



April 20, 2026- Hearing Officer

Subject

SP-25-02 – Casa De Milagros SP - PLN2502-0112- Quasi-Judicial - James Rigo, Planning Section Manager - District 4

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.

Category

ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Briefings

None

Contact and/or Presenter Information

Presenter: James Rigo, Planning Section Manager, 941-748-4501 x6905,
james.rigo@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 a Church/Place of Worship use on an approximately 3.79-acre property zoned Agricultural Suburban (A-1) with an Industrial Heavy (IH) Future Land Use Category (FLUC). Pursuant to Land Development Code (LDC) Section 531.13.A.1, a Church/Place of Worship use may only be permitted within the A-1 zoning district on properties located along a roadway classified as a collector or higher. The subject property is located at 2841 71st Avenue East in Sarasota (Manatee County) and is situated approximately 700 feet south of Whitfield Avenue and 1,400 feet east of US 301.

- The property owner intends to construct Casa De Milagros, a house of worship, on the subject property. The proposed building will encompass approximately 7,000 square feet of floor area (one story). The sanctuary will be designed to accommodate up to 220 seats, providing ample space for congregation gatherings and religious services. In accordance with the applicable parking requirements, the site will provide 84 parking spaces, which exceeds the required number of 73 spaces (1 space/3 seats). This additional parking capacity is intended to ensure that adequate space is available for attendees, especially during peak service times or special events.
- The building is proposed on the southern portion of the site to minimize wetland impacts and preserve natural areas to the north and center. Limited encroachment into jurisdictional wetlands may be necessary for parking and stormwater facilities. The applicant has provided an environmental narrative outlining potential impacts, mitigation measures, and compliance with applicable regulations during final design and construction.
- Although the subject parcel is currently zoned A-1, the character of the surrounding area has clearly evolved beyond what is typically associated with this rural zoning designation. The site is situated within a predominantly industrial and non-residential corridor, reflecting a pattern of development that is inconsistent with traditional agricultural uses. While single-family residences exist to the east and south, these properties are established on lots generally smaller than one acre, further indicating a departure from the large-lot rural development pattern envisioned under A-1 zoning. Moreover, the presence of heavy manufacturing uses in the immediate vicinity, most notably a concrete paver operation, introduces a distinctly industrial character that is incompatible with the intent of agricultural zoning districts. Altogether, these conditions demonstrate that the area functions as a transitional or mixed-use environment rather than a cohesive rural landscape. As such, maintaining the current A-1 designation does not accurately reflect existing land use patterns and may unnecessarily limit appropriate and compatible development. Additionally, the lack of public opposition further supports the suitability of the proposed project. Staff did not require a neighborhood workshop, and no calls or correspondence were received from surrounding property owners expressing concern or objection. This absence of opposition suggests that the proposed use is compatible with the existing development pattern and is not anticipated to adversely impact nearby properties.
- The applicant submitted a Preliminary Site Plan to support the evaluation of the Special Permit and its compliance with the Land Development Code (LDC) Standards for Specific 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 # FY25/26-0240 on March 24, 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

**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 Robert C. Gause 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-25-02-Casa De Milagros SP - PLN2502-0112 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. 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 0 feet from the front property line on the 27 day of March, 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 March, 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. 217th

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.

Robert C. Gause
Property Owner/Agent Signature

The forgoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of March, 2026 (date) by Robert C. Gause (name of person acknowledging). He/she is personally known to me or has produced identification FL DL (type of identification) as identification and who did take an oath.

Ruth De Los Reyes
Notary Public
State of Florida
My Commission Expires 06/04/2029
Commission No. HH 683947

Ruth De Los Reyes
Signature of Person Taking Acknowledgment
Ruth De Los Reyes
Type Name
Personal Banker
Title or Rank

My Commission Expires: 06/04/2029

Commission No.: HH683947

Serial Number, if any

Date: 3-27-26



Dear Adjacent Property Owner:

Re: Application: SP-25-02– BCS - Casa De Milagros SP - PLN2502-0112

Filed by: MINISTERIO GLOBAL CASA DE MILAGROS ("Owner")

Request: Special Permit to allow Churches/Places of Worship use, within an agricultural zoning district as defined by the Manatee County Land Development Code, permitted said use for a proposed Preliminary Site Plan detailing a facility consisting of one building of approximately 7,000 square feet for a Church/Place of Worship on a property zoned Agricultural Suburban (A-1) and lies within the Industrial Heavy (IH) Future Land Use Category.

Location: Northeast intersection of 28 Street Court East and 71 Avenue East, Sarasota and is generally south of Whitfield Avenue and east of US 301 on approximately 3.79 acres (Manatee County) (Map Attached)

Case Planner: James Rigo, Planning Section Manager

Phone: 941-748-4501 ext. 6905

Email: james.rigo@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.

You may examine the Official Zoning Atlas, the application and related documents and may obtain assistance regarding this matter from the Manatee County Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida; telephone number (941) 748-4501 x6878; fax number (941) 749-3071.

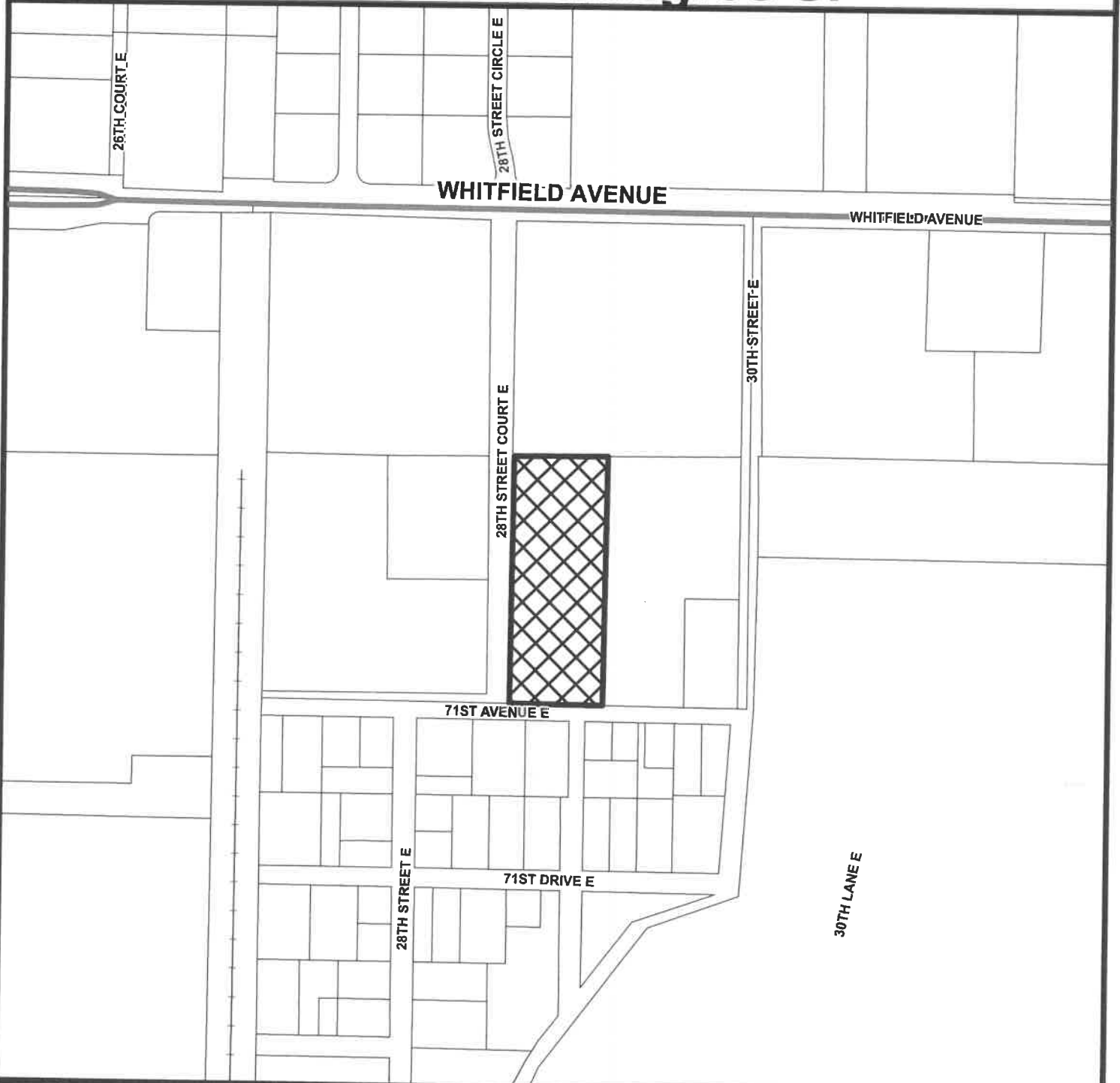
Questions and comments can also be sent by e-mail to: planning.agenda@mymanatee.org

According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Manatee County Hearing Officer with respect to any matter considered at said Public Hearing will need a record of the proceedings, and for such purposes he 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.

MANATEE COUNTY HEARING OFFICER
Development Services Department
Manatee County, Florida

THIS NOTICE IS GIVEN PURSUANT TO MANATEE COUNTY ORDINANCE NO. 15-17, THE MANATEE COUNTY LAND DEVELOPMENT CODE, SECTION 312.5.A. THIS IS A NOTICE OF ESTABLISHMENT OR CHANGE OF A REGULATION AFFECTING THE USE OF LAND IN UNINCORPORATED MANATEE COUNTY.

Casa De Milagros SP



Parcel ID #(s) 1972700059

Project Name: Casa De Milagros SP
Project #: SP-25-02
Accela #: PLN2502-0112



PROJECT SITE

S/T/R: 33 34S 18E
Acreage: 3.79
Existing Zoning: A-1
Existing FLU: IH
Overlays: SUR
Special Areas: SWTIF

CHH: N
Watershed: NONE
Drainage Basin: GAP CREEK
Commissioner: Mike Rahn



Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

28TH COURT EAST LLC
1527 2ND ST
SARASOTA FL 34236

30TH STREET HOLDINGS LLC
PO BOX 1537
TALLEVAST FL 34270

ALTO ASSET COMPANY 3 LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN TX 78746

ANGELO, DOUGLAS E
ANGELO, JENNIFER E
2831 71ST DR E
SARASOTA FL 34243-3304

ATLAS ORGANICS CU12 LLC
156 MAGNOLIA ST
SPARTANBURG SC 29304

BROWER, JERRY DALE JR
BROWER, NICOLE ANN
2911 71ST DR E
SARASOTA FL 34243

BROWER, JERRY JR
SCHOFIELD, NICOLE A
2911 71ST DR E
SARASOTA FL 34243-3340

CMC OF SARASOTA HOLDINGS LLC
7080 28TH STREET CT E
SARASOTA FL 34243

DERRINGER, DOUGLAS E
7119 28TH ST E
SARASOTA FL 34243

DJD REAL ESTATE HOLDINGS LLC
6070 POPLAR AVE STE 750
MEMPHIS TN 38119

FREEMAN, DAVE E
2951 71ST AVE E
SARASOTA FL 34243-3341

FREEMAN, MICHAEL C
FREEMAN, MARCIA S
2904 71ST AVE E
SARASOTA FL 34243-3340

GIBELLINA, GLEN
7110 28TH ST E
SARASOTA FL 34243-3331

GODING, NAOMI
GODING, LEONARD
7118 28TH ST E
SARASOTA FL 34243

GRUSHCO, RICHARD R
GHAFFARI-NIKOU, NASSIM
2902 71ST AVE E
SARASOTA FL 34243

KREISSLE, PETER
10329 BAYVIEW DR
BRADENTON FL 34210

MANATEE COUNTY
PO BOX 1000
BRADENTON FL 34206

MCDONALD, LEROY W
2921 71ST DR E
SARASOTA FL 34243-3342

MCDONALD, LEROY W
2921 71ST DR E
SARASOTA FL 34243

MEANS, DANIEL LYMAN
7102 28TH ST E
SARASOTA FL 34243

MUPR 3 ASSETS LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN TX 78746

NEW PEARCE LLC
7110 28TH ST E
SARASOTA FL 34243-3331

O'MEARA, DANIEL JR
O'MEARA, CHRISTINA D
2912 71ST AVE E
SARASOTA FL 34243-3340

OSTROWSKI, STEPHEN JOHN
1349 13TH ST
SARASOTA FL 34236

PARKE, DENNIS
CHRISTIE, SAMANTHA L
14650 MOSSY HAMMOCK LN
MYAKKA CITY FL 34251-2009

ROME, DEBORAH
CLARK, ARLENE
7121 29TH ST E
SARASOTA FL 34243

ROSNACK, THOMAS
ROSNACK, THOMAS L TRUST DTD 5/16/24
2916 71ST AVE E
SARASOTA FL 34243

SCHOFIELD, DAVID R
SCHOFIELD, MARTHA L
2830 71ST AVE E
SARASOTA FL 34243-3339

SCHOFIELD, SHARON D
SCHOFIELD, SHARON D TRUST
2905 71ST DR E
SARASOTA FL 34243-3342

SMITH, CONSTANCE
2841 71ST DR E
SARASOTA FL 34243-3304



Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

SUNWEST LAND LLC
PO BOX 21434
BRADENTON FL 34204

VALDIVIA, JULIETTE
JAMISON, MAUREEN
2971 71ST AVE E
SARASOTA FL 34243-3341

ZEE'S PROPERTIES LLC
2661 WHITFIELD AVE
SARASOTA FL 34243

ZEE'S PROPERTIES LLC
2661 WHITFIELD AVE
SARASOTA FL 34243



Gause and Associates, Inc.

