS	6191 STATE HWY 161 STE 100	IRVING TX 75038



Risen Savior Lutheran Church

Expansion

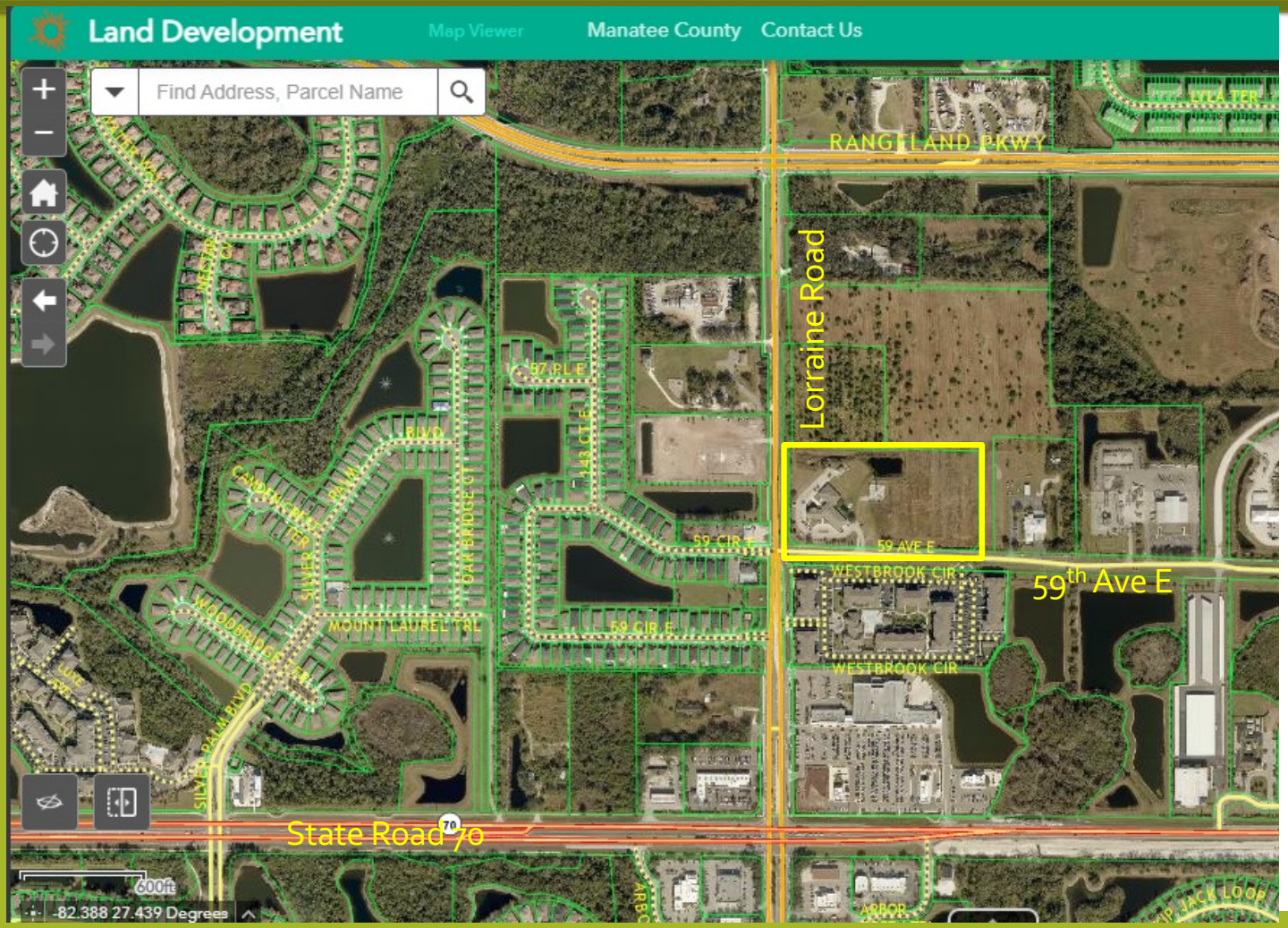
NE Corner of Lorraine and 59th Ave E

Project Team

- **Owner:** Risen Savior Lutheran Church
  Ken Gaschk, Project Manager
- **Land Planner:** John Osborne, AICP, Green Street Urban Planners
- **Civil Engineer:** Chris Kolb, PE, Civil-X
- **Traffic:** Jason Utley, Planning Analytics

Seeking site plan approval and "Special Permit"

Location Map

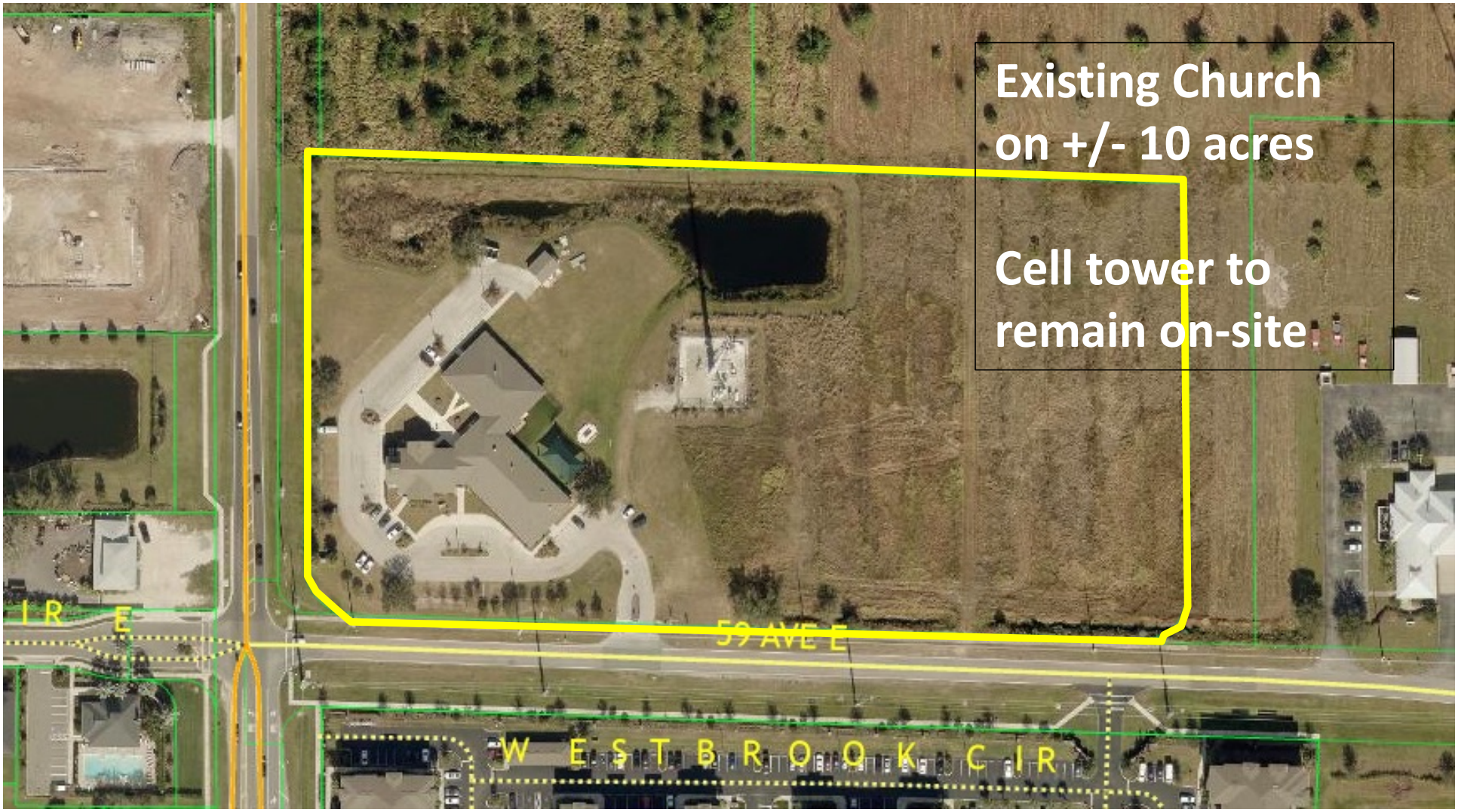


Proposed: Church and School Expansion

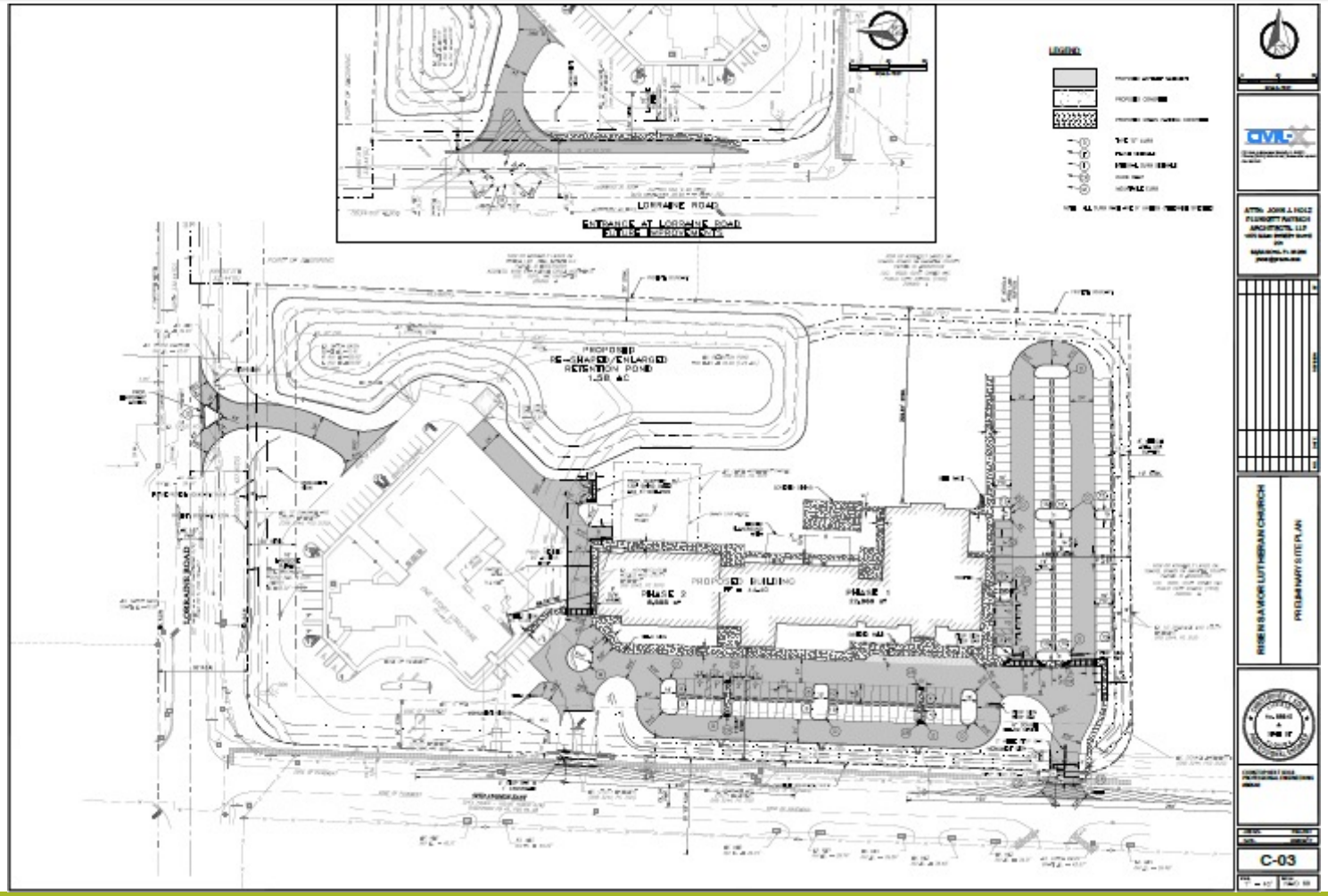
+/- 10 acre parcel

Existing:
Church and private school with 147 students (pre-k thru 2nd grade)
Building area 16,470 sf

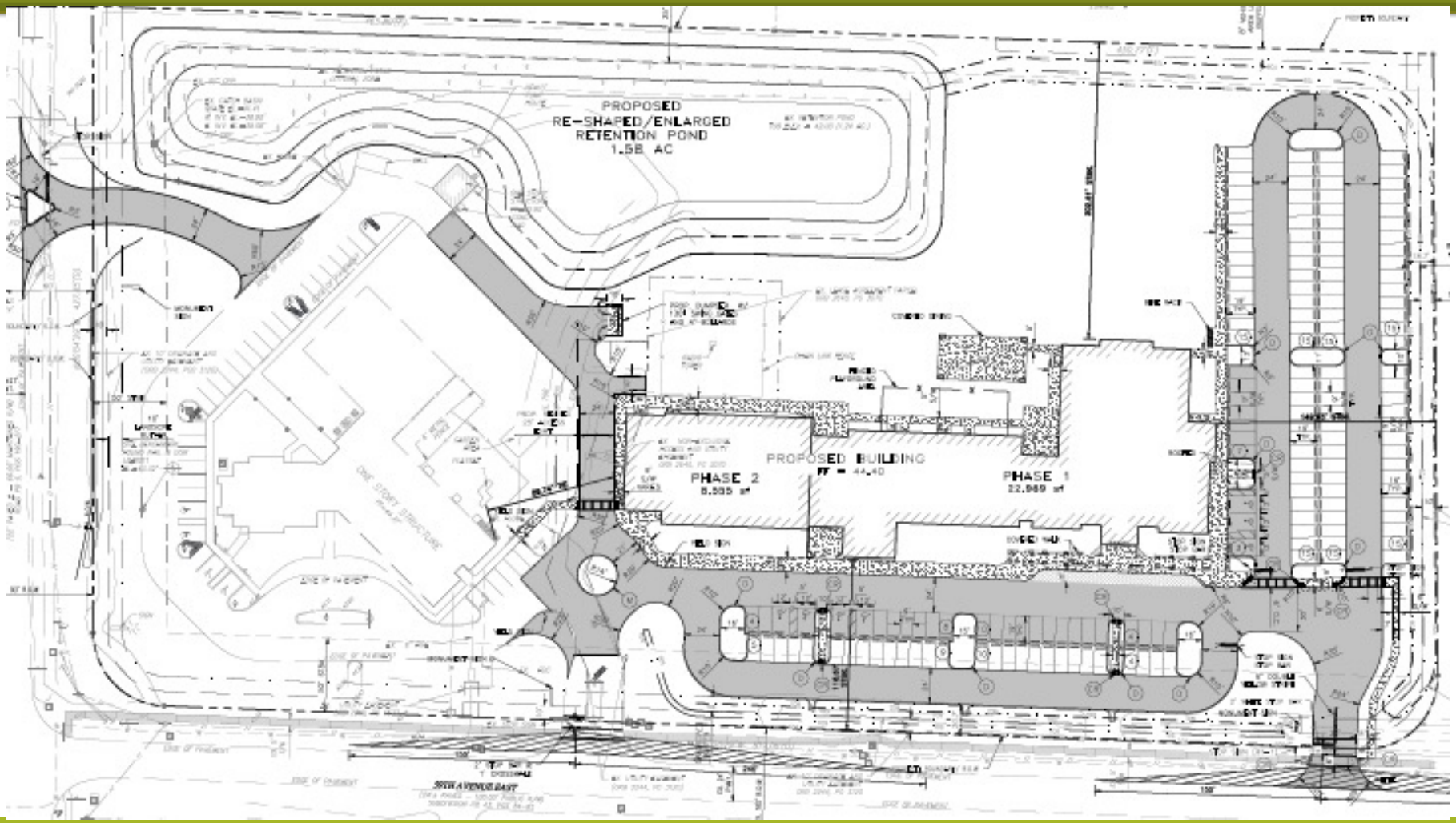
Proposed Addition: Add 31,524 sf which includes expansion of church and school (adds middle school)


Existing Church
on +/- 10 acres
Cell tower to
remain on-site
59 AVE E
W E S T B R O O K C I R

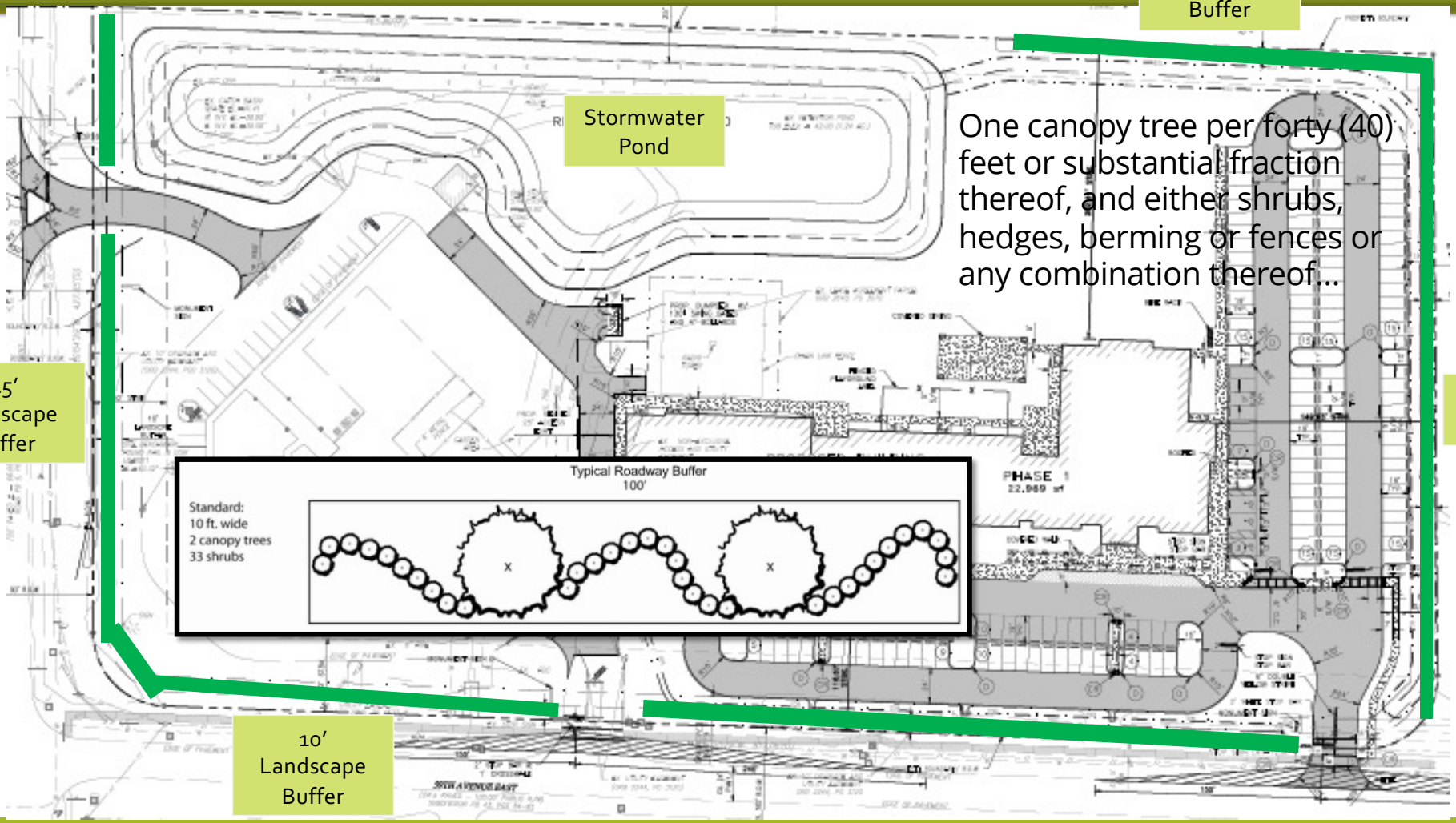
Site Plan


LORRAINE ROAD
ENTRANCE AT LORRAINE ROAD
PROPOSED
RE-SHAPED/ENLARGED
RETENTION POND
1.38 ac
PROPOSED BUILDING
PHASE 2
PHASE 1
LORRAINE ROAD
RISEN SAVIOR LUTHERAN CHURCH
PRELIMINARY SITE PLAN
C-03

Site Plan


PROPOSED
RE-SHAPED/ENLARGED
RETENTION POND
1.58 AC
PROPOSED BUILDING
PHASE 2
PHASE 1

Landscape Buffers




RISEN SAVIOR ACADEMY


RISEN SAVIOR
ACADEMY
RISEN SAVIOR
ACADEMY



What's Next?

- Continue through County review process
- Requires Public Hearing before County Hearing Officer:
  - Date TBD
- New "Public Notice" sign & new mail outs to properties within 500 feet
- If County approves, after hearings, we finalize detailed engineering plans based on County hearings, conditions, approval ordinance submitted.
- Break ground
- Begin construction
- Open for Church / School

Contact Information

John Osborne, AICP

- johnposborne@outlook.com
- 941-962-4136

Dear Resident,

You are invited to a virtual Neighborhood Workshop via Zoom on **September 4, 2025 starting at 7:00pm** to discuss development and expansion plans for Risen Savior Church at the northeast corner of Lorraine Road and 59th Avenue East at 14605 59th Ave E (see reverse side for Site Plan).

The purpose of the online workshop is to inform you of our intent to propose a K-8 school as part of the Risen Savior Church expansion (County case # PLN2504-0207). This proposal will be going to the Manatee County Hearing Officer in future months for consideration. The proposed additional 31,524 SF building will have a 454-seat sanctuary in addition to classroom space for 200 K-8 and 118 preschool students. There will also be additional parking and landscaping screening at the property boundaries.

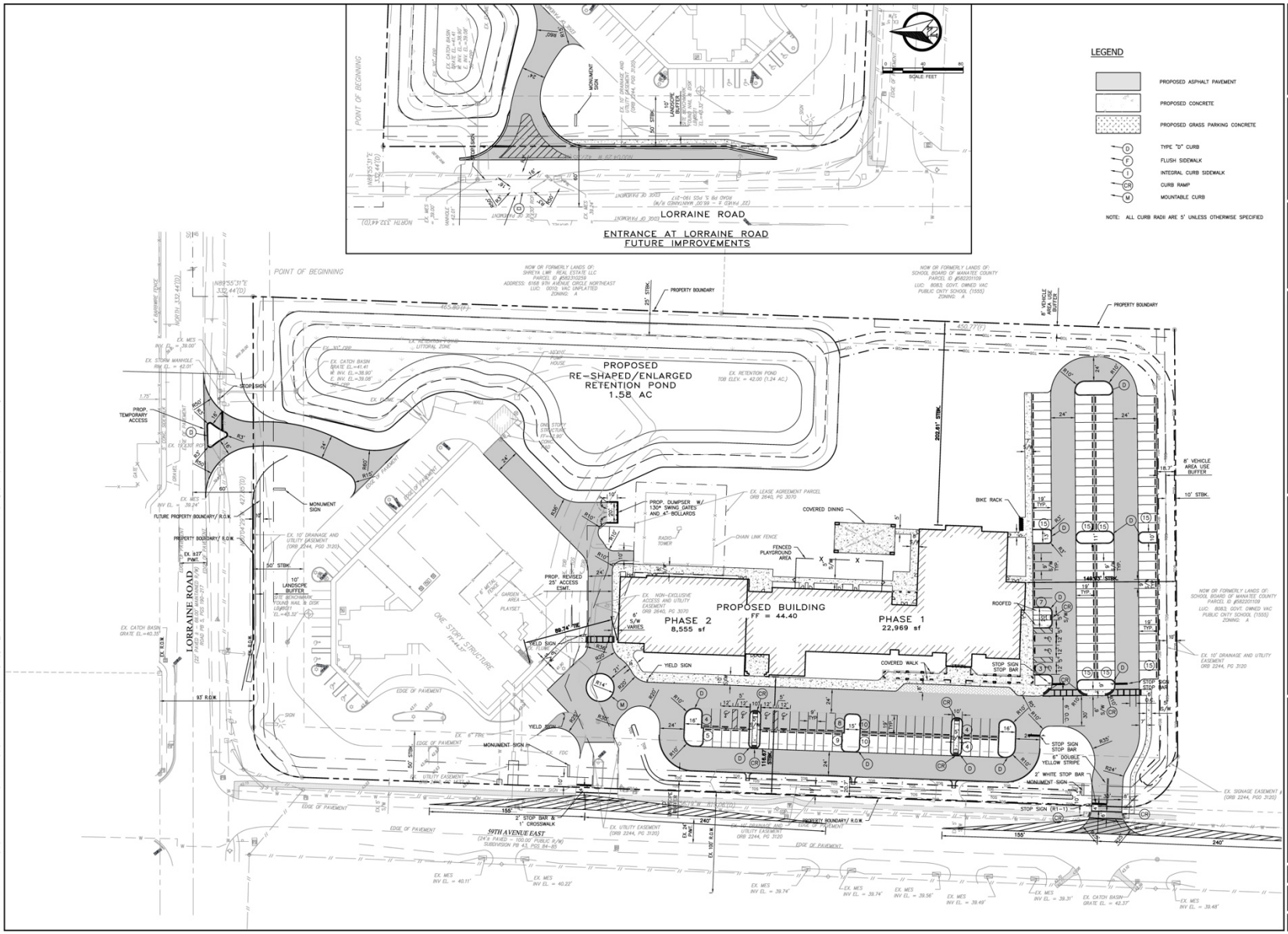
We will discuss the site plan along with other improvements we are proposing as part of the September 4, 2025 neighborhood workshop and answer any questions. The virtual workshop meeting will be held as follows:

- **Date: September 4, 2025**
- **Time: 7:00pm**
- **Location: Zoom ID Meeting ID: 889 3588 2478**

How do I join this online meeting? Go to Zoom.com and click on "Join" in upper right corner of website. Type in above Meeting ID # and click "Join".

We look forward to sharing our plan with you.

Green Street Associates



CIVIL-X
PO Box, Lakewood Ranch, FL 34211
Phone: (941) 920-1496 | www.civil-x.com
CA: 34052