Public Notice Posting

for

Casa De Milagros

**Landscape
Architecture**

Land Planning

**Project
Management**

Environmental

**Irrigation
Design**

**Consulting
Arborist**



Sign posted along 28th St Ct E



Sign posted along 71st Ave E.

H.O. 4/20/2026

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.

Hearing Officer: 4/20/2026

PROJECT SUMMARY	
CASE#:	SP-25-02 (PLN2502-0112)
PROJECT NAME:	Casa De Milagros SP
APPLICANT(S):	Robert Gause (“Applicant”), MINISTERIO GLOBAL CASA DE MILAGROS (“Owner”)
REQUEST:	Special Permit to allow Churches/Places of Worship use, as the zoning is A-1 and the property is not located upon a roadway classified as a collector or higher on the Roadway Functional Classification Map. (See LDC 531.13.A.1).
CASE PLANNER:	James Rigo, CPM, Planning Section Manager
SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	2841 71 ST AVE E, Sarasota, 34243 (Manatee County),
GENERAL LOCATION:	Located at the northeast intersection of 28 ST CT E and 71 AVE E, Sarasota (Manatee County)
SIZE:	3.79± acres (165092.4 square feet)
EXISTING USE(S):	Vacant Unplatted, Undeveloped/Uncleared land
ZONING:	A-1 (Agricultural Suburban)
FLOOR AREA RATIO (FAR):	0.23 max; 0.04 proposed
FUTURE LAND USE CATEGORY:	IH (Industrial Heavy)
OVERLAY DISTRICT(S):	SUR (Airport Impact Height Overlay)
STAFF SUMMARY	
<p>The property is located at the northeast intersection of 28 ST CT E and 71 Ave E, Sarasota (Manatee County), and is generally south of Whitfield Ave and east of US 301. The proposed use of Churches/Places of Worship is addressed in Section 531.13.A. of the Manatee County Land Development Code and stipulates that a Special Permit must be applied for if the property fails to meet the criteria in this section. As this parcel is not located upon a roadway classified as a collector or higher on the Roadway Functional Classification Map, it requires a Special Permit for approval.</p>	

The property is in the IH (Industrial Heavy) Future Land Use Category. The Comprehensive Plan describes the intent of the IH designation as follows; To identify, textually in the Comprehensive Plan's goals, objectives and policies, or graphically on the Future Land Map, areas exhibiting a range of heavy and light industrial and other employment-oriented uses, in addition to intensive commercial development which would have significant adverse impacts if located adjacent to residential areas. Also, to provide for the development of support uses which would provide for the needs of workers in, or visitors to, or residents nearby, any area designated under this category.

This request is only for the approval of the Special Permit. The accompanying Preliminary Site Plan (PSP) has been provided to assist in the analysis of the Special Permit/Standards for Specific Use Criteria.

The site 3.79± includes:

- Approximately 7,000 square feet under roof (per PSP)
- Approximately 83 parking spaces (4 ADA spaces), 31 proposed as paved spaces and the remaining 52 proposed as grass spaces.
- Two points of access proposed, one on 28th ST CT E and the other on 71st AVE E
- Stormwater Retention proposed on site.

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



SURROUNDING USES & ZONING

NORTH	Light Manufacturing (LM)
SOUTH	Light Manufacturing (LM)
EAST	Agricultural Suburban (A-1)
WEST	Heavy Manufacturing (HM)

SITE DESIGN DETAILS			
LOT SIZE(S):	Parcel 1972700059 – 3.79+/- acres		
SETBACKS:		Required	Proposed
	Front	50'	55.1', 81.2'
	Side	10'	512.9', 92.8'
	Rear	25'	NA (Corner Lot)
OPEN SPACE:	20% required; 79.6% proposed		
BUFFERS:	Table of required and proposed buffers on page 7 of this report		
ACCESS:	One (1) proposed access point on 28 TH ST CT E and one (1) on 71 ST AVE E		
WETLAND ACREAGE & IMPACTS	2.49 acres of wetland on site with 0.46 acres of impacts proposed		
FLOOD ZONE(S)	Site lies in X-Zone, Panel# 12081C0317E effective 2014, 12115C0045F, effective 2021		
AREA OF KNOWN FLOODING	Project Located in Flood Prone Area: Yes Type of Flooding (i.e. rainfall, riverine, storm surge, etc): Rainfall		
UTILITY CONNECTIONS	<p>POTABLE WATER INFRASTRUCTURE</p> <ul style="list-style-type: none"> • Existing County 6" Water Main along 71st Ave E • Existing County 8" Water Main along 28th CT E <p>WASTEWATER INFRASTRUCTURE</p> <ul style="list-style-type: none"> • Existing County 10" Gravity Sewer along 28th Ct E <p>RECLAIMED WATER INFRASTRUCTURE</p> <ul style="list-style-type: none"> • No County-owned reclaimed water infrastructure currently present at the project location. 		
ENVIRONMENTAL INFORMATION			
<p><u>Minimum Open Space Requirements:</u> Required Open Space: 20% (LDC Section 401.4, Table 4-5) Provided Open Space: 79.6%</p>			

Wetlands:

ENVIRONMENTAL INFORMATION					
Overall Wetland Acreage:			2.49		
Proposed Impact Acreage:			0.46		
Wetland I.D.	Wetland Acreage	Acres Impacted	Classification (FLUCCS)	Quality (UMAM Score)	Justification for Impact
WL-A	2.49	0.46	Forested Wetland/Vegetated, Non-Forested Wetland (FLUCCS 617/640)	0.47	Stormwater Pond
TOTAL	2.49	0.46			

Wetland Mitigation: UMAM Mitigation will be required through the Southwest Florida Water Management District (SWFWMD). Per the Environmental Narrative provided by Gause and Associates, Inc (Revised September 2025) the applicant is proposing to mitigate through purchase of Mitigation Bank Credits. Mitigation will be approved by SWFWMD through the Environmental Resource Permit (ERP) process.

Wetland Buffers: Wetland Buffers are not proposed. Rather than providing the State required 25 foot average, 15 foot minimum wetland buffers (SWFWMD ERP A.H. Volume 1 10.2.7) the applicant is proposing to provide secondary impact mitigation through purchase of Mitigation Bank Credits.

Uplands:

Per the Environmental Narrative provided by Gause and Associates, Inc (Revised September 2025) the upland portion of the subject site is comprised of Vacant Urban Land (FLUCCS 190; 1.3 AC). There are no native upland habitats on site.

Endangered Species:

Per the Environmental Narrative provided by Gause and Associates, Inc (Revised September 2025) an on-site assessment was conducted in November 2023 and November 2024 for listed floral and faunal species. Wildlife utilization was found to be limited to avian population along with small rodents and reptiles. No significant wildlife was observed during the site visit. While approximately 60 percent of the upland portions of the site were reviewed, no gopher tortoise burrows were identified, and no gopher tortoises are expected to occur on the site.

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 (71 st Ave E)	10 feet	10 feet	LDC Section 701.4.B.2
Roadway Buffer (28 th St Ct E)	10 feet	10 feet	LDC Section 701.4.B.2
Screening Buffer (East)	10 feet	10 feet	LDC Section 701.4.B.3
Vehicle Use Area Buffer (North)	8 feet	Exceeds with Preserved Wetland	LDC Section 701.3.A.7

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

POSITIVE ASPECTS

- This proposed Churches/Places of Worship use is located near several pockets of residential and agricultural suburban zoning districts.
- Site design provides 79.6 percent Open Space, exceeding the required 20 percent Open Space for the project.

NEGATIVE ASPECTS

- 0.46 acres of wetland impacts are proposed which represent 18.5 percent of existing on-site wetlands.

MITIGATING MEASURES

- Wetland Mitigation: UMAM Mitigation will be required through the Southwest Florida Water Management District (SWFWMD). Per the Environmental Narrative provided by Gause and Associates, Inc (Revised September 2025) the applicant is proposing to mitigate through purchase of Mitigation Bank Credits. Mitigation will be approved by SWFWMD through the Environmental Resource Permit (ERP) process.

Conditions

A. DESIGN AND LAND USE STIPULATIONS

1. This Special Permit shall not be effective until it has been recorded in the Public Records of Manatee County, Florida, by the Applicant and a copy of the recorded Order is received by Development Services.
2. 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. Signs are not approved with this request. Signs details (size and type) shall be reviewed and approved with Building Permits. Limitations may apply.
4. 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. All other required federal, state, or local building permits shall be obtained before commencement of the project.
6. 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. 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. All other applicable state or federal permits shall be obtained prior to commencement of development.
2. There are 0.46 acres of impacts to jurisdictional wetlands being approved by the adoption of this Ordinance. No wetland buffers are provided.
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

C. STORMWATER 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 Churches/Places of Worship to be permitted in A-1 zoning while the parcel is not located upon a roadway classified as a collector or higher on the Roadway Functional Classification Map.

The property is in the IH (Industrial Heavy) Future Land Use Category. The Comprehensive Plan describes the intent of the IH designation as follows; To identify, textually in the Comprehensive Plan's goals, objectives and policies, or graphically on the Future Land Map, areas exhibiting a range of heavy and light industrial and other employment-oriented uses, in addition to intensive commercial development which would have significant adverse impacts if located adjacent to residential areas. Also, to provide for the development of support uses which would provide for the needs of workers in, or visitors to, or residents nearby, any area designated under this category.

The zoning is A-1 (Agricultural Suburban) and according to Table 4-3 Uses in Uses in Agriculture and Residential Districts, Churches/Places of Worship is listed as P/SP in Agricultural Suburban Districts.

This use is subject to LDC Section 531.13, that contains specific standards for Churches/Places of Worship. Based on this Section, a Special Permit is required because the site is not located upon a roadway classified as a collector or higher on the Roadway Functional Classification Map.

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 Churches/Places of Worship 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 was 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 to the south, single-family residential to the east, vacant industrial to the north, and warehousing and light industrial to the west. As a residential support use, the Churches/Places of Worship 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. 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.

Manatee County staff has reviewed the proposed screening and buffers and found them to be in compliance with all applicable codes.

Analysis:

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

Wetland Mitigation: UMAM Mitigation will be required through the Southwest Florida Water Management District (SWFWMD). Per the Environmental Narrative provided by Gause and Associates, Inc (Revised September 2025) the applicant is proposing to mitigate through purchase of Mitigation Bank Credits. Mitigation will be approved by SWFWMD through the Environmental Resource Permit (ERP) process.

Wetland Buffers: Wetland Buffers are not proposed. Rather than providing the State required 25 foot average, 15 foot minimum wetland buffers (SWFWMD ERP A.H. Volume 1 10.2.7) the applicant is proposing to provide secondary impact mitigation through purchase of Mitigation Bank Credits.