ATTN: JOHN J. HOLZ
PLUNKETT RAYSICH ARCHITECTS, LLP
1970 MAIN STREET SUITE 201
SARASOTA, FL 34236
jholz@prach.com

NO.	DATE	REVISION	BY

RISEN SAVIOR LUTHERAN CHURCH

PRELIMINARY SITE PLAN

CHRISTOPHER T. KOLB LICENSE No. 88640 STATE OF FLORIDA PROFESSIONAL ENGINEER

CHRISTOPHER T KOLB
PROFESSIONAL ENGINEERING
#88640

JOB NO:	PRAL0001
DATE:	2025/06/17

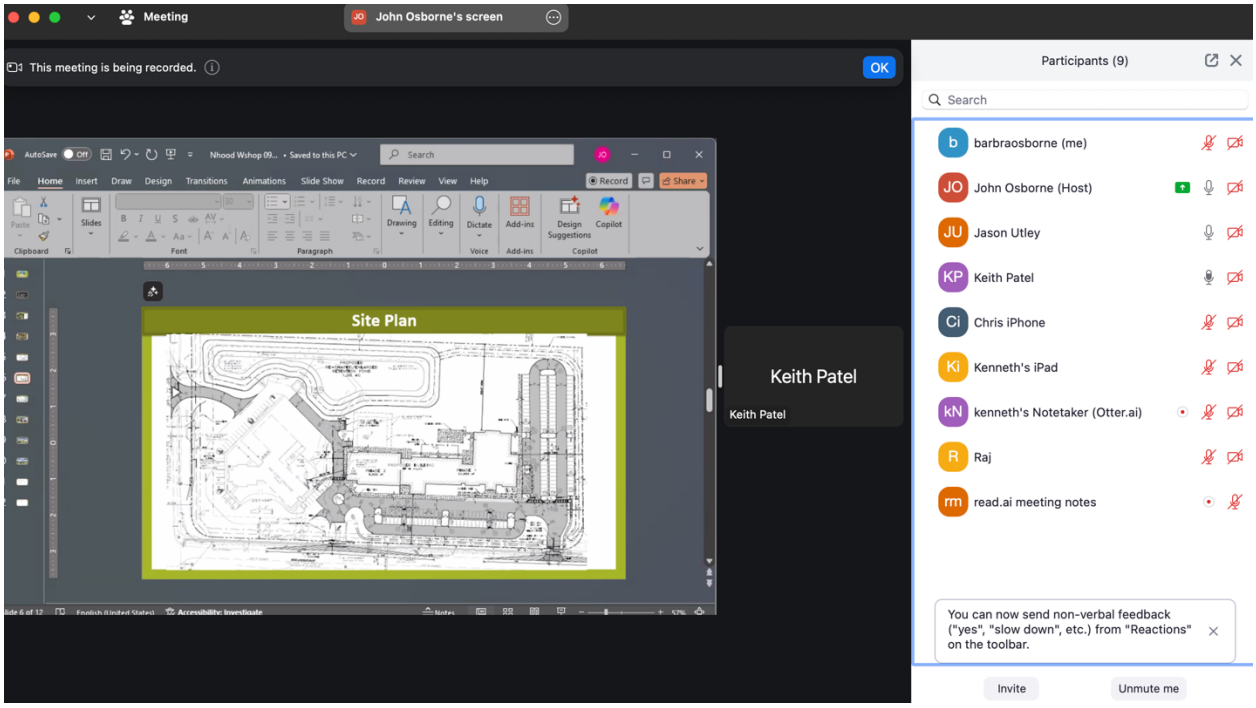
C-03

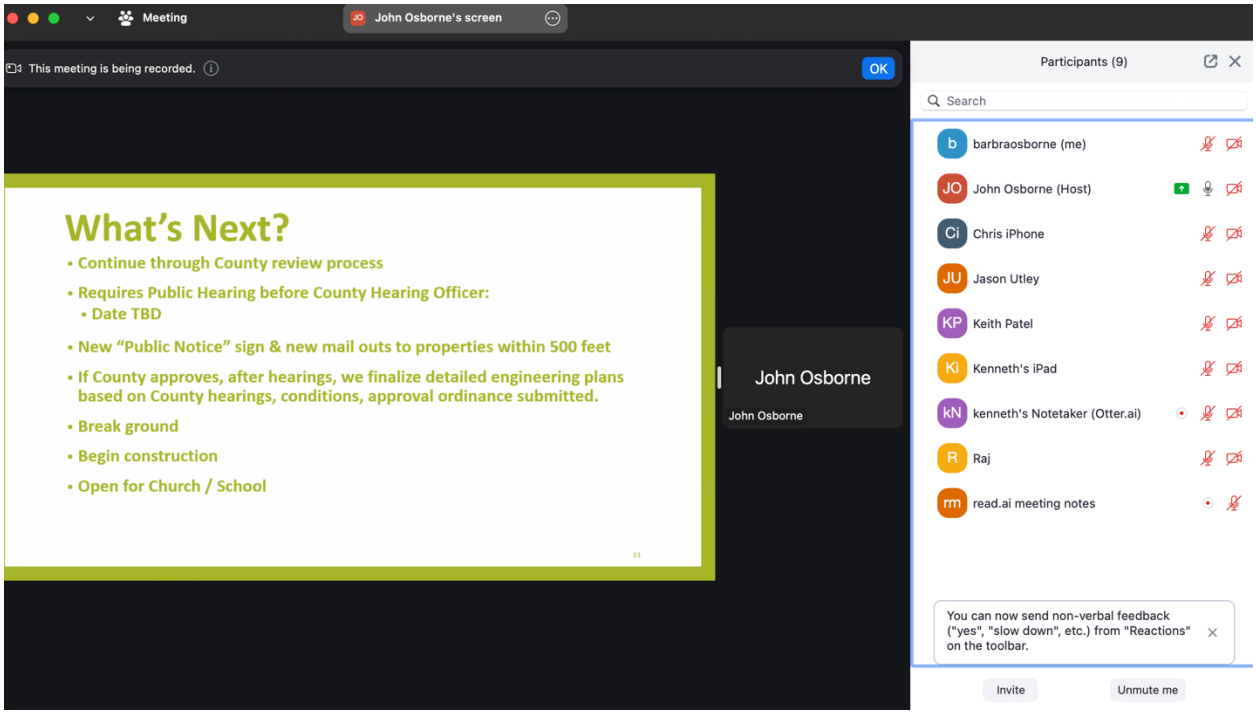
SCALE: 1" = 40' | DATUM: NAVD 88

© CIVIL-X, LLC 2025 Saved: 6/17/2025 8:53 AM MSL | Plotted: 6/17/2025 7:40 PM | C:\Civil-X-Sync\Sprinklr\Proj\PRAL0001 – Risen Savior Lutheran Church\Design\Active\Sheets\C-03 SITE PLAN.dwg

SCREENSHOTS OF NEIGHBORHOOD WORKSHOP

RISEN SAVIOR SPECIAL PERMIT





MANATEE COUNTY GOVERNMENT

STATE OF FLORIDA

COUNTY OF MANATEE

Before the undersigned authority personally appeared **Abigail Bonds,** who on oath says that she is a **County Employee of Manatee County Government, Manatee County, Florida**; that the attached copy of advertisement, being a public notice in the matters of **Notice of Establishment or Change of a Regulation affecting the use of Land in Unincorporated Manatee County** for the **Manatee County Hearing Officer Public Hearing on April 20, 2026,** in Manatee County Florida, was published on the publicly accessible website of Manatee County Government, Manatee County, Florida, of www.mymanatee.org on **April 2, 2026**.

Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

By: _____
Abigail Bonds, Planning and Zoning Tech III

Sworn to and subscribed before me this 2nd day of April, 2026, by Abigail Bonds, who is personally known to me or who has produced (type of identification) as identification.

QUANTANA D. ACEVEDO
Notary Public-State of Florida
Commission # HH 500953
My Commission Expires
March 06, 2028

_____
(Signature of Notary Public)
Quantana Acevedo
(Print Name of Notary Public)
Notary Public
(Title)

My Commission Expires: 3/6/28
Commission Number: HH500953

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 **April 20, 2026, at 3:00 p.m. at the Manatee County Government Administrative Center, Fifth Floor, Manatee Room, 1112 Manatee Avenue West, Bradenton Florida** to consider and act upon the following matters:

SP-25-02 – Casa De Milagros SP - PLN2502-0112
Approval of a Special Permit allowing the Churches/Places of Worship use on an approximately 3.79 acre site zoned Agricultural Suburban (A-1) with the Industrial Heavy (IH) Future Land Use Category (FLUC). The property is located at 2841 71st Avenue East, Sarasota (Manatee County), and is generally located south of Whitfield AVE and east of US 301; subject to voluntarily proffered conditions of approval; providing for severability and providing an effective date.

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 as defined by the Manatee County Land Development Code (LDC), permitting said use for a proposed Preliminary Site Plan (PSP) detailing a facility consisting of one (1) existing building of approximately 16,470 square feet and one (1) proposed building of approximately 31,524 square feet for a Schools, Elementary, Schools, High and Middle, and Church/Place of Worship. The proposed site is approximately 10.0 acres of land and is zoned General Agriculture (A) and lies within the Residential-1 (RES-1) Future Land Use Category (FLUC). 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; subject to voluntarily proffered stipulations of approval; providing for severability and providing an effective date.

VA-25-09 – Manatee County Lift Station Building Variance - PLN2510-0235
Approval of a variance to the rear yard setback requirement established by the Neighborhood Commercial Medium (NC-M) Zoning District, reducing the required side yard setback from 10 feet to 3.83 feet and the required rear yard setback from 20 feet to 1.17 feet for a lift station structure, due to bona fide staff error. The site being located at 8720 Cortez Rd W, Bradenton (Manatee County), identified as Parcel ID 7500610006 and contains approximately 0.18 acres; providing for severability and 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, 9000 Town Center Parkway, Lakewood Ranch, FL 34205 or at 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, 9000 Town Center Parkway, Lakewood Ranch, Florida, telephone

number (941) 748-4501 ext. 6878 or email at: public.comments@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 Carmine DeMilio, ADA Compliance Coordinator, at (941)792-4501 ext. 6016 or carmine.demilio@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 of Publishing: April 2, 2026

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 59TH Ave E, Bradenton, 34211 (Manatee County),
GENERAL LOCATION:	Located at the northeast intersection of 59th 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	

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).

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.

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

<table>
<tr><th colspan="2">SITE DESIGN DETAILS</th></tr>
<tr><td>LOT SIZE(S):</td><td>Parcel 582310109 – Approximately 10.0 acres</td></tr>
<tr><td>SETBACKS:</td><td>
<table>
<tr><th></th><th>Required</th><th>Proposed</th></tr>
<tr><td>Front</td><td>50’</td><td>89.74’(to existing building), 116.67’</td></tr>
<tr><td>Side</td><td>10’</td><td>202.61’, 149.93’</td></tr>
<tr><td>Rear</td><td>25’</td><td>NA (Corner Lot)</td></tr>
</table>
</td></tr>
<tr><td>OPEN SPACE:</td><td>30% required; 32.1% proposed</td></tr>
<tr><td>BUFFERS:</td><td>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</td></tr>
<tr><td>ACCESS:</td><td>Proposing to add one (1) on 59th Ave E and one (1) on Lorraine Rd</td></tr>
<tr><td>WETLAND ACREAGE & IMPACTS</td><td>Per the Environmental Assessment Report provided by Monarch Ecology Group Ecology Group (April 2025) no wetlands were found on site.</td></tr>
<tr><td>FLOOD ZONE(S)</td><td>Site lies in X-Zone, Panel#12081C0345E, effective 3/17/2014</td></tr>
<tr><td>AREA OF KNOWN FLOODING</td><td>Yes (Type of flooding: Rainfall)</td></tr>
<tr><td>UTILITY CONNECTIONS</td><td>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.</td></tr>
</table>

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.~~

C~~D~~. 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. <u>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.</u>

<u>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.</u>

<u>Analysis:</u>

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	• 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.

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

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**



Risen Savior Lutheran Church

SP-25-05 Special Permit

Project Team

- **Owner:** Risen Savior Lutheran Church
  Ken Gaschk, Project Manager
- **Land Planner:** John Osborne, AICP, Green Street Urban Planners
- **Civil Engineer:** Chris Kolb, PE, Civil-X
- **Traffic:** Jason Utley, Planning Analytics

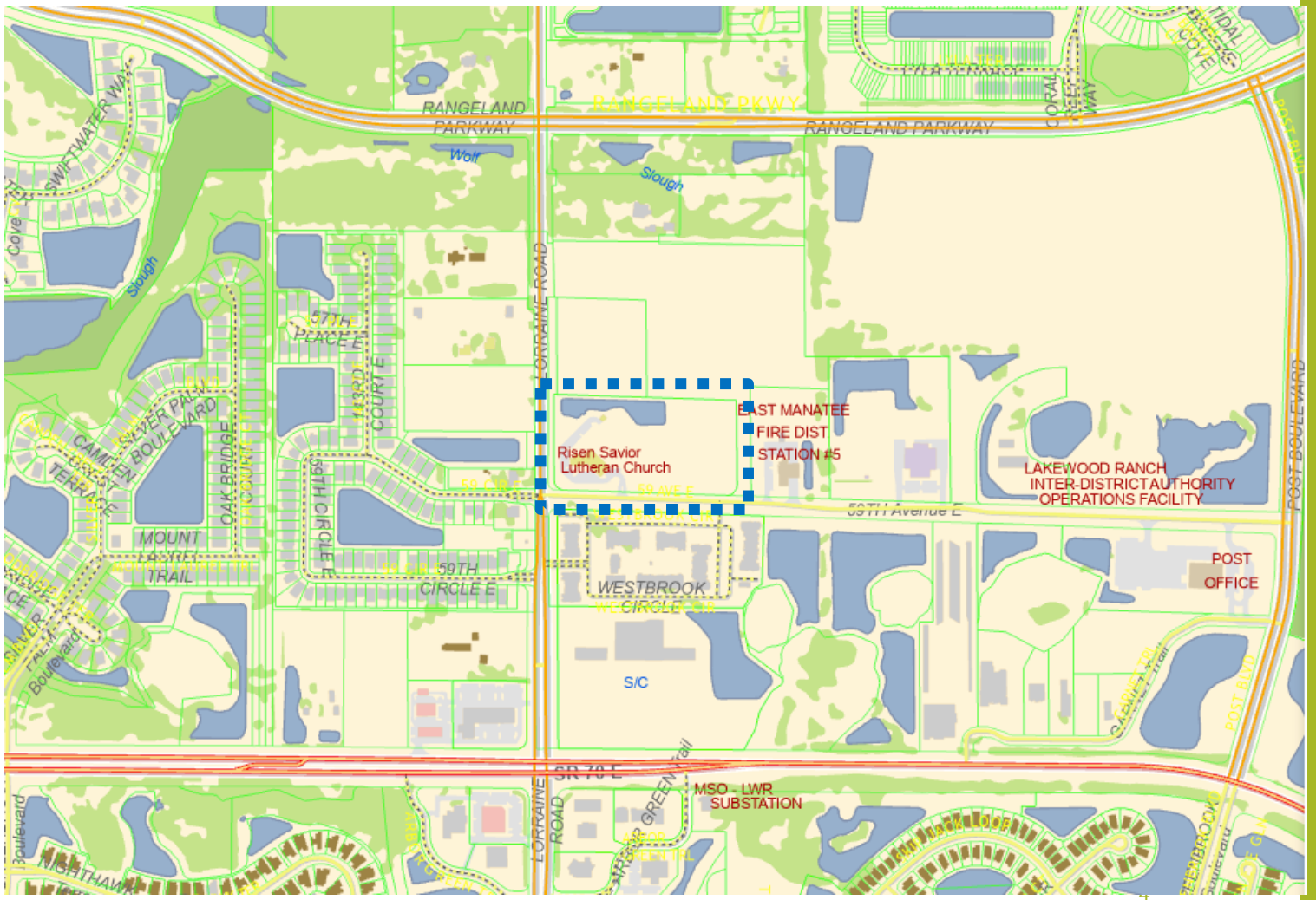
Seeking "Special Permit" approval for "Schools, High and Middle use"