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

531.13. - Churches/Places of Worship.

A. Proposed church facilities in agricultural, residential and RVP zoning districts, shall meet the following standards (churches/places of worship that do not meet the standards may still be allowed but only through Special Permit approval):

1. The facility shall be located upon a roadway classified as a collector or higher on the Roadway Functional Classification Map;
2. The facility shall be located at the edge of a neighborhood, or at a corner location as permitted by the Department Director, but only upon making a finding that such a location is compatible with the adjacent residential area; and
3. The proposed parking facilities shall be setback at least twenty-five (25) feet from adjacent residentially used or zoned property.

Analysis:

1. The facility is not located upon a roadway classified as a collector or higher on the Roadway Functional Classification Map;
2. The facility is located at the edge of a neighborhood, or at a corner location as permitted by the Department Director, but only upon making a finding that such a location is compatible with the adjacent residential area; and
3. The proposed parking facilities will be setback at least twenty-five (25) feet from adjacent residentially used or zoned property.

TRANSPORTATION

Transportation Link Capacity Analysis

The applicant is requesting a Special Permit (SP) to build 7,000 sf of church with 220 seats. The applicant did provide a Traffic Study to gauge the impacts of the proposed development on the segments of Whitfield Avenue and Tallevast Road 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 are expected to operate at or above the level of service (LOS) performance standards.

NEAREST THOROUGHFARE	LINK	EXISTING LOS	ADOPTED LOS	FUTURE LOS (W/O PROJECT)	FUTURE LOS (W/PROJECT)
Whitfield Ave	3470	C	D	C	C
Tallevast Road	3180	C	D	C	C

Access

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

Positive Aspects

The project is low trip generator

Negative Aspects

None

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

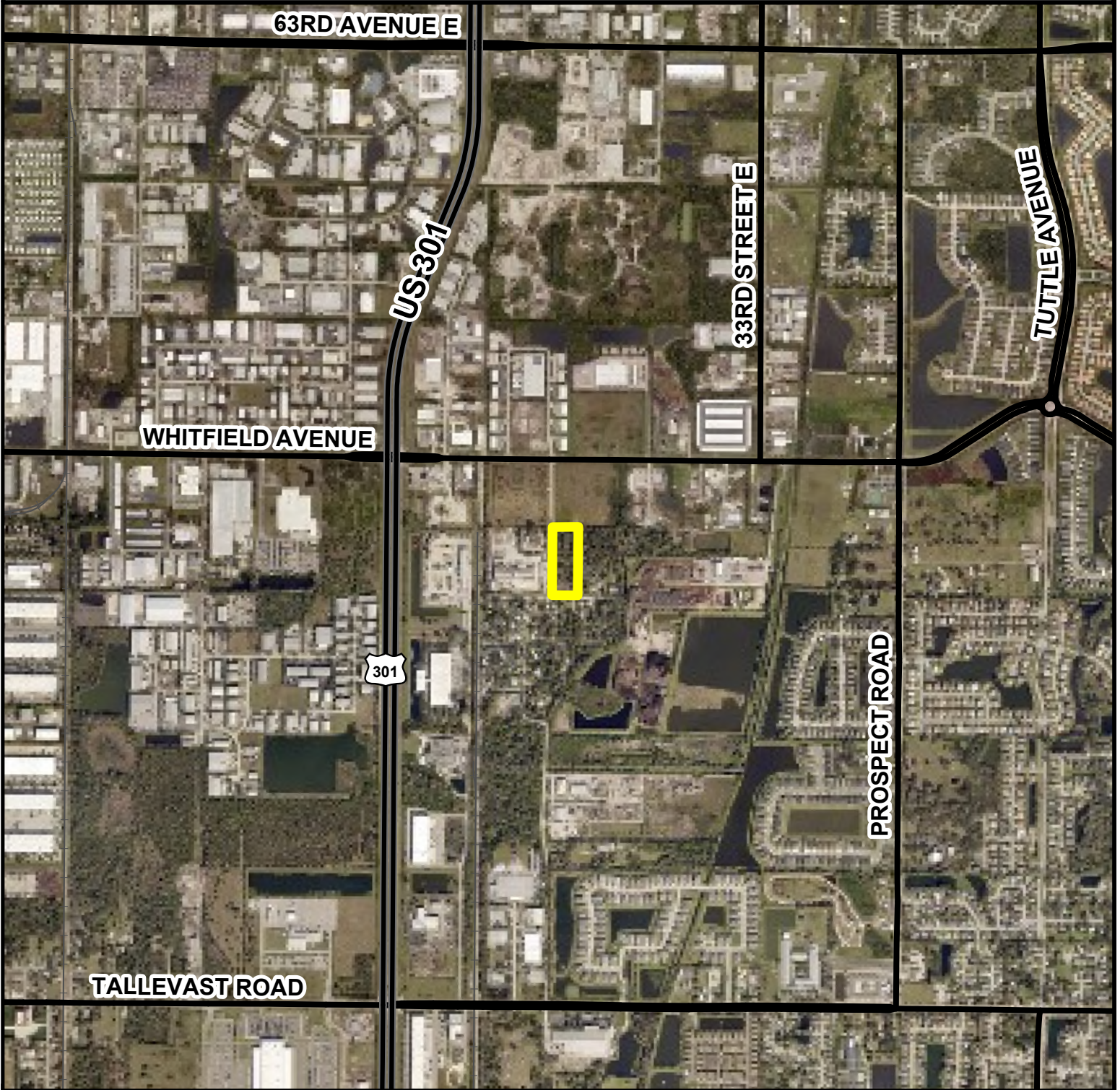
Other Concurrency Components

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. Concurrency Deferral
4. Environmental Report
5. Affidavit of Publishing

AERIAL



Parcel ID #(s) 1972700059

Project Name: Casa De Milagros SP

Project #: SP-25-02

Accela #: PLN2502-0112

S/T/R: 33 34S 18E

Acreage: 3.79

Existing Zoning: A-1

Existing FLU: IH

Overlays: SUR

Special Areas: SWTIF

CHH: N

Watershed: NONE

Drainage Basin: GAP CREEK

Commissioner: Mike Rahn

AERIAL



Parcel ID #(s) 1972700059

Project Name: Casa De Milagros SP

Project #: SP-25-02

Accela #: PLN2502-0112

S/T/R: 33 34S 18E

Acreage: 3.79

Existing Zoning: A-1

Existing FLU: IH

Overlays: SUR

Special Areas: SWTIF

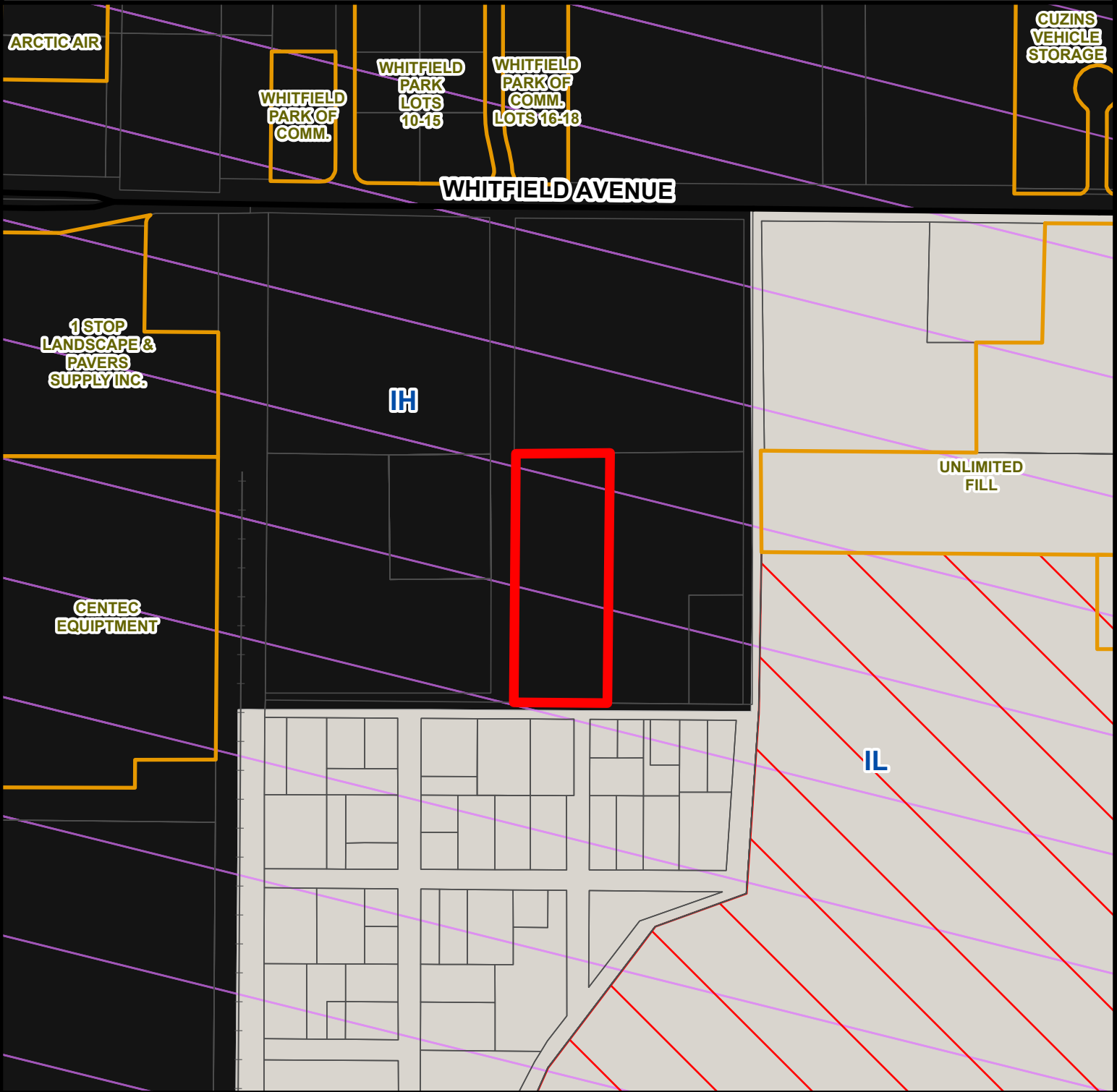
CHH: N

Watershed: NONE

Drainage Basin: GAP CREEK

Commissioner: Mike Rahn

FUTURE LAND USE



Parcel ID #(s) 1972700059

Project Name: Casa De Milagros SP

Project #: SP-25-02

Accela #: PLN2502-0112

 SRQ AI Height Overlay Surfaces (SUR)

S/T/R: 33 34S 18E

Acreage: 3.79

Existing Zoning: A-1

Existing FLU: IH

Overlays: SUR

Special Areas: SWTIF

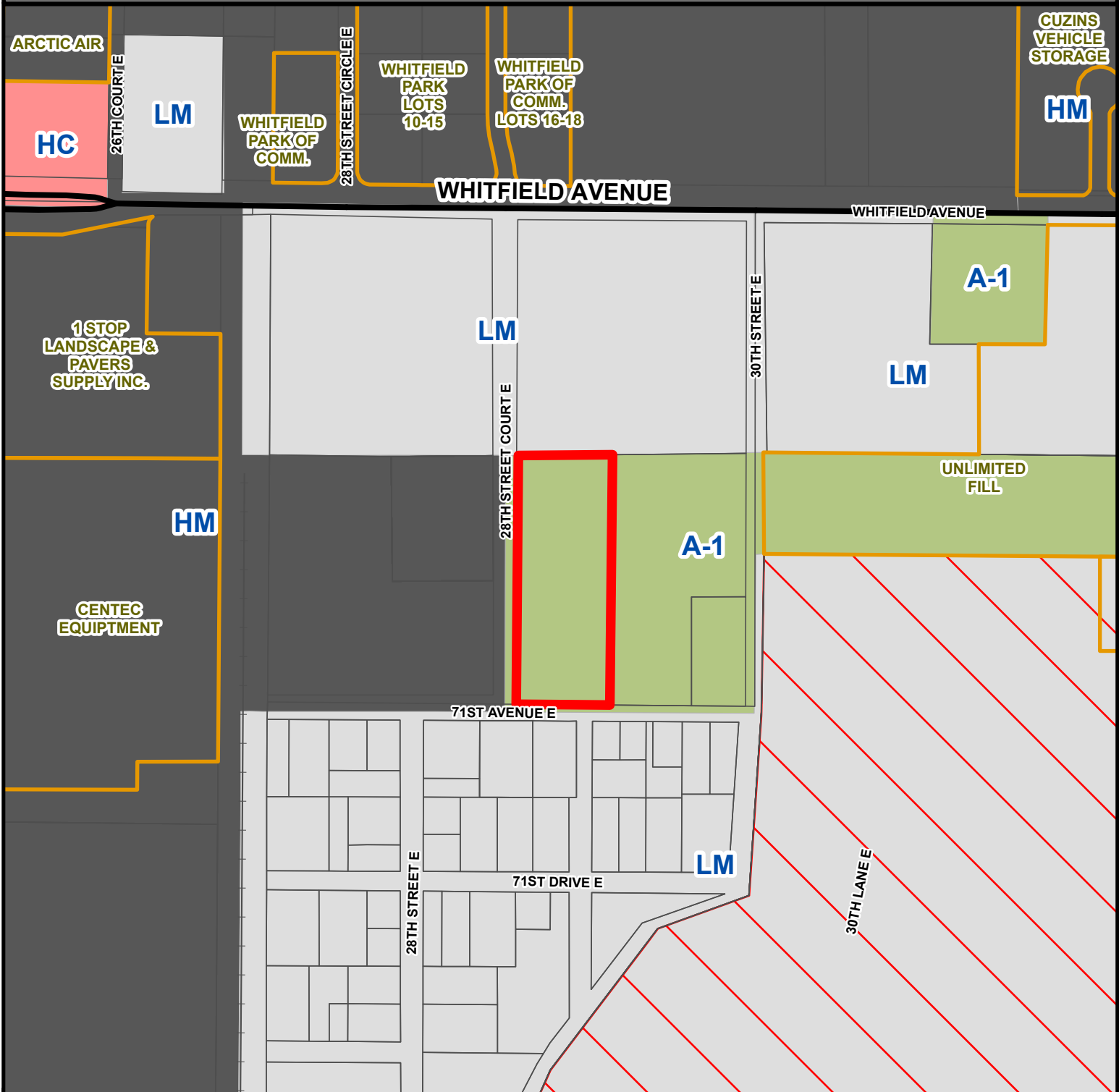
CHH: N

Watershed: NONE

Drainage Basin: GAP CREEK

Commissioner: Mike Rahn

ZONING



Parcel ID #(s) 1972700059

Project Name: Casa De Milagros SP

Project #: SP-25-02

Accela #: PLN2502-0112

S/T/R: 33 34S 18E

Acreage: 3.79

Existing Zoning: A-1

Existing FLU: IH

Overlays: SUR

Special Areas: SWTIF

CHH: N

Watershed: NONE

Drainage Basin: GAP CREEK

Commissioner: Mike Rahn

PRELIMINARY SITE PLAN FOR CASA DE MILAGROS

AUGUST 2025

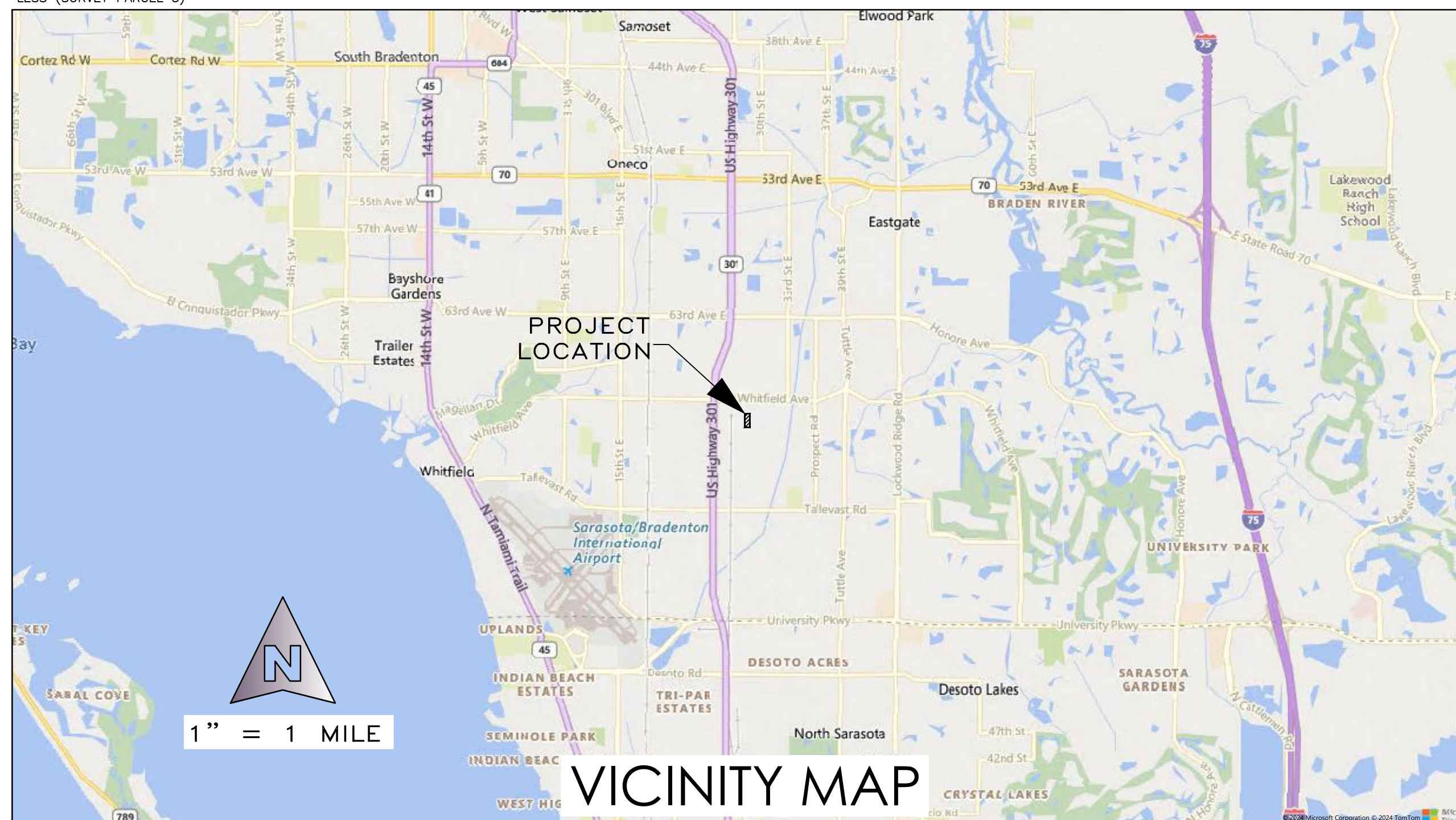
2841 71ST AVE E, SARASOTA, FL 34243
SECTION 29, TOWNSHIP 35 SOUTH, RANGE 18 EAST
UNINCORPORATED MANATEE COUNTY, FLORIDA



Phone: (941) 920-1456 | Email: Chris@Civil-X.com | Web: www.civil-x.com
CA: 34052

LEGAL DESCRIPTION

COMMENCE AT A POINT 676.36 FEET EAST AND 1328.58 FEET SOUTH OF THE NW CORNER OF SECTION 29, TOWNSHIP 35 EAST, RANGE 18 SOUTH, MANATEE COUNTY, FLORIDA, SAID POINT BEING THE SW CORNER OF THE SE 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 29; THENCE N.89°48'30"E, ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE NW 1/4 OF THE NW 1/4, A DISTANCE OF 30.0 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 28TH STREET COURT EAST, AS PER O.R. BOOK 115, PAGE 746 FOR A POINT OF BEGINNING; THENCE CONTINUE N.89°48'30"E, ALONG SAID SOUTH LINE, A DISTANCE OF 247.84 FEET; THENCE N.00°06'51"E, 663.75 FEET TO A POINT ON THE NORTH LINE OF SAID SE 1/4 OF THE NW 1/4 OF THE NW 1/4; THENCE S.89°53'15"W, ALONG SAID NORTH LINE, A DISTANCE OF 249.78 FEET TO A POINT OF THE SAID EAST RIGHT-OF-WAY LINE OF 28TH STREET COURT EAST; THENCE S.00°03'10"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 664.29 FEET TO THE POINT OF BEGINNING, CONTAINING 3.791 ACRES MORE OR LESS (SURVEY PARCEL 3)