Project Request

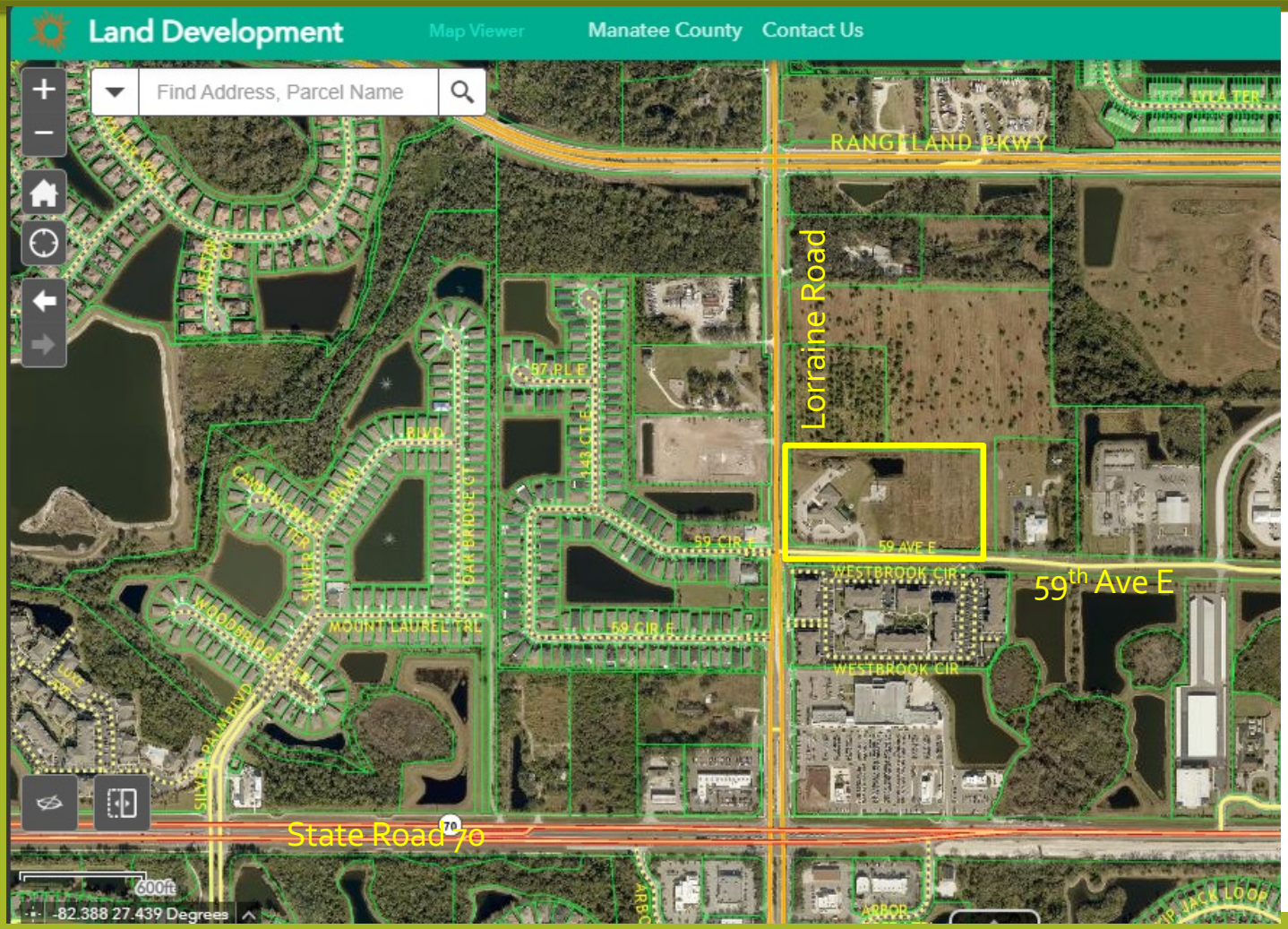
- Approval of a Special Permit for "Schools, High and Middle use" at Risen Savior Lutheran Church / Risen Savior Academy
- Expansion of school and church – construction ongoing
- School 12,366 sf addition (5,355 sf existing, total 17,721 sf proposed)
- Church 2,688 sf addition (11,115 sf existing, total 13,803 sf proposed)
- Expansion also includes additional parking, access points, and stormwater area

Project Location

- 14655 59th Ave E
- E Central County
- East of I-75
- N of SR 70
- S of Rangeland Pkwy
- NE corner of 59th Ave E - Lorraine Rd



Location Map



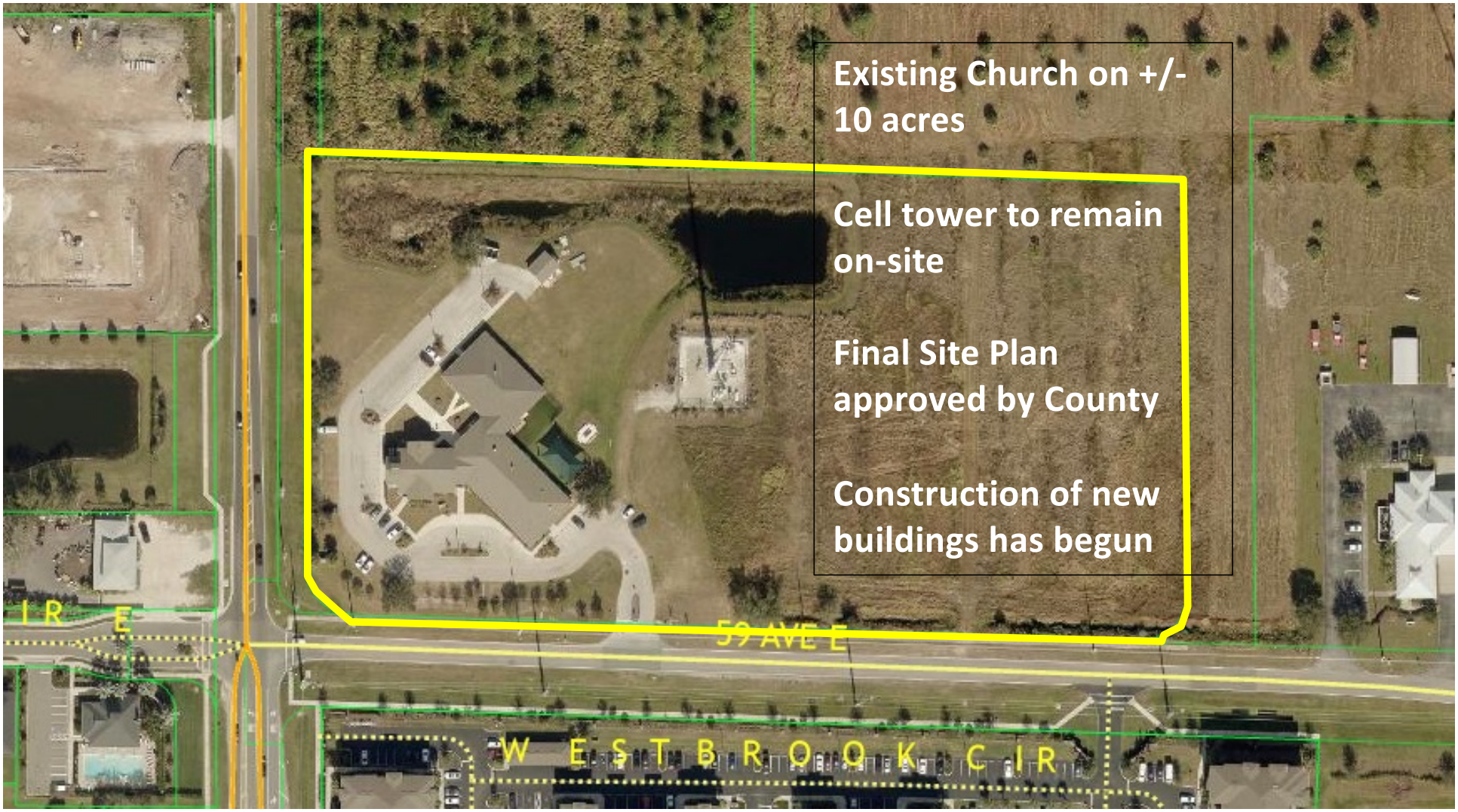
Special Permit Application:
Add *Schools, High and Middle Use* to church and school ongoing expansion

Existing:
+/- 10-acre parcel
Church and private school with 147 students (pre-k thru 2nd grade)

- Preschool & Elem 5,355 sf
- Church area 11,115 sf

Addition:
Adding 31,524 sf - two buildings

- Preschool & Elem (*and middle school use)* 17,721 sf
- Church area 13,803 sf


Existing Church on +/- 10 acres
Cell tower to remain on-site
Final Site Plan approved by County
Construction of new buildings has begun
59 AVE E
W E S T B R O O K C I R

Area Future Land Use

Subject Property – RES-1

North

- Commercial Development (under construction) – (Residential 1 du/acre RES-1)
- Vacant property (owned by School Board) (Mixed Use Community MU-C)

South (across 59th Ave E)

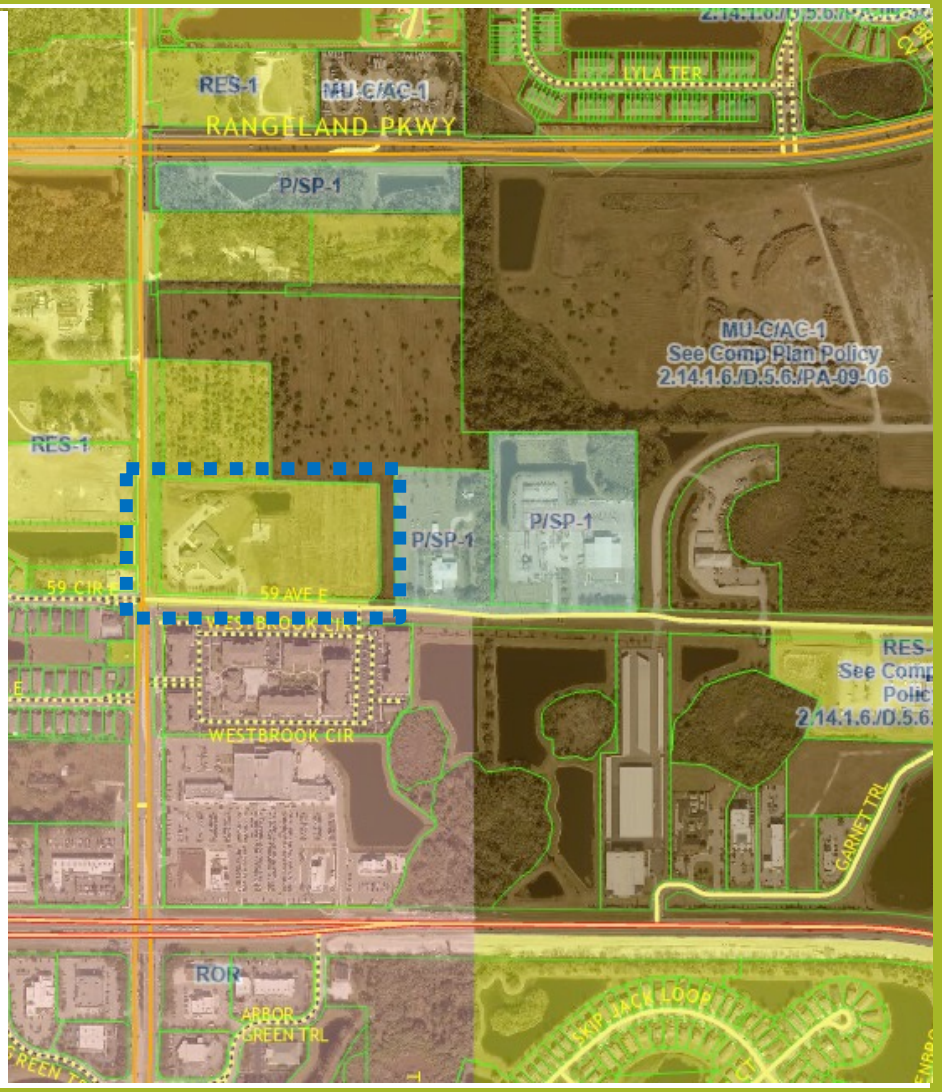
- Oasis Apartments (Residential – Office – Retail ROR)

East

- East Manatee Fire Station #5 (Public/Semi-public -1 P/SP-1)

West (across Lorraine Rd)

- Lorraine Self Storage (RES-1)
- Single-family residential (RES-1)
- Avaunce Estates (s.f. residential) (ROR-RES-1)



Area Zoning

Subject Property – Agriculture (A)

North

- Commercial Development (under construction) - (A)
- Vacant property (owned by School Board) (A)

South (across 59th Ave E)

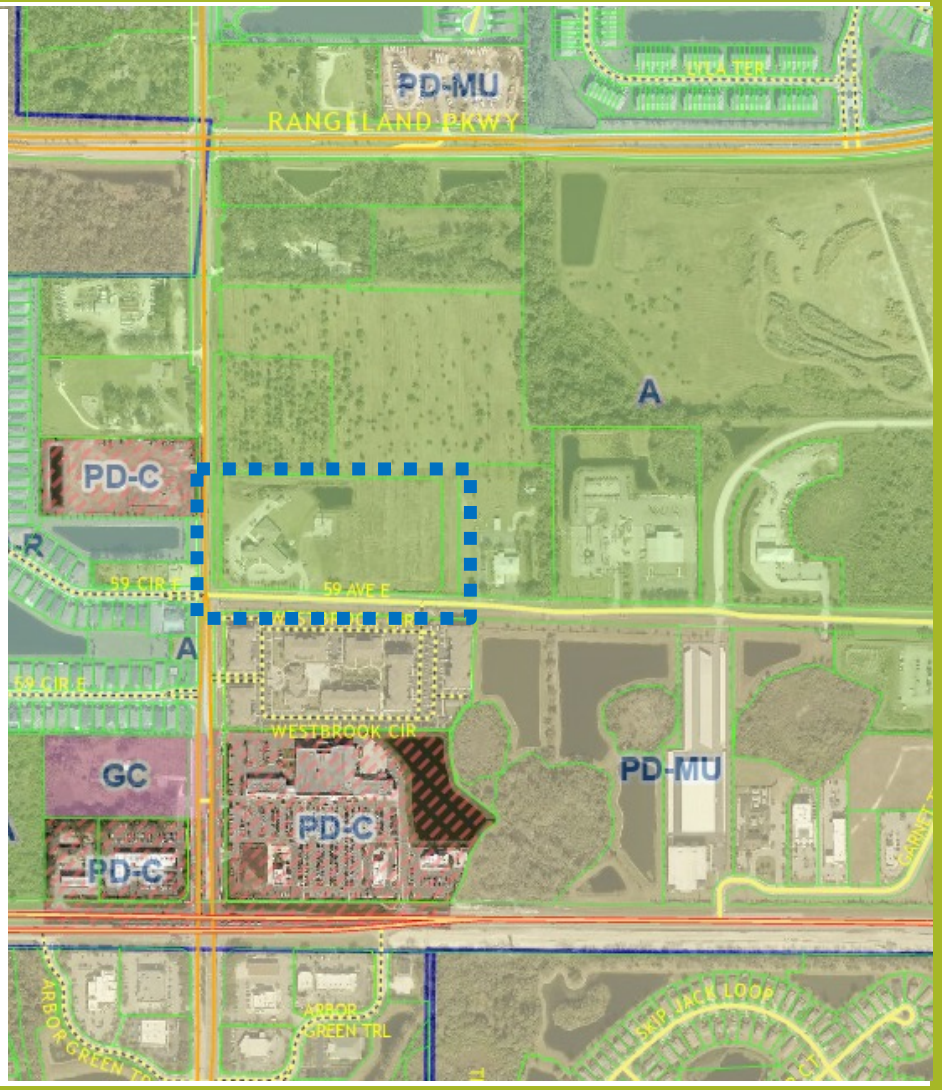
- Oasis Apartments (Planned Development Mixed Use PDMU)

East

- East Manatee Fire Station #5 (A)

West (across Lorraine Rd)

- Lorraine Self Storage (Planned Development Commercial PDC)
- Single-family residential (A)
- Avaunce Estates (s.f. residential) (Planned Development Residential PDR)



Overlay Districts

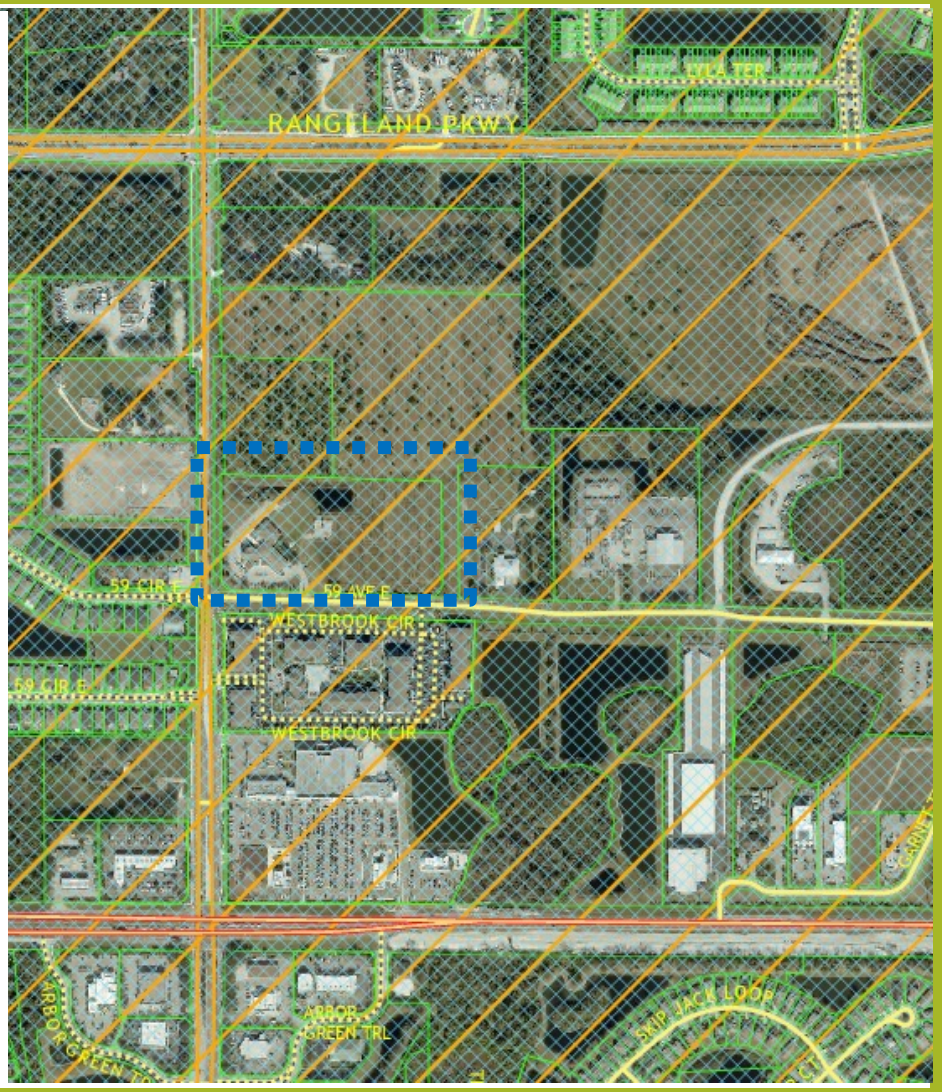
Evers Watershed (WP-E) XXXXXX

- Met standards via Final Site Plan (FSP) approval

Special Treatment (ST) / / / /

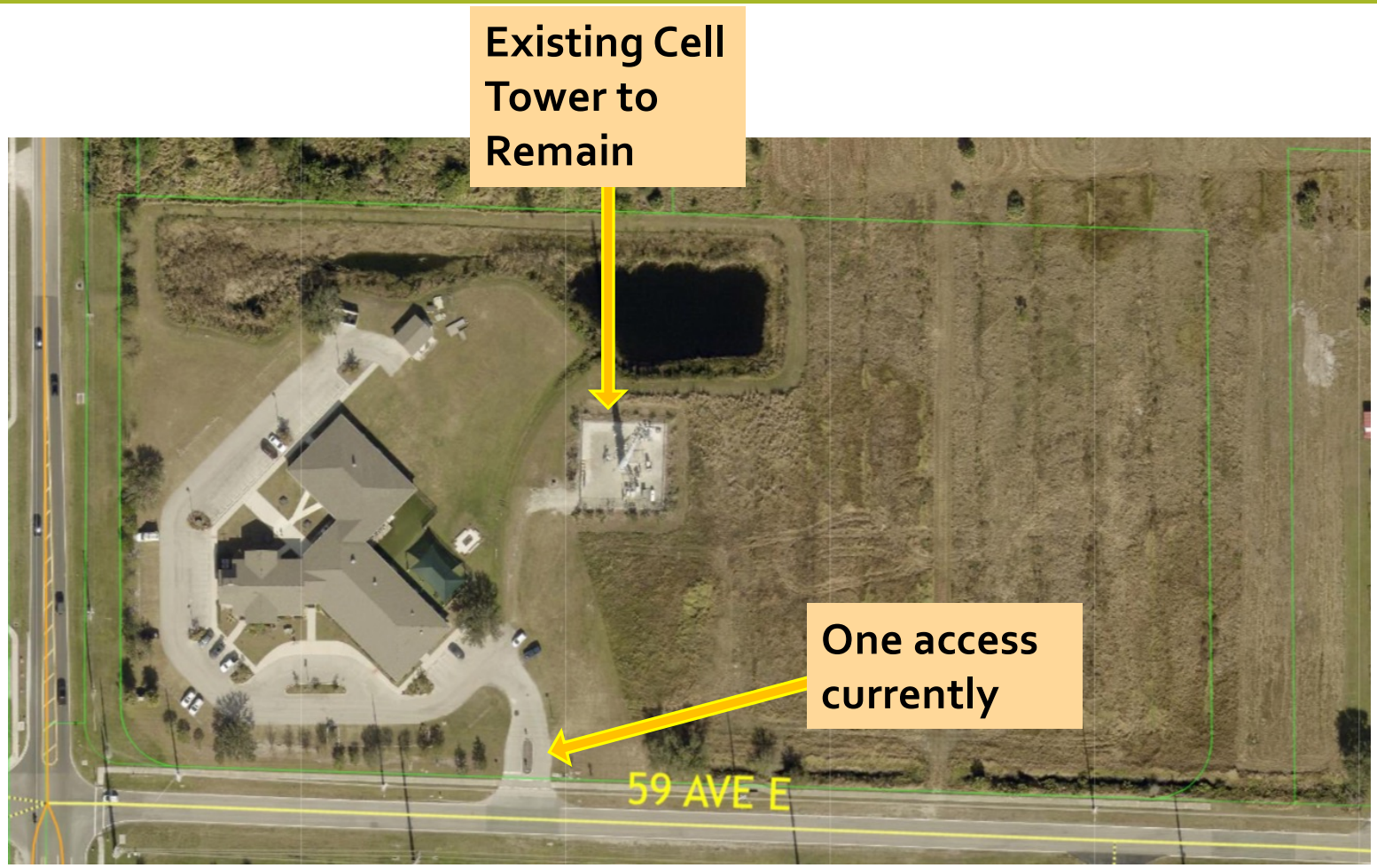
- Met standards via Final Site Plan (FSP) approval

SWFWMD permits obtained



Project Location

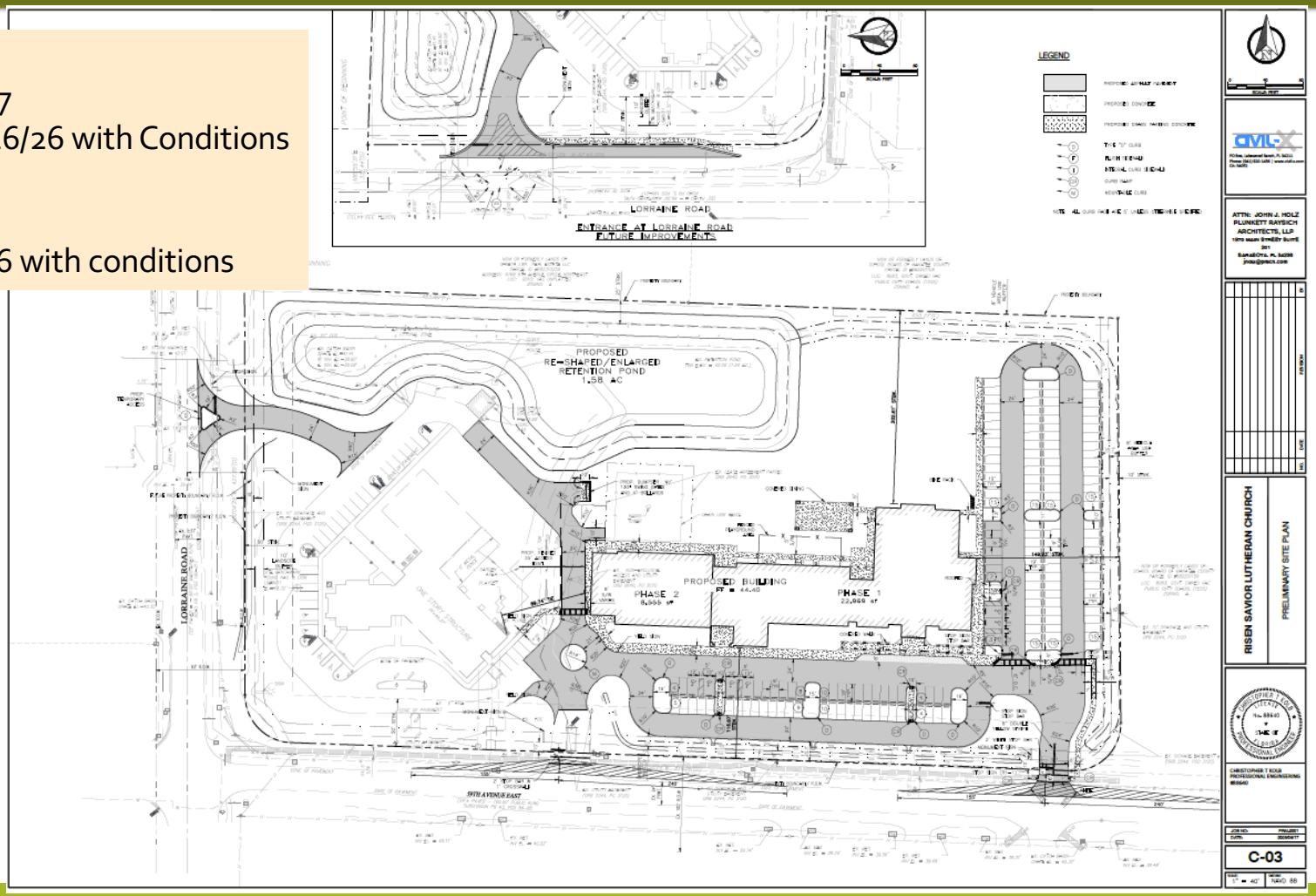
- Existing 1 story building
- School 5,355 sf
- Church 11,115 sf
- TOTAL 16,470 sf
- Buildings total 13,699 sf under roof
- Overlapping uses



Site Plan (Under Construction)