NOTES

- THIS SITE LIES WITHIN FLOOD ZONE "X" AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, MAP NUMBER 12081C0317E, EFFECTIVE DATE 3/17/2014.
- EXISTING ELEVATIONS AND TOPOGRAPHIC INFORMATION SHOWN ON THIS SITE PLAN ARE PROVIDED BY A SURVEY CONDUCTED BY FLORIDA COAST SURVEYING AND BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
 - BENCHMARKS & ELEVATIONS SHOWN ARE TO BE VERIFIED BY DESIGN SURVEYOR PRIOR TO USE.
 - CONVERSION FACTOR: EL. N.G.V.D. 1929 = EL. N.A.V.D.88 + 0.997'.
- THERE ARE NO KNOWN FOUNDATIONS, MOUNDS OR MIDDEN AREAS OF HISTORIC ORIGIN, OR PLATTED STREETS LOCATED ON THIS SITE.
- THERE ARE NO KNOWN WELLS LOCATED ON THIS SITE. ANY EXISTING WELL(S) DISCOVERED WITHIN THE LIMITS OF DISTURBANCE SHALL BE SEALED & ABANDONED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3 & LAND DEVELOPMENT CODE (LDC) SECTION 704. CONTRACTOR SHALL PREPARE AND SUBMIT A WELL MANAGEMENT PLAN TO MANATEE COUNTY ENVIRONMENTAL PLANNING DIVISION FOR REVIEW AND APPROVAL OF ANY EXISTING WELL(S) LOCATED WITHIN LIMITS OF DISTURBANCE DURING CONSTRUCTION ACTIVITIES. WELLS SHALL BE PROTECTED THROUGHOUT CONSTRUCTION UNTIL ABANDONED.
 - WELL MANAGEMENT PLAN SHALL INCLUDE THE FINAL DISPOSITION OF THE WELL (USED/ABANDONED), METHODOLOGY TO SECURE WELL DURING CONSTRUCTION, GPS COORDINATES OF WELL, DIGITAL PHOTOGRAPHS.
 - WELL MANAGEMENT PLAN SHALL INCLUDE THE FINAL DISPOSITION OF THE WELL (USED/ABANDONED), METHODOLOGY TO SECURE WELL DURING CONSTRUCTION, GPS COORDINATES OF WELL, DIGITAL PHOTOGRAPHS.
- THERE ARE NO KNOWN PERENNIAL STREAMS ON OR ADJACENT TO THE SITE.
- INFRASTRUCTURE CONSTRUCTION WILL COMMENCE JANUARY 2025. ALL BUILDING PERMITS MUST BE ISSUED PRIOR TO THE EXPIRATION OF THE CLOSE OR FINAL SITE PLAN (FSP), WHICHEVER OCCURS FIRST.
- SEDIMENTATION AND EROSION CONTROL MEASURES WILL BE IN COMPLIANCE WITH SECTION 355 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE. TO PREVENT SEDIMENTARY RUNOFF DURING CONSTRUCTION, STAKED HAY BALES, STAKED SILT SCREENS OR INLET DEBRIS CONTROL SCREENS ARE TO BE PLACED AT STORM INLETS, OUTFALL LOCATIONS AND ADJACENT PROPERTY LINES AS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SEDIMENTATION BARRIERS IN A WORKING MANNER FOR THE DURATION OF CONSTRUCTION AND SHOULD BE CHECKED DAILY. SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF OF THE DEPTH OF THE SEDIMENTATION BARRIER SHALL BE IMMEDIATELY REMOVED AND REPLACED IN UPLAND AREAS. IN ADDITION TO SPECIFIED EROSION CONTROL LOCATIONS, THE CONTRACTOR SHALL PERFORM DAILY SITE INSPECTIONS FOR POTENTIAL EROSION PROBLEMS. IF PROBLEMS OCCUR, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING APPROPRIATE EROSION CONTROL IMMEDIATELY. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING TEMPORARY EROSION CONTROL DEVICES FOLLOWING COMPLETION OF ALL CONSTRUCTION AND FINAL STABILIZATION.
- NOTIFY MANATEE COUNTY ENVIRONMENTAL PLANNING DIVISION PRIOR TO THE INITIATION OF CONSTRUCTION. A PRE-CONSTRUCTION INSPECTION OF THE SEDIMENTATION AND EROSION CONTROL (S&E) DEVICES IS REQUIRED.
- EXTERIOR SITE LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH LDC AND BE DIRECTED TO THE INTERIOR OF THE SITE.
- EASEMENTS, DEDICATIONS, & RESERVATIONS WILL BE PROVIDED IN ACCORDANCE WITH MANATEE COUNTY LAND DEVELOPMENT CODE.
- ELECTRIC SERVICE WILL BE PROVIDED BY FPL.
- SOLID WASTE DISPOSAL SERVICE WILL BE PROVIDED BY MANATEE COUNTY DUMPSTER SERVICE PICK-UP.
- POTABLE WATER & SANITARY SEWER SERVICES WILL BE PROVIDED BY MANATEE COUNTY.
- IN ACCORDANCE WITH SECTION 701.11.A.3 OF THE LDC, ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GRAY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED.
- MANATEE COUNTY PUBLIC WORKS UTILITY STANDARDS ARE THE MINIMUM ALLOWABLE WATER AND/OR WASTEWATER CONSTRUCTION STANDARDS, WHERE ANY NOTE OR DETAIL ON THESE PLANS CONFLICT WITH THE MANATEE COUNTY PUBLIC WORKS UTILITY STANDARDS THE MORE STRINGENT INTERPRETATION, AS DETERMINED BY THE COUNTY INFRASTRUCTURE INSPECTOR, SHALL BE APPLIED.
- TEMPORARY TRAFFIC CONTROL PLAN & RIGHT-OF-WAY USE PERMIT:
 - ANY OFFSITE IMPROVEMENTS WITHIN THE MANATEE COUNTY RIGHT-OF-WAY (ROW) AS DEPICTED ON THE APPROVED FINAL SITE PLAN, AS APPLICABLE, SHALL REQUIRE A MANATEE COUNTY ROW USE PERMIT AND A "TEMPORARY TRAFFIC CONTROL PLAN" (TTCP) BASED ON THE MINIMUM REQUIREMENTS PROVIDED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND/OR MANATEE COUNTY TRANSPORTATION STANDARD DETAIL 406.0 (ROAD/LANE CLOSURE PROCEDURES). THE TTCP SHALL BE SUBMITTED TO MANATEE COUNTY INFRASTRUCTURE INSPECTIONS DIVISION PRIOR TO THE START OF SAID CONSTRUCTION. CONTACT INFRASTRUCTURE@MNMANATEE.ORG FOR SPECIFIC REQUIREMENTS OF ROW USE PERMIT AND TTCP.
- OWNERSHIP, OPERATION, & MAINTENANCE OF THE ON-SITE IMPROVEMENTS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, INCLUDING BUT NOT LIMITED TO:
 - ON-SITE SANITARY SEWER SYSTEM WITHIN PROPERTY LIMITS.
 - POTABLE WATER SYSTEMS DOWNSTREAM OF THE POTABLE WATER METER. FIRE SERVICE LINES DOWNSTREAM OF THE FIRE SERVICE BACK FLOW PREVENTER, INCLUDING THE BACKFLOW PREVENTER.
- OPEN SPACE MAY INCLUDE NATURAL OR ARTIFICIAL WATER BODIES, INCLUDING WET DETENTION/RETENTION FACILITIES AND WETLANDS, UP TO 75 PERCENT OF THE REQUIRED OPEN SPACE CALCULATION (LDC SEC. 804.1).

	SOURCE	OWNERSHIP
POTABLE WATER	COUNTY	PRIVATE
WASTEWATER	COUNTY	PRIVATE
RECLAIMED / IRRIGATION WATER	WELL	PRIVATE



Know what's below.
Call before you dig.

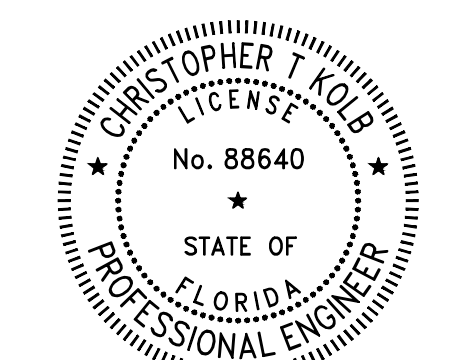
Sheet List Table

Sheet Number	Sheet Title
C-01	COVER SHEET
C-02	AERIAL & EXISTING CONDITIONS PLAN
C-03	FINAL SITE PLAN
C-04	PAVING, GRADING & DRAINAGE PLAN
C-05	WATER AND SEWER PLAN
C-06	DEMOLITION, EROSION & SEDIMENT CONTROL PLAN
C-07	GENERAL NOTES AND SPECIFICATIONS
C-08	GENERAL DETAILS
C-09	GENERAL DETAILS
C-10	UTILITY DETAILS
C-11	UTILITY DETAILS
L.1	FINAL LANDSCAPE PLAN
L.2	FINAL LANDSCAPE NOTES, DETAILS
TPP.1	TREE PROTECTION PLAN

SITE DATA

MANATEE COUNTY PARCEL ID: 1972700059

PARCEL AREA:	3.79 ACRES
ZONING:	A-1
PROPOSED LAND USE(S) DESCRIPTION:	CHURCH
FLOOR AREA RATIO (FAR):	0.04
OPEN SPACE:	79.6% PROPOSED (3.02 AC), 20% MIN. REQUIRED
MAXIMUM BUILDING HEIGHT:	2 STORIES
POND AREA:	POND (0.33 AC.) 0.09 %
PARKING:	
CHURCH:	7,000 SF
CHURCH SEATS:	1 / 3 SEATS IN SANCTUARY, 220 / 3 = 73 SPACES
PROPOSED PARKING:	83 SPACES INCLUDING 4 HANDICAP
BICYCLE PARKING (20-100 VEHICLE SPACES REQUIRES 6 BICYCLE SPACES):	6 BICYCLE SPACES PROPOSED
MINIMUM BUILDING SETBACKS:	
FRONT (WEST):	50'
SIDE (NORTH):	10'
FRONT (SOUTH):	50'
SIDE (EAST):	10'
WETLAND BUFFER STRUCTURAL SETBACK:	15' FROM WETLAND BUFFER
WETLAND:	
EXISTING WETLAND ACREAGE:	2.49 AC
PROPOSED WETLAND IMPACT ACREAGE:	0.46 AC
POST-DEVELOPMENT WETLAND ACREAGE:	2.03 AC



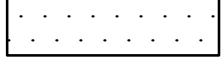
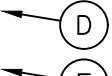

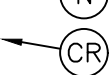
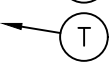



CHRISTOPHER T. KOLB
PROFESSIONAL ENGINEER #88640

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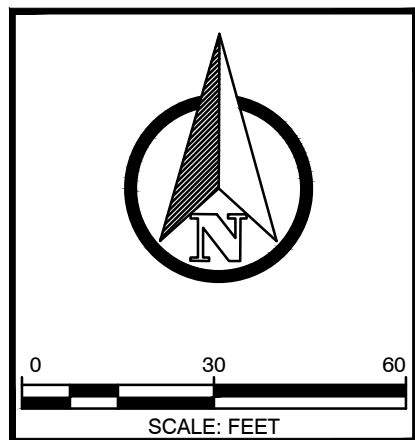
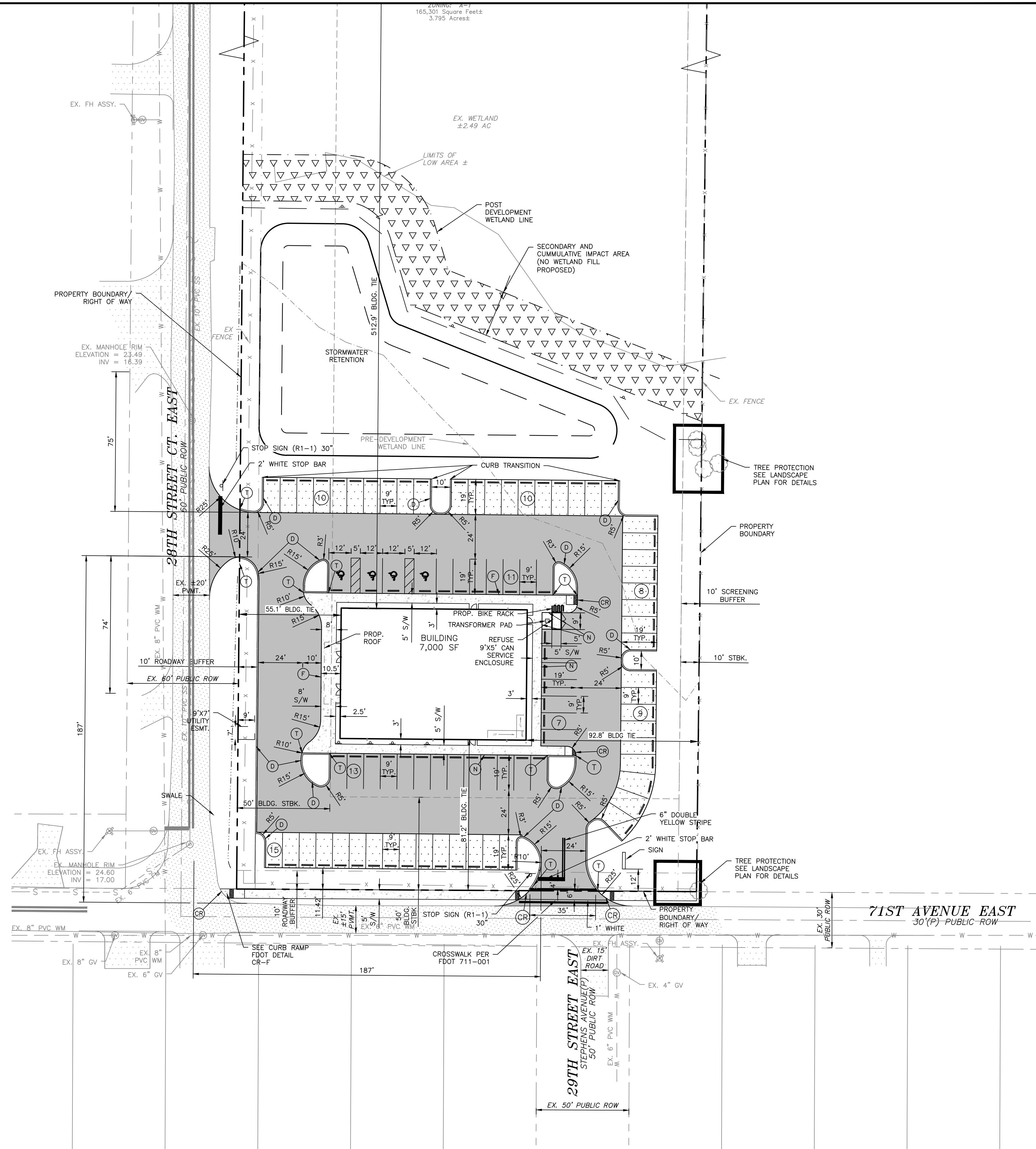
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LEGEND

-  PROPOSED ASPHALT PAVEMENT
-  PROPOSED CONCRETE
-  PROPOSED GRASS PARKING CONCRETE
- ALL CURB RADII ARE 5' UNLESS OTHERWISE SPECIFIED
-  TYPE "D" CURB
-  FLUSH SIDEWALK
-  INTEGRAL CURB SIDEWALK
-  CURB RAMP
-  CURB TRANSITION

NOTE:

ALL NUISANCE, EXOTIC PLANT SPECIES SHALL BE REMOVED FROM WETLAND BUFFERS DURING CONSTRUCTION AND FOR THE LIFE OF THE PROJECT (LDC SEC. 701.8.E).