FSP-25-37
PLN2501-0137
Approved 2/26/26 with Conditions

CLOS 26-015
Issued 2/25/26 with conditions

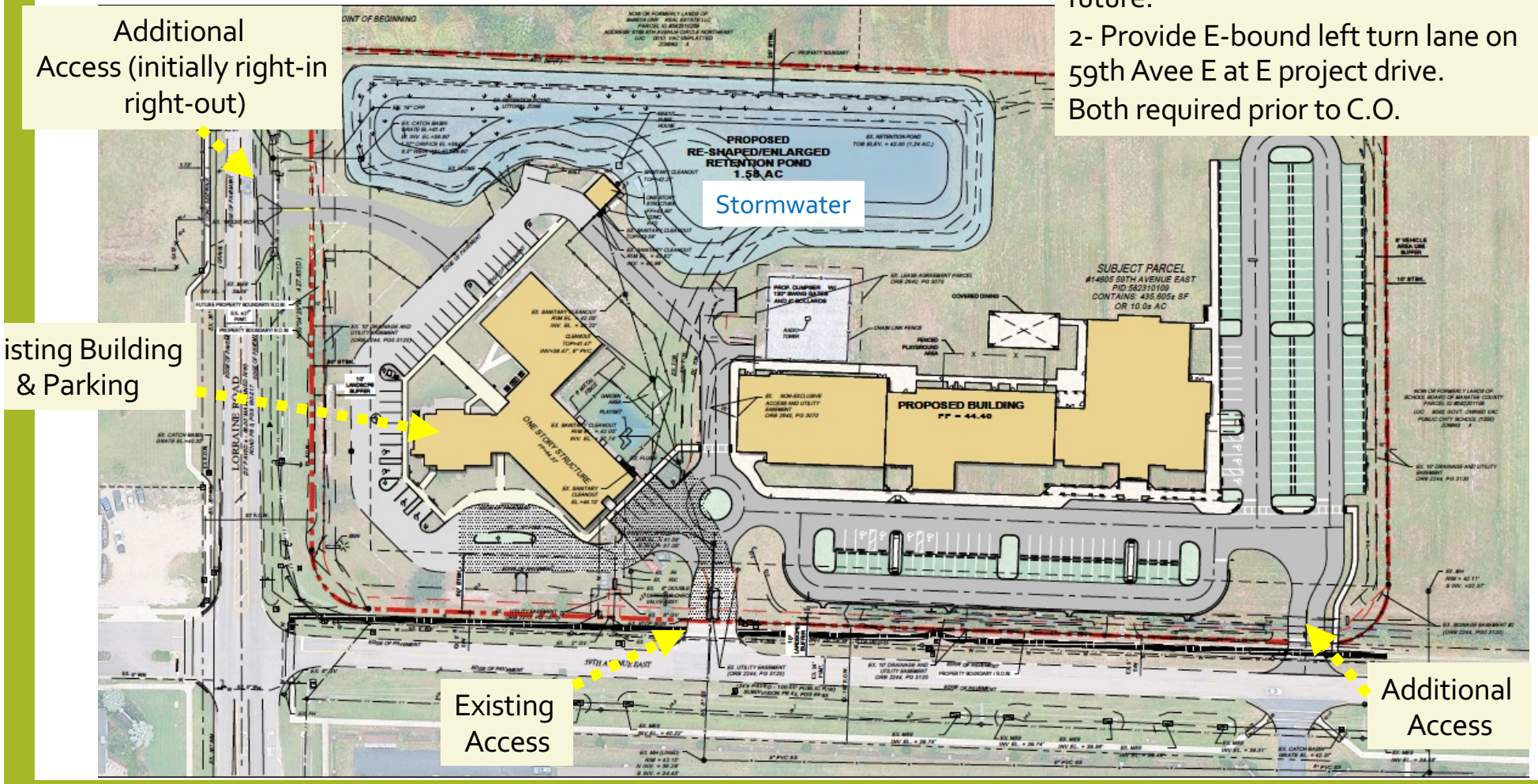


Site Plan

1- Providing a N-bound right turn lane on Lorraine (at project access) in the future.

2- Provide E-bound left turn lane on 59th Avee E at E project drive.

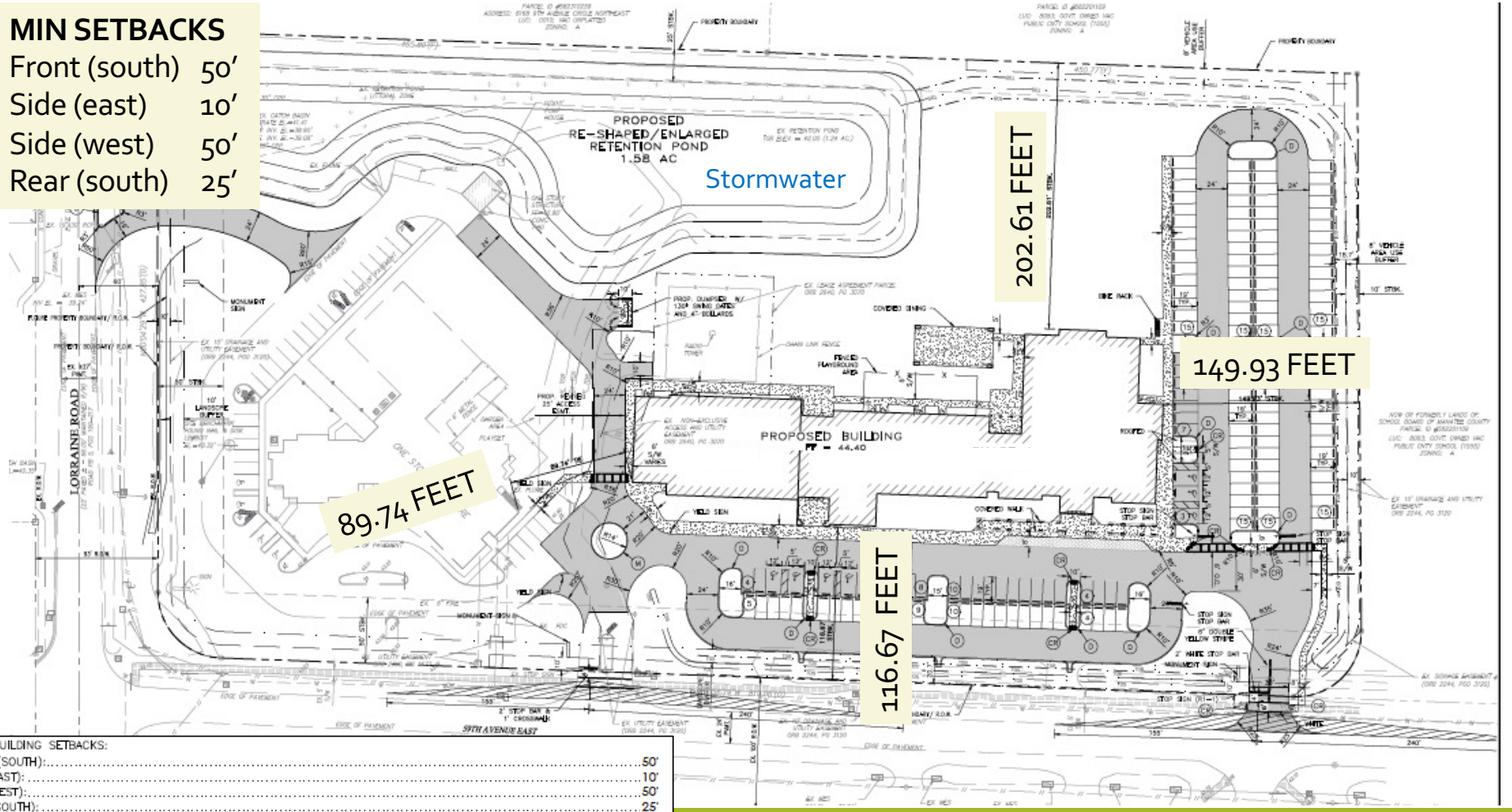
Both required prior to C.O.



Site Plan

MIN SETBACKS

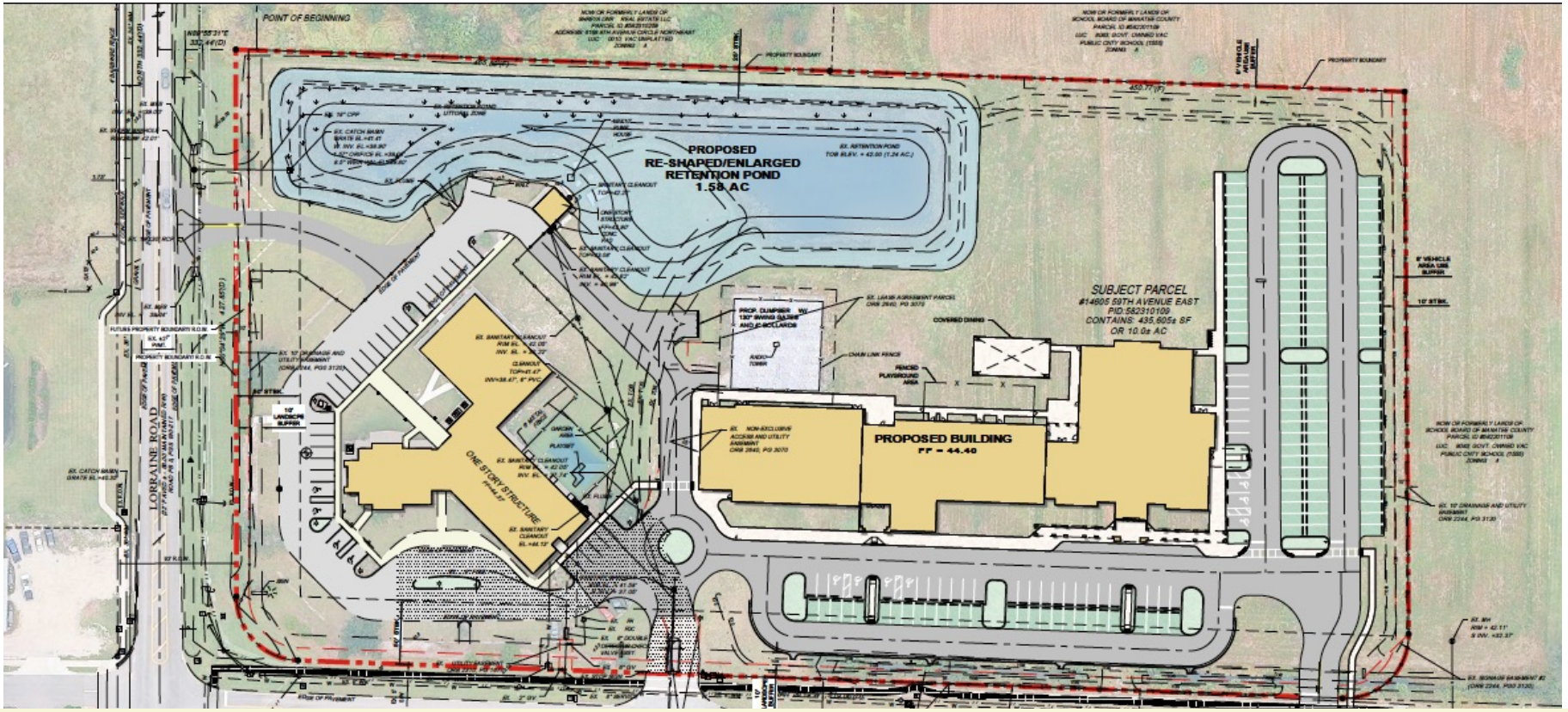
Front (south)	50’
Side (east)	10’
Side (west)	50’
Rear (south)	25’



MINIMUM BUILDING SETBACKS:

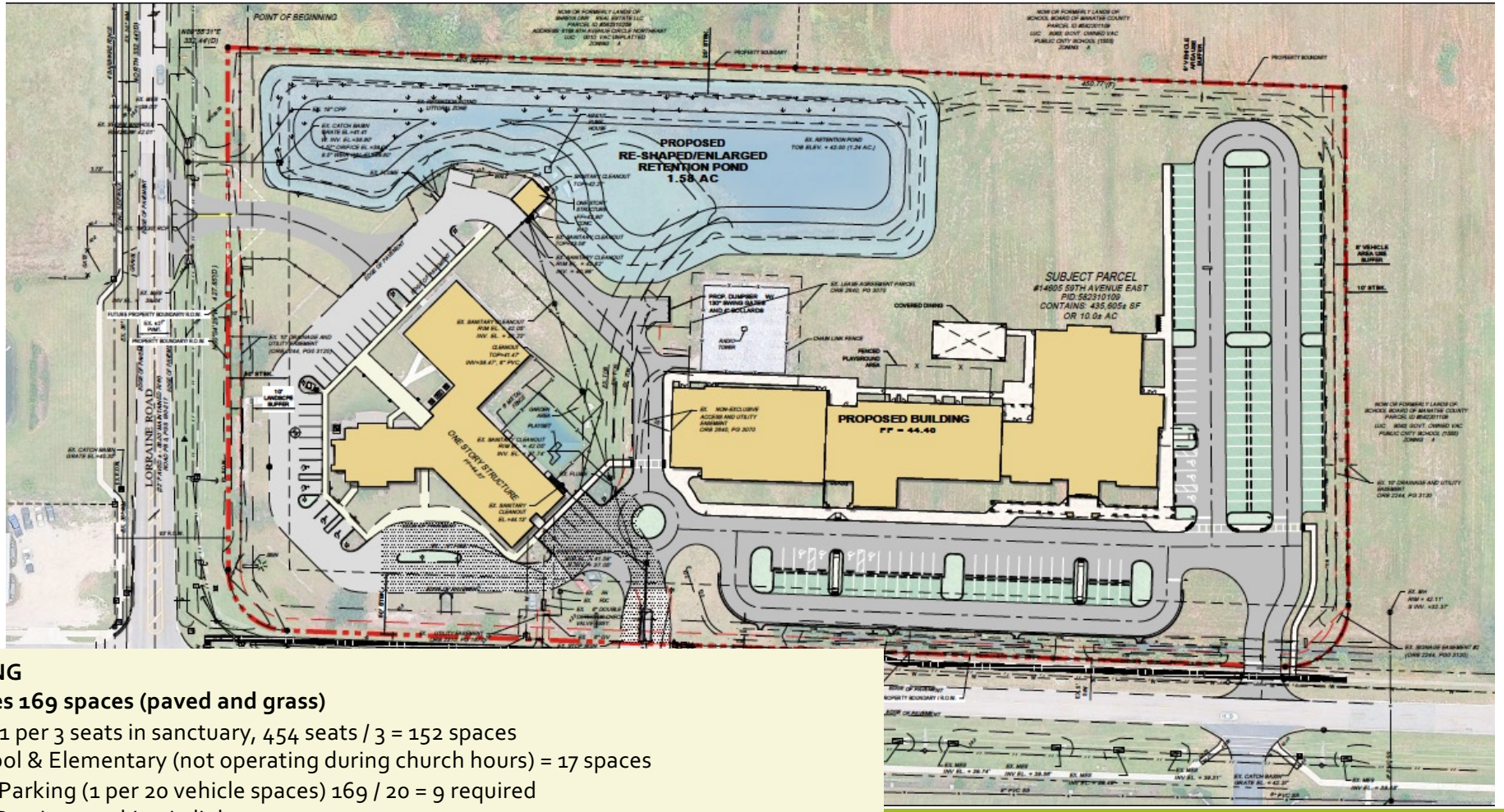
FRONT (SOUTH):	50’
SIDE (EAST):	10’
SIDE (WEST):	50’
REAR (SOUTH):	25’

Site Plan



Pre-school 83 students existing + 51 additional = **134 total students proposed**
Elementary and Middle 64 existing + 136 students additional + 0 middle school students existing = 200 new elementary and middle students proposed = **334 total students proposed**)

Site Plan



PARKING

Requires 169 spaces (paved and grass)

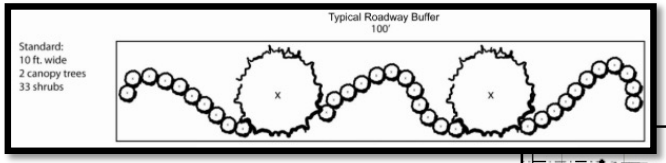
Church 1 per 3 seats in sanctuary, 454 seats / 3 = 152 spaces

Preschool & Elementary (not operating during church hours) = 17 spaces

Bicycle Parking (1 per 20 vehicle spaces) 169 / 20 = 9 required

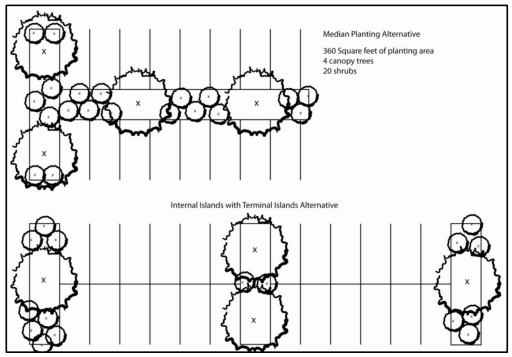
Grass / Pervious parking in light green

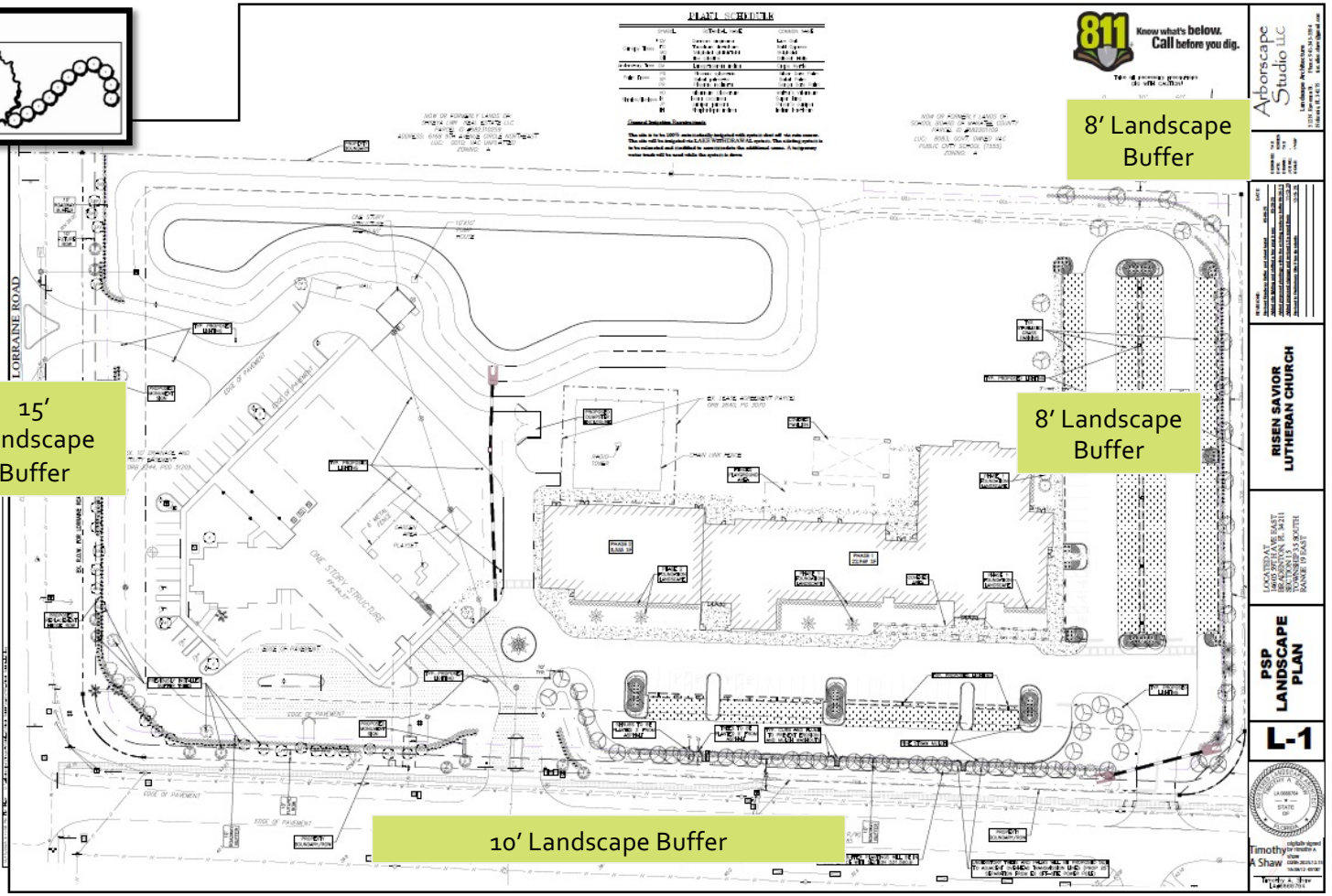
Landscape Plan



Existing buffers will be improved to current requirements.

New landscape buffers will be installed where not existing today






RISEN SAVIOR ACADEMY


RISEN SAVIOR
ACADEMY
RISEN SAVIOR
ACADEMY



Special Permit Review Criteria 316.6

A Special Permit request shall not be approved unless the Hearing Officer finds that it meets the following:

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

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

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;

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;

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);

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;

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;

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.

Special Permit Review Criteria 316.6 A

A. **The proposed use shall be consistent with the Comprehensive Plan and the requirements of this Code;**

Final Site Plan PLN 2501-0137/FSP-25-27 for church expansion approved administratively and found consistent with the Land Development Code and Comprehensive Plan.

School uses are consistent with RES-1 Future Land Use Category (FLUC) Policy 2.2.1.9.2:

- RES-1 is primarily established to identify areas of low density suburban residential development.
- School, High and Middle use fits within the fabric of the community and surrounding area with setbacks for the new building that exceed minimum standards.
- School, High and Middle use fits well within RES-1 by providing much needed school support services to a growing area of county.
- Risen Savior provides essential daycare, early childhood education, recreation, and social activities that are important to the surrounding residential area.

Special Permit Review Criteria 316.6 B

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

All schools required to meet all Manatee County, FL Department of Health, East Manatee Fire, and the FL Department of Education standards.

Required to conform to FL Department of Education standards for private schools, found in Ch. 381.0072, 1002, and 1003, F.S. covering annual FDOE survey, employee fingerprinting, records retention, attendance records, school health exams, immunizations, sanitation, food inspection, and fire inspection. Related sections of the FL Administrative Code also apply covering inspections, radon, drinking water, attendance requirements, etc.

Traffic study provided for the school. Additional access planned for Lorraine Road, limited to right-in/right-out and an additional eastern access on 59th Ave E. These additional access points have been designed to safely access and leave the site. Transportation and traffic, to include parking and student drop-off/pickup traffic circulation plans have been reviewed and approved by the County.

Providing a N-bound right turn lane on Lorraine (at project access) in the future.

Providing E-bound left turn lane on 59th Avee E at E project drive.

Both required prior to C.O.

Special Permit Review Criteria 316.6 C

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;

Per the LDC, schools are an allowable use in the A and A-1 zoning districts. This use does not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district. The principal use of the facility is a church, which has in place the setbacks, landscape buffers, and parking to serve the proposed middle school use. Buildings are a high quality aesthetic design adding to the community's character. The expansion adds additional landscape buffers and additional driveways and on-site traffic circulation (pickup and drop-off plan). Surrounding properties are as follows:

North	Commercial Development (under construction) – (RES-1 / A) Vacant property (owned by School Board) (MU-C/A)
South	Oasis Apartments (ROR / PDMU)
East	East Manatee Fire Station #5 (P/SP-1 / A)
West	Lorraine Self Storage (RES-1/PDC) Single-family residential (RES-1/A) Avaunce Estates (s.f. residential) (ROR-RES-1/PDR)

Special Permit Review Criteria 316.6 D

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;

Overall site is currently a church and pre k – 2nd grade school with existing ingress and egress via 59th Ave E.

Approved FSP, traffic study for the expansion which includes parking, access points, on-site circulation for drop-off and pick-up. Found consistent with the Land Development Code and Comprehensive Plan.

New access points facilitate traffic flow and use of church site for drop-off and pickup

- Providing a N-bound right turn lane on Lorraine (at project access) in the future.
- Providing E-bound left turn lane on 59th Avee E at E project drive.

Special Permit Review Criteria 316.6 D

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; *CONT'D*

Operating Hours

Church - Saturday 4-6pm and Sunday 8am-12 pm

Preschool

- VPK Morning Session: 8:30–11:30 AM
- VPK Afternoon Session: 12:00–3:00 PM

School hours 8:30 am to 3:00 pm.

- Drop off is between 8:15 am and 8:30 am.
- Pick up is from 3:00 pm to 3:15 pm (*earlier than 4-6pm PM peak hours*)

Aftercare (optional)

- 3pm to 5:30pm

Special Permit Review Criteria 316.6 E

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);

Height –height of proposed building is 2 stories which is compatible with the surrounding area. The middle school use may temporarily occupy a portion (limited enrollment) of the existing building while construction begins on the new buildings.

Bulk, scale, and appearance –The current bulk, scale, and appearance and proposed expansion is consistent with the surrounding uses and character of the area. A high-quality architectural design has been provided adding to the character of the community.

Intensity – existing FAR is 0.04 and proposed is 0.10 which is compatible with the maximum FAR of 0.23 for RES-1 and surrounding uses.

Traffic –Approved study, circulation plan, new access points, parking and student drop-off and pickup plan required and approved by County. Turn lanes required prior to C.O.

Noise – Classrooms are located inside the building. There is an existing outdoor recreation area onsite located NE of the existing building. The expansion includes a fenced playground area and covered pavilion on the N side of the new buildings. There is no existing residential adjacent to N or E.

Drainage –existing stormwater pond on the N side of the existing building is being expanded meeting drainage overlay, County Engineering, and SWFWMD requirements.

Lighting –Additional lighting is on the FSP's photometric plan and meets all County codes.

Appearance —elevations are included in this presentation, which illustrate a high-quality design and architectural features consistent with the LW Ranch community.

Special Permit Review Criteria 316.6 F

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;

There are no known archaeological, historical, or cultural resources located on the parcel. If discovered, all required County and State regulations will be followed.

Special Permit Review Criteria 316.6 G

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;

Final Site Plan PLN 2501-0137/FSP-25-27 for church expansion approved administratively and found consistent with the Land Development Code and Comprehensive Plan.

A landscape plan was approved in conjunction with the Final Site Plan for the expansion. The screening and buffers enhance compatibility and harmony with uses and structures on nearby properties as follows:

North	8' vehicle use area buffer along NE corner adjacent to parking (landscape buffer)
South	10' landscape buffer (531.590.B)
East	8' vehicle use area buffer (landscape buffer)
West	10' landscape buffer

Special Permit Review Criteria 316.6 H

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.

The proposed School, High and Middle use does not have a significant adverse effect on the natural environment, including land, air, water, wetlands, minerals, flora, fauna, and ambient noise.

No residential development is immediately adjacent to N or E.

Any noise from recreation areas is on N side of buildings, not adjacent to any residential.

Neighborhood Workshop

Neighborhood Workshop Summary – Risen Savior PLAN2504-0207 (Special Permit)

Workshop Time and Location

- Thursday, September 4, 2025 from 7pm, ended at 7:19pm once all questions were answered
- Zoom meeting ID 889 3588 2478

Labels were provided by County Property Appraiser's Office. Notice was mailed to 22 property owners within 500 feet of the subject property.

Workshop Elements

At the workshop, the applicant presented a slide show that included a map and aerial of the area, PSP site plan and greenbelt buffers, building elevations, and general information to inform the public of the proposed development and the process (slideshow attached).

Workshop Summary

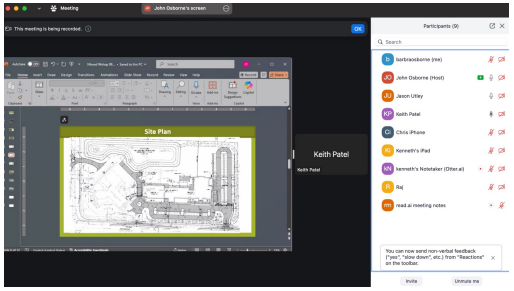
The online workshop had 7 persons attend, 5 were affiliated with the project team. The project team discussed the site plan including access and landscape buffers. Both neighbors were interested in access to the site, including driveway separation on Lorraine and stacking of vehicles for school drop-off and pick-up.

Ending Comments by Agent

Once all questions were addressed, we reminded the participants of the next steps and the yet to be determined dates for the hearing for the Special Permit. There they will be able to make public comment on the application. We told them a public hearing sign would be posted and new notices mailed out.

Participants - 7 (by Name/Zoom ID and their questions/concerns):

1. John Osborne- project team
2. Barbra Osborne – project team
3. Chris Kolb - project team
4. Jason Utley - project team
5. Ken Gaschk - project team (Risen Savior Lutheran Church)
6. Keith Patel – neighbor with KLA preschool; they only have one access and have managed circulation so they keep moving; concerned about stacking of cars; Team response - cars will be entering on far east drive on 59th; Lorraine access primarily for Sunday; plan to use internal stacking for school, not on the roads; Keith would like to see circulation on site; looping on 59th would be perfect
7. Raj – good presentation; question about Lorraine Road asking about separation requirements along Lorraine Road; storage across the street and driveway for proposed development to the north. Jason stated that the County has not brought up any concerns about Lorraine access. Chris said it's part of



Request

- Approval of Special Permit for School, High and Middle use at Risen Savior Lutheran Church.
- Criteria in Land Development Code Section 316.6 H. has been met.
- Questions?