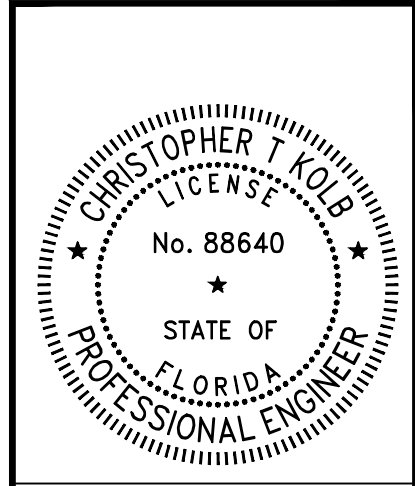


CIVIL-X
 PO Box 110067, Lakewood Ranch, FL 34211
 Phone: (941) 920-1456 | www.civil-x.com
 CA 34052

HALFACRE CONSTRUCTION COMPANY
 7015 PROFESSIONAL PARKWAY
 SARASOTA, FL 34240

NO.	DATE	REVISION	BY
1	11/11/25	MONUMENT SIGN ADDED	

CASA DE MILAGROS
 FINAL SITE PLAN



CHRISTOPHER T. KOLB
 PROFESSIONAL ENGINEERING
 #88640

JOB NO: HLFA0007
 DATE: 1/16/2026

C-03

SCALE: 1" = 30'
 DATUM: NAVD 88



Form D3 - Concurrency Deferral & Acknowledgement

DEFERRAL AND ACKNOWLEDGMENT OF EVENTUAL REQUIREMENT FOR CONCURRENCY CERTIFICATION

NOTE: When an application for a development order defers "Concurrency" certification to a later stage of approval, the property owner(s) or authorized representative(s) must acknowledge the eventual requirement for certification. A development order that does not have a "Concurrency" Certificate of Level of Service Compliance shall not grant any rights or entitlements to certification; shall not exempt the proposed development from the eventual requirements for certification; and shall not grant any rights to commence development without certification.

Parcel No: 1972700059

Property Size (acres or sq. ft.): 3.79 ac

Section: 29

Township: 35

Range: 18 TAZ: [Click here.](#)

Print Name(s) of all Property Owners:

Ministerio Global Casa De Milagros

Being first duly sworn, depose(s) and say(s):

1. That (I am/we are) the owner(s) and record title holder(s) or authorized representative(s) of the following described property: (print legal description)
See attachment A.
2. That this property constitutes the property for which a request for approval is sought precedent to the use or development of land and is sought through the Building & Development Services Department, an administrative agency of the Board of County Commissioners of Manatee County, Florida.
3. That (I/we) hereby recognize and acknowledge that any approval of the above-cited request shall not exempt me/us, or the successors and/or assigns of the property, when seeking further development approval(s) from Manatee County Government for the above-cited property, from the requirement for a Certificate of Level of Service which shall ensure the adequacy of public facilities to serve land development according to the adopted level-of-service standards.
4. That (I/we) hereby recognize and acknowledge that any approval of the above-cited request shall not grant me/us, or the successors and/or assigns of the property, any rights or entitlements to a Certificate of Level of Service Compliance, public facility capacities or approval to commence development.
5. That (I/we) hereby recognize and acknowledge that any approval of the above-cited request shall not assure me/us, or the successors and/or assigns of the property, of future adequate capacities in public facilities, and that (I/we) proceed aware of the risk of future inadequate capacities.



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

Affix Signatures of All Property Owner(s)/Agent(s):

Castillo

(Signature)

Click or tap to enter a date.

02/13/25 ¹⁴ K.C.

(Date)

(Signature)

Click or tap to enter a date.

(Date)

STATE OF FLORIDA
COUNTY OF MANATEE

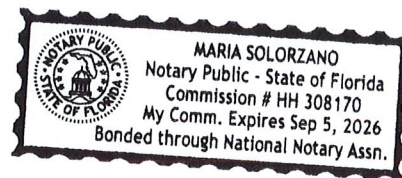
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of February (month) 2025 (year), by Kerwin Castillo (name of person acknowledging) who is personally known to me or who has produced FL. Driver License (type of identification) as identification.

[Signature]

Signature of Notary Public – State of Florida

Maria Solorzano

(Print, Type or Stamp Commissioned Name of Notary Public to the Left of Signature)





Landscape
Architecture

Land Planning

Project
Management

Environmental

Irrigation
Design

Consulting
Arborist

ENVIRONMENTAL NARRATIVE

CASA DE MILAGROS

November 2024

Revised April 2025

Revised September 2025

Prepared by:

**Gause and Associates, Inc.
323 10th Avenue West, Suite 102
Palmetto, Fl. 34221**

Robert C. Gause
President

INTRODUCTION

The project site (PID 1972700059) is the proposed future location of the Ministerio Global Casa De Milagros church. It is located at 71st Ave. E., Sarasota, Florida, 34243. It is located in Section 18, Township 35 South, and Range 18 East. The project site is approximately 3.79 acres containing approximately 2.5 acres of wetlands in the form of seepage slope and forested wetland area. The project area is zoned A-1.

The subject site was visited on November 11, 2023 by Robert Gause who has 41 years experience conducting wetland and wildlife assessments. The purpose of the visit was to establish the current conditions on the site as well as the quality of the existing wetland area. The site was revisited on November 25, 2024 to revisit the upland and wetland area to determine if substantial changes had occurred since it was evaluated. Conditions had not substantially changed. Additionally, the wetland limits were reviewed on-site by Ms. Grace Kaszuba of the Southwest Florida Water Management District on May 11, 2025 and accepted as marked.

The owner wishes to construct a house of worship on the property. As part of the project, parking and stormwater considerations result in the need to impact wetland jurisdictional areas. The purpose of this report is to review the site for listed species as well as potential wetland impacts and mitigation to offset wetland impacts.

EXISTING CONDITIONS

The subject parcel is approximately 3.79 acres of vacant land. The uplands have been cleared of understory vegetation and it appears that exotic nuisance vegetation has been removed from the seepage slope area. As a result, There is little to no canopy vegetation. The understory vegetation has been limited primarily to groundcovers such as: Bushy Beard (*Andropogon glabra*), Dog Fennel (*Euphorbia* spp.), Swordfern (*Nephrolepis* spp), with some subcanopy of Brazilian pepper (*Schinus terebinthifolius*) regenerating on the site. A couple of larger Laurel Oaks (*Quercus laurifolia*) and Redbay (*Persea boubonia*) are also present although they represent no significant canopy coverage.

Further down the seepage slope, the system develops into a forested wetland system containing SweetBay (*Magnolia virginiana*), Sabal Palms, Red Maples (*Acer rubrum*), Cinnamon fern (*Osmundastrum cinnamomeum*), Sword fern and Elms (*Ulmus* spp.).

The upland portion of the site have a mixture of pasture grasses (Bahia), Tropical girdlepod (Mitracarpus hirtus), dog fennels, Caesarweed, Muscodine vine (*Vitis rotundifolia*), Boston fern, a sparse subcanopy (<10%) of Sabal palmetto, Carrotwood, Salt bush (*Baccharus* spp.) and Camphor tree and a sparse (<10%) canopy live oaks (*Quercus virginiana*), Silver wattle (*Acacia dealbata*), There has been vegetative debris dumped on the property.

The wetland system is historically isolated as demonstrated on the Soil Surveys both current and historical.



WILDLIFE UTILIZATION

Wildlife utilization is limited to avian population along with small rodents and reptiles. No significant wildlife was observed during the site visit.

LISTED SPECIES

BALD EAGLE (*Haliaeetus leucocephalus*): No nest have been identified on the subject site. A review of the Audubon Eagle Nest Locator website indicates that the closest nest MN043 is located approximately 0.6 miles SW of the subject site.

GOPHER TORTOISES (*Gopherus polyphemus*): An effort to identify gopher tortoise burrows if present was made. Approximately 60% of the upland portions of the site were reviewed. No burrows were identified. The site has been subjected to various vegetative impacts as well as some illegal dumping that has occurred on it. No gopher tortoises are expected to occur on the site.

SAND HILL CRANE (*Antigone canadensis paratensis*) – Sand Hill Cranes are listed as “Threatened” by the FWC. The subject site was reviewed to determine if any Sand Hill Crane nests were present. No Sand Hill Crane nests were observed on site nor are any expected. It is possible that a Sand Hill Crane may forage on the site following development since they are commonly distributed around this area of Florida and are commonly found within open grassy areas.

EASTERN INDIGO SNAKE (*Drymarchon corais coupen*) – The Eastern Indigo Snake is listed as Threatened by both the FWS and FWC. The snake occurs in a range of habitats. No evidence of Eastern Indigo Snakes was observed. If required by the FWS or FWC, indigo snake informational signage will be posted.

WOOD STORK (*Mycteria americana*) and other Wading Birds: The Wood Stork is listed as “Endangered” by the USFWS. The project falls within the Core Foraging Area (CFA). The wetland area is forested area. No nesting is expected to occur.

WEST INDIAN MANATEE (*Trichechus manatus*): The West Indian Manatee is not an issue on this site.

FUTURE LAND USE COVER CLASSIFICATION SYSTEM

FLUCCS 110 – LOW DENSITY RESIDENTIAL(OFFSITE)

FLUCCS 155– LIGHT INDUSTRIAL (OFFSITE)

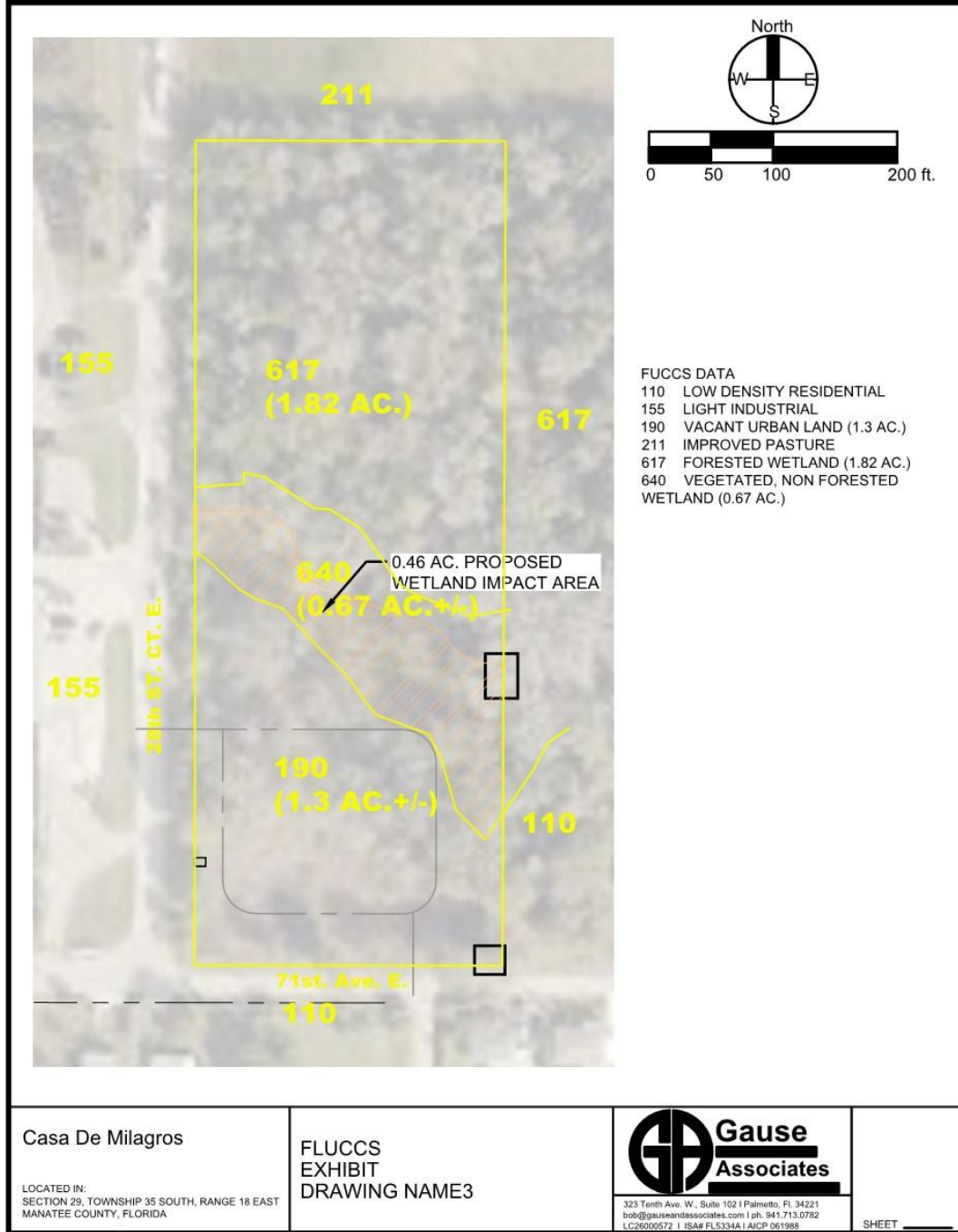
FLUCCS 190 – VACANT LAND – (1.3 AC.) Open vacant upland land with limited tree cover.

FLUCCS 211-IMPROVED PASTURE (OFFSITE)

FLUCCS 617 -FORESTED WETLNAD (1.82 AC.) – Forested hardwoods with Laurel Oaks, Red Maples, Carolina Willow and ferns.

FLUCCS 640 – VEGETATED NON FORESTED WETLAND (0.67 AC.) Disturbed wetland area where exotic nuisance vegetation was removed.





PROPOSED WETLAND IMPACTS

The developer proposes to impact approximately 0.46 acres of herbaceous wetland area to allow for development of the site. The proposed impacts are to the area previously dominated by Brazilian peppers and now mostly herbaceous. It has a value of approximately 0.47 as measured using the



Unified Wetland Assessment methodology which are attached with this report. The value has been discussed and agreed to with representatives of SWFWMD on site. The applicant proposes to purchase 0.22 credits from the Manatee Mitigation bank to address the wetland impact.

SECONDARY AND CUMULATIVE IMPACTS

Secondary and cumulative impacts combine with the removal and replacement of the existing wetland system with offsite mitigation. Currently, the wetland edge includes the existing roadway right of way on the west and additional wetland areas and single-family residences to the east. The residential properties to the east have impacted the wetlands on their properties through strategic clearing and mowing to make them a more usable part of their properties. The applicant has minimized impacts to the wetland by not impacting additional wetland area to create an additional buffer. Pursuant to a discussion with Lauren Greenawalt of the SWFWMD, the applicant will need to calculate the impact to the 25' buffer by reducing the UMAM score for location and landscape by 1 and then dividing the new total by 30. A copy of Part 2 of the UMAM scoring sheet is included with this narrative and shows a functional loss of 0.4 to 0.17 acres of wetland. The resulting functional loss is calculated at 0.07. The applicant proposes to purchase 0.07 freshwater herbaceous credits from the Manatee Mitigation Bank and to add them to the 0.22 credits needed to be purchased for the wetland impact.

AVOIDANCE AND MINIMIZATION

Pursuant to Section 10.2.1.2.a&b of the applicant's handbook, this project mitigation will provide greater long term ecological value than the wetland area being impacted therefore avoidance and minimization is not required. Regardless, the applicant has reviewed various layouts needed to accommodate the proposed church along with required parking and stormwater requirements. A couple of them are provided with this report. Originally, the applicant thought that the wetland line was further north than it in fact is located based on field verification. When the wetland limits were verified by the SWFWMD in the field, it was determined that the layouts impacted much more wetland area than originally thought. The applicant and their team have made every effort to minimize wetland impacts and have limited them to the already disturbed area of the existing system. In order to utilize the site, provide required parking and address stormwater treatment and attenuation requirements, the impacts must occur. The ecological value of the functions have been discussed with Ms. Grace Kazuba from the Water Management Staff and the functional loss score of 0.47 has been agreed upon for the impact area. More recently, we have also worked with Lauren Greenawalt of the SWFWMD staff and established a functional loss score of 0.4 for the secondary impact area (25' wetland buffer). We have discussed with District staff the plan to purchase freshwater herbaceous credits within the Manatee Mitigation Bank to address the total functional loss associated with the proposed impacts.

PROPOSED IMPACT COMPENSATION

The applicant is prepared to purchase 0.29 required credits for Freshwater herbaceous credits from the Manatee Mitigation bank to address both the wetland impact and the secondary/cumulative impacts of the project. The Manatee Mitigation bank currently has available credits for sale per conversations held with Ms. Collins from Terra Blue, the owner of the mitigation bank, on September 18, 2025



PUBLIC INTEREST TEST

A. Public Health, Safety or Welfare, or the Property of Others

This project is not expected to endanger the public health, safety or welfare, or property of others. There is no expected affect on the property of others and no impacts to restricted waters.

B. Fish and Wildlife and Their Habitats

There is no expected significant adverse affect on fish and wildlife and their habitats. The area to be impacted is of relatively low quality and has been impacted by vegetation removal, mostly what appears to have been Brazilian pepper, a nuisance vegetation. Currently it is dominated by herbaceous vegetation. Wildlife adjacent to the impact area is shielded from further impacts by the proposed SWF and the additional vegetation being planted.

C. Navigation, Water Flow, Erosion, and Shoaling

The project is not expected to affect navigation, water flow, or erosion and shoaling.

D. Fisheries, Recreation, Marine Productivity

There will be no effect on fish nurseries, water temperature, salinity, detrital export, or marine nutrient levels for the reason that there will be no work done in a marine environment.

E. Temporary or Permanent Nature

The proposed project is permanent.

F. Historical and Archaeological Resources

There are no known historical or archaeological resources.

G. Current Condition and Relative Value of Functions

The current condition and relative value of the existing wetland is outlined in the UMAM assessment attached with this report.

MITIGATION COST ESTIMATE

The area has a 0.46 acre wetland system impact with an estimated UMAM score of 0.47 requiring the purchase of 0.22 mitigation bank credits. The required calculaton for secondary and cumulative impacts is 0.17 acres with an UMAM score of 0.4 requiring an additional 0.07 credits. The applicant is expected to purchase 0.29 credits from Manatee Mitigation Bank at a projected cost of \$220,000 per credit. The mitigation bank credit is expected to cost approximately Sixty Three Thousand Eight Hundred Dollars and no cents. (\$63,800.00)

Well Management Plan

No wells have been identified on the subject site therefor no well management plan is proposed. A new well will be constructed with the project to provide irrigation.



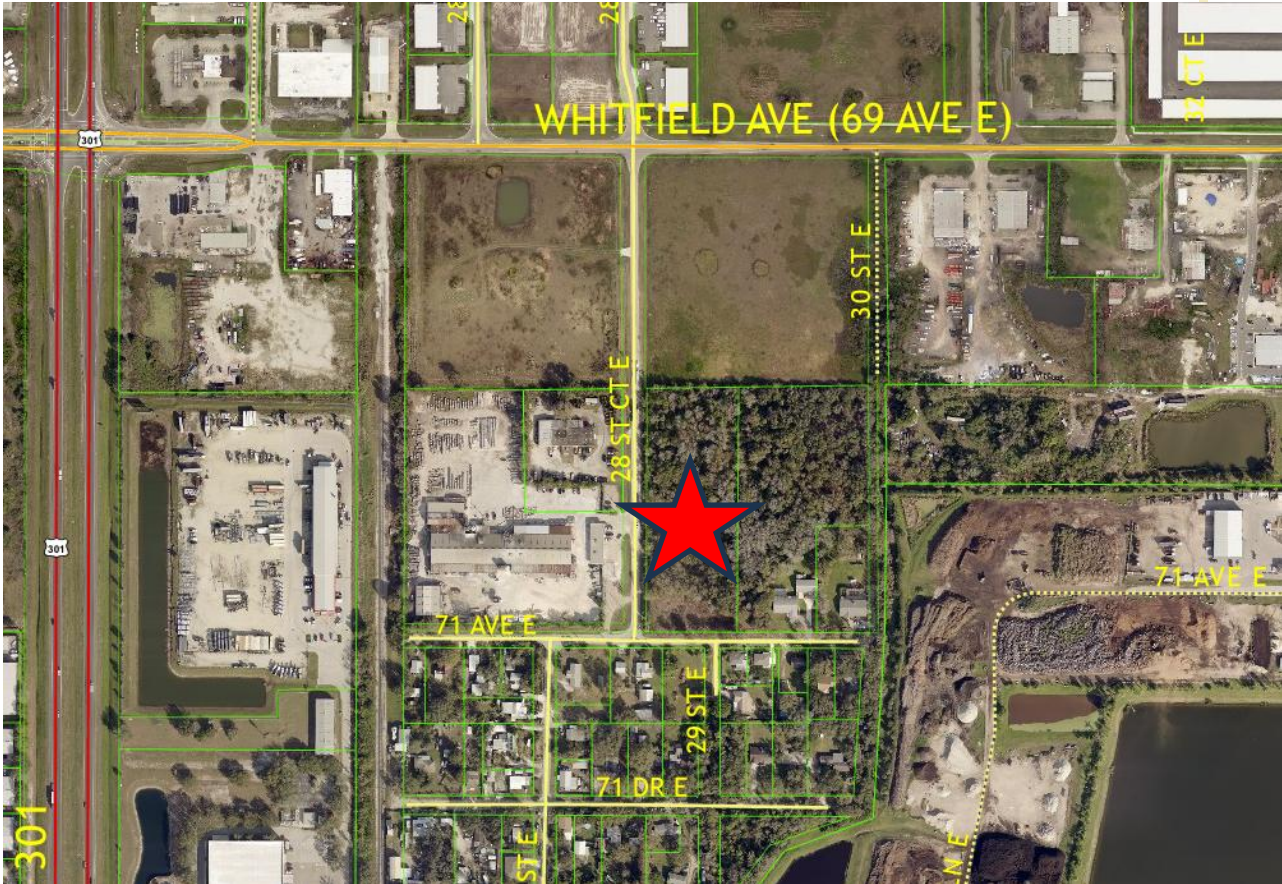
CONCLUSION

The proposed development, as a whole, is not expected to have any significant adverse effects on wildlife or their habitat.