- Thank you to Manatee County staff

Date: April 2, 2026

Dear Adjacent Property Owner:

Re: **Application:** SP-25-05 – Risen Savior Campus Expansion - PLN2504-0207

Filed by: Evangelical Lutheran Church Wels Inc ("Owner")

Request: Special Permit to allow the Schools, High and Middle Use within the General Agriculture (A) Zoning District as defined by the Manatee County Land Development Code (LDC), permitting said use for a proposed Preliminary Site Plan (PSP) detailing a facility consisting of one (1) existing building of approximately 16,470 square feet and one (1) proposed building of approximately 31,524 square feet for a Schools, Elementary, Schools, High and Middle, and Church/Place of Worship for a site that lies within the Residential-1 (RES-1) Future Land Use Category.

Location: Northeast intersection of 59 Circle East and Lorraine Rd, Bradenton, south of Rangeland Parkway and north of SR 70 E; on approximately 10.0 acres of land. (Manatee County), (Map Attached)

Case Planner: Chase Gause, Planner I

Phone: 941-748-4501 ext. 6912

Email: Chase.Gause@mymanatee.org

The **Manatee County Hearing Officer** will hold a public hearing to consider and act upon the application:

Date: **April 20, 2026**
Time: **3:00 p.m., (or as soon thereafter as may be heard)**
Location: **Manatee County Administrative Center**
5th Floor, Manatee Room
1112 Manatee Avenue West
Bradenton, Florida 34205

HEARINGS MAY BE CONTINUED FROM TIME TO TIME

You and any other interested parties are invited to appear at this Hearing and express your opinions, subject to proper rules of conduct.

You may send in a public comment by filling out the public comment form in advance at https://manatee.hosted.civiclive.com/government/board_of_county_commissioners/bcc_meetings_and_agendas/submit_public_comment. Be sure to include your name and submit your remarks by the specified deadline. The Hearing Officer may not receive your comments before the meeting if the form is submitted after the deadline.

These comments will be heard and considered by the Hearing Officer and entered into the record. Please present your concerns to the Hearing Officer in as much detail as possible.

Rules of Procedure for this public hearing [Sections 312.8.B of the Manatee County Land Development Code] are available for review or purchase, at cost, from the Development Services Department.



Posted Sign on 59th Ave E



Posted Sign on Lorraine Road

Notice mailed to 23 property owners within 500 feet

Risen Savior Church Campus Expansion (PID#582310109)
SP-25-05
PLN2504-0207

Chase Gause, Planner I
Hearing Officer
April 20, 2026

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Request:

- To allow for a private Middle and High School within “A” Zoning District

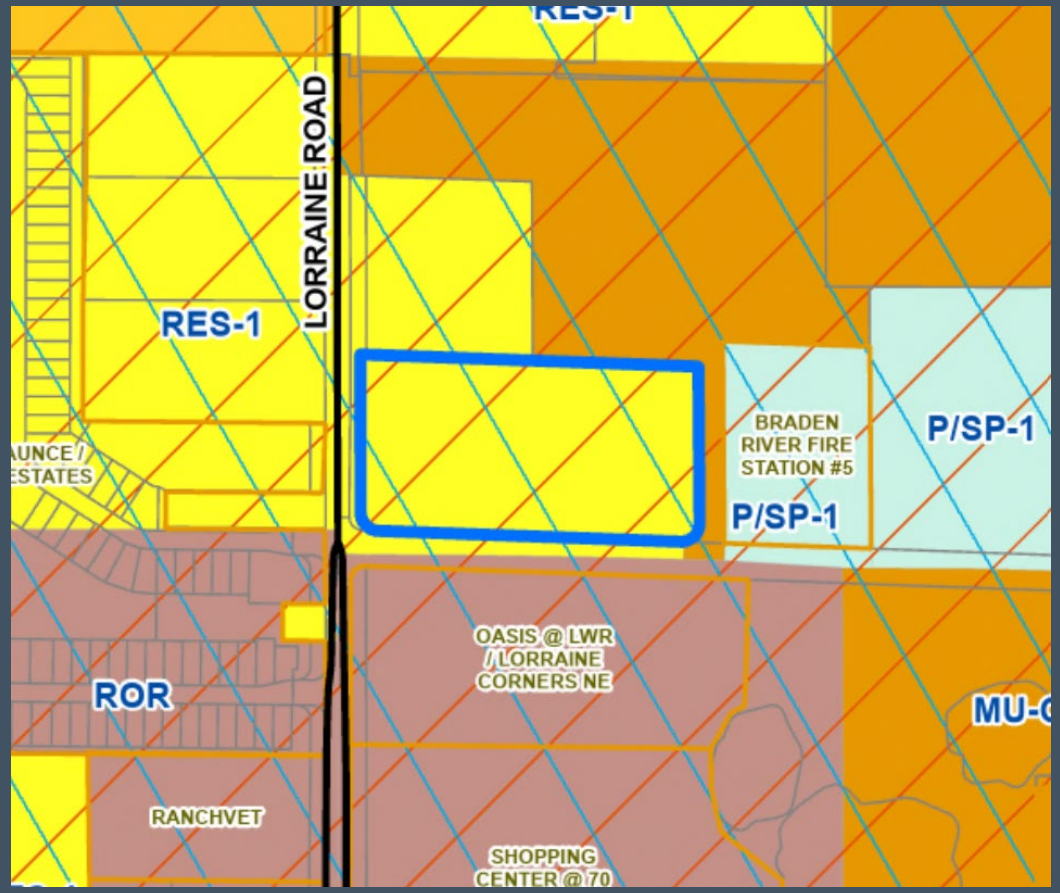
Site Location:

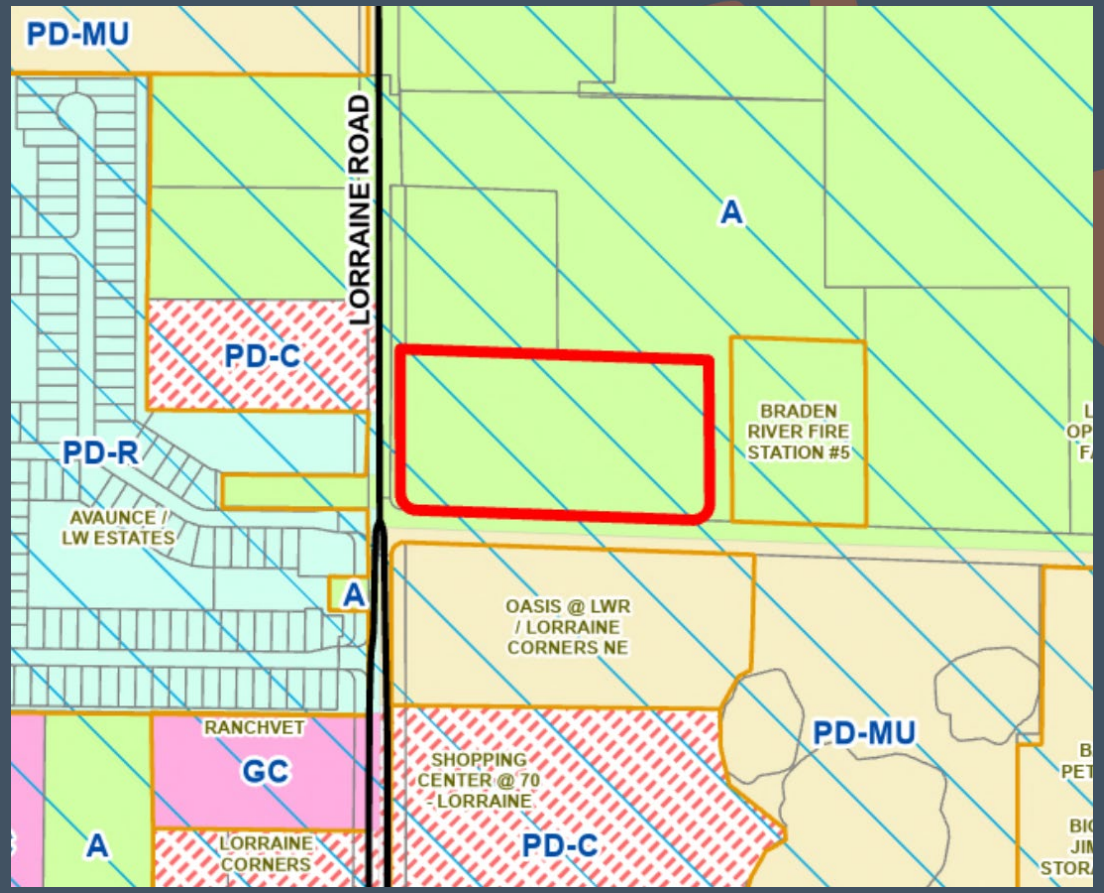




- **General Location:** Northeast of the intersection of 59th Avenue E and Lorraine Road. Generally South of Rangeland Parkway and West of Post Boulevard.
- **Size:** 10.00 +/- acres.

Site Location:





- **Future Land Use:** Residential - 1 (RES-1)
- **Zoning:** General Agriculture (A)

Table 4- Uses in Agriculture and Residential Districts

Land Use	See Sec. #	CON	R/OS	A
Environmental Education Facilities	—	P	P	P
Family Day Care Home	—	X	X	P
Schools, College/Universities	531.50	X	X	X
Schools, Elementary	531.50	X	X	P
Schools, High and Middle	531.50	X	X	SP

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Section 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.

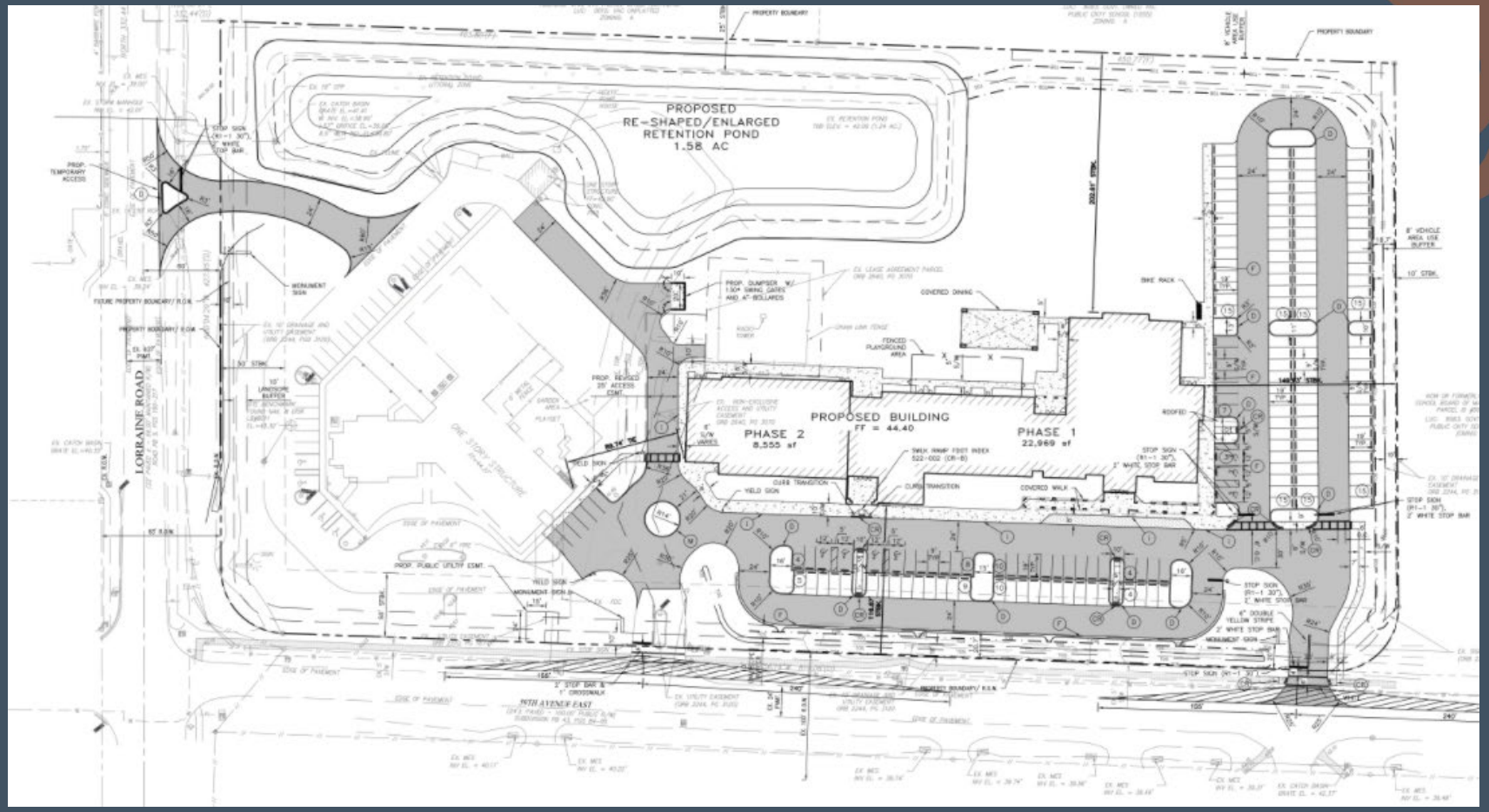
2. School safety shall take precedence, in which case, Public Schools shall be exempt from meeting the requirements of Sections 401.5, solid wall adjacent to single-family, and Section 1001.1.D.1, cross access. Compatibility and traffic circulation shall be reviewed in conjunction with the Public School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

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Preliminary Site Plan (Conceptual in nature)



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Existing Conditions

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**

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To be proposed with FSP:

Proposed:

- Approximately 31,524 square feet added under roof, 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 (to remain)

Total:

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

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POSITIVE ASPECTS

- This proposed School, High and Middle use is located near an abundance of residential and agricultural suburban dwelling units.
- Site design provides 32% Open Space, exceeding the required 30 percent Open Space for the project.
- 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.

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.

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Final Remarks

With the proposed stipulations, Staff finds the request complies with Section 316.6 – Review Criteria for Special Permits of the Land Development Code and Section 531.50 that contains the specific standards for the School.

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