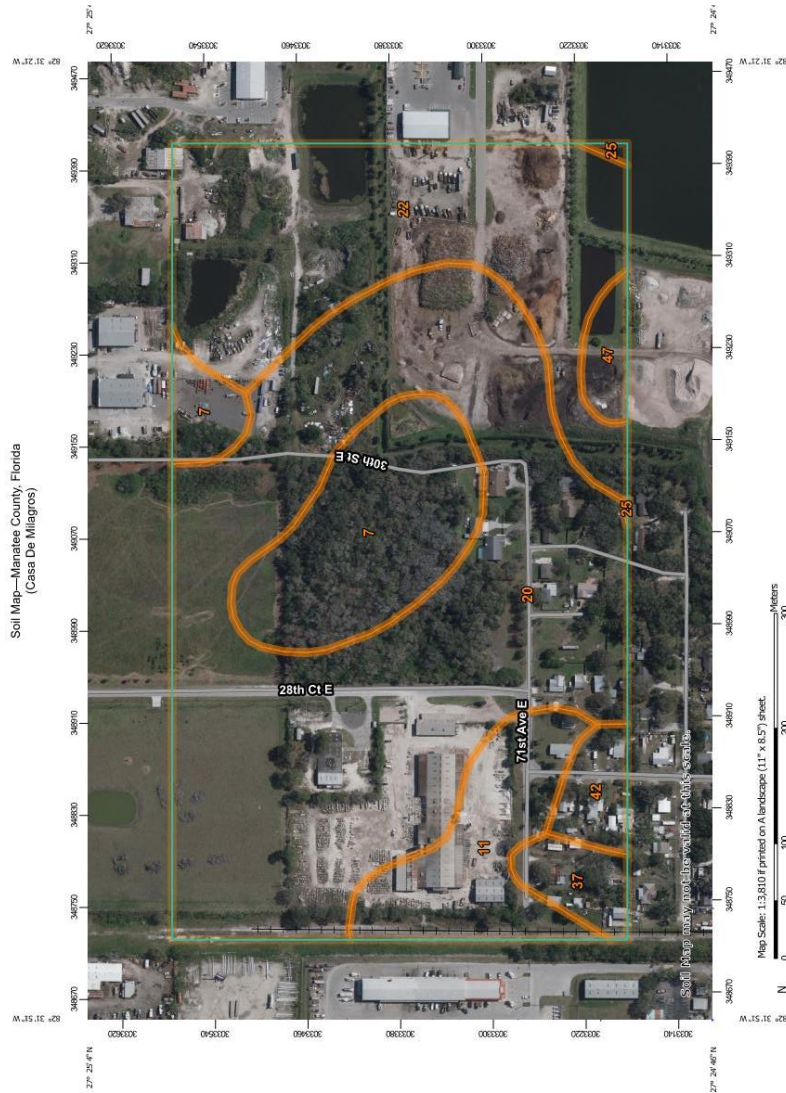
WETLAND IMPACT EXHIBIT



LOCATION MAP



NRCS SOIL MAP



10/18/2023
Page 1 of 3

Web Soil Survey
National Cooperative Soil Survey

USDA
Natural Resources
Conservation Service

Map Unit Legend

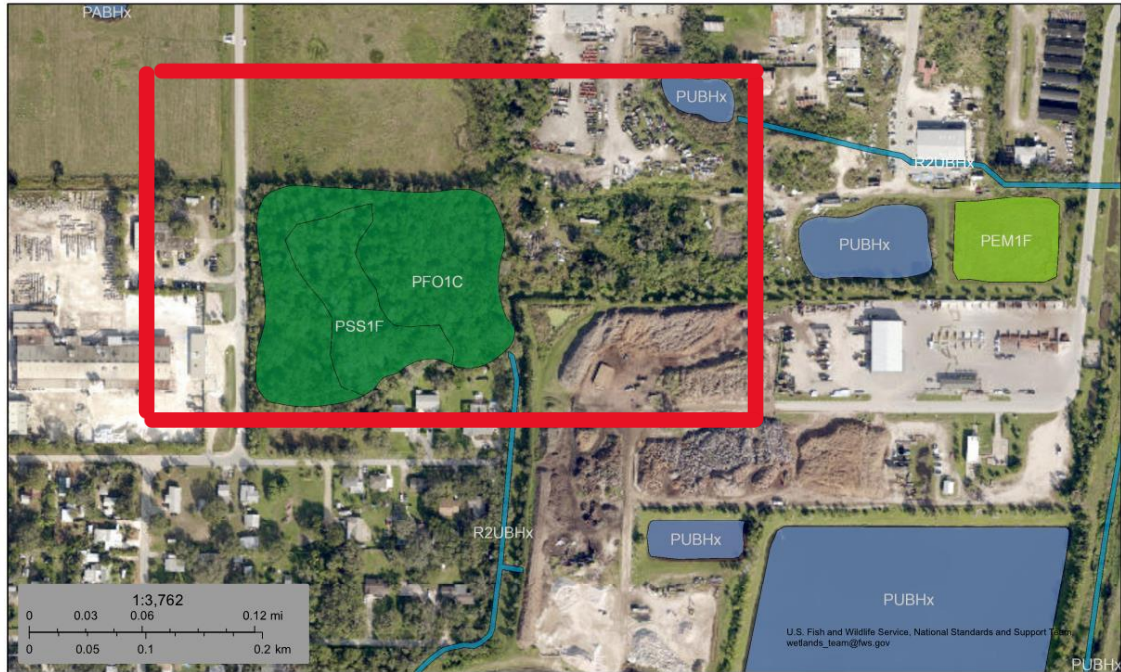
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7	Canova, Anclote, and Okeelanta soils	8.6	12.8%
11	Cassia fine sand, 0 to 2 percent slopes	5.4	8.0%
20	EauGallie-EauGallie wet, fine sand, 0 to 2 percent slopes	33.5	49.7%
22	Felda fine sand, 0 to 2 percent slopes	15.8	23.5%
25	Floridana fine sand, 0 to 2 percent slopes	0.1	0.2%
37	Orsino fine sand, 0 to 5 percent slopes	1.5	2.2%
42	Pomello fine sand, 0 to 2 percent slopes	1.4	2.1%
47	Tomoka muck, frequently ponded, 0 to 1 percent slopes	1.0	1.5%
Totals for Area of Interest		67.5	100.0%



National Wetland Inventory Map



Casa de Milagros



December 2, 2024

Wetlands

- | | | |
|--|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland |  Lake |
|  Estuarine and Marine Wetland |  Freshwater Forested/Shrub Wetland |  Other |
| |  Freshwater Pond |  Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper



Expanded NWI Map showing that the ditch providing drainage to wetland does not connect to other wetlands, tributaries or navigable waters. It is separated from all of the above by a mining area owned by Atlas Organics



Eagle Nest Locator Map



HISTORIC AERIALS

2024 AERIAL

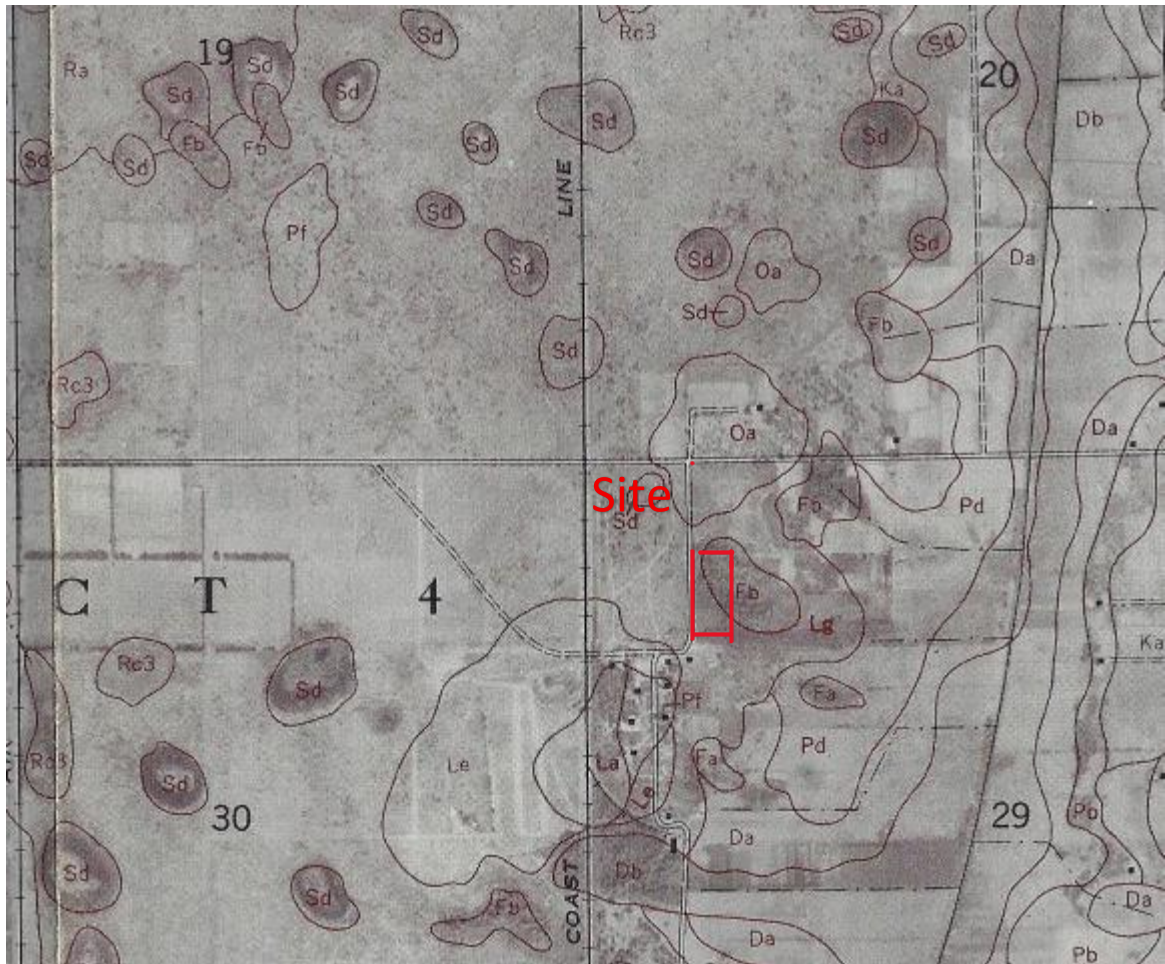


014 AERIAL



2008 AERIAL





Manatee County Soil Survey – Series 1947, No. 8

SITE IMAGES



View of wetland area from west



View looking south across impact area



View across site looking north



Debris left on site

UMAM WORKSHEET

PART I – Qualitative Description (See Section 62-345.400, F.A.C.)

Site/Project Name CASA DE MILAGROS		Application Number		Assessment Area Name or Number WL-A	
FLUCCs code 640		Further classification (optional)		Impact or Mitigation Site? Impact	Assessment Area Size 0.46 ac.
Basin/Watershed Name/Number MANATEE RIVER		Affected Waterbody (Class)		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Adjacent to forested wetland. Subject area is a disturbed seepage slope.					
Assessment area description Disturbed area where exotic vegetation (i.e. Brazilian Peppers) have been removed. Understory vegetation including Sword ferns, Andropogon glabra, smilax spp,					
Significant nearby features None			Uniqueness (considering the relative rarity in relation to the regional landscape.) This area is not unique.		
Functions Limited wildlife function. The area appears to have been previously dominated by exotic nuisance vegetation and is now mostly herbacious ruderal area.			Mitigation for previous permit/other historic use NA		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Limited to amphibians, reptiles, small mammals, birds			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) None expected		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): None other than a few gray squirrels in adjoining property trees.					
Additional relevant factors: None					
Assessment conducted by: R. Gause, Grace Kazuba			Assessment date(s): 11/206/2023, 5/11/2025		

Form 62-345.900(1), F.A.C. [effective date 02-04-2004]



PART II – Quantification of Assessment Area (impact or mitigation)
 (See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name Casa De Milagros	Application Number	Assessment Area Name or Number A
Impact or Mitigation Impact	Assessment conducted by: R Gause	Assessment date: 11/6/2023, 5/11/2025

Scoring Guidance The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support w/o pres or current 5 with 0	Adjacent to existing forested wetland but also abutting industrial activities and residential uses.
.500(6)(b)Water Environment (n/a for uplands) w/o pres or current 4 with 0	This is a seepage slope. It has limited hydrology.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community w/o pres or current 5 with 0	The system was previously impacted by exotic nuisance vegetation which has been removed. The vegetation in the area currently is generally herbacious vegetation found within disturbed wetland systems.

Score = sum of above scores/30 (if uplands, divide by 20) current or w/o pres 0.47 with 0
--

If preservation as mitigation, Preservation adjustment factor = Adjusted mitigation delta =

For impact assessment areas FL = delta x acres = .47 x .46= 0.22

Delta = [with-current] 0.47

If mitigation Time lag (t-factor) = Risk factor =

For mitigation assessment areas RFG = delta/(t-factor x risk) = TFG = RFG x acres =



PART II – Quantification of Assessment Area (impact or mitigation)
 (See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name Casa De Milagros	Application Number	Assessment Area Name or Number A -25' Buffer
Impact or Mitigation Impact	Assessment conducted by: R Gause	Assessment date: 9/17/2025

Scoring Guidance The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	Adjacent to existing forested wetland but also abutting industrial activities and residential uses.		
w/o pres or current	with		
4	0		
.500(6)(b)Water Environment (n/a for uplands)	This is a seepage slope. It has limited hydrology.		
w/o pres or current	with		
4	0		
.500(6)(c)Community structure	The system was previously impacted by exotic nuisance vegetation which has been removed. The vegetation in the area currently is generally herbacious vegetation found within disturbed wetland systems.		
w/o pres or current	with		
4	0		

Score = sum of above scores/30 (if uplands, divide by 20)		
current or w/o pres	with	
0.4	0	

If preservation as mitigation,
Preservation adjustment factor =
Adjusted mitigation delta =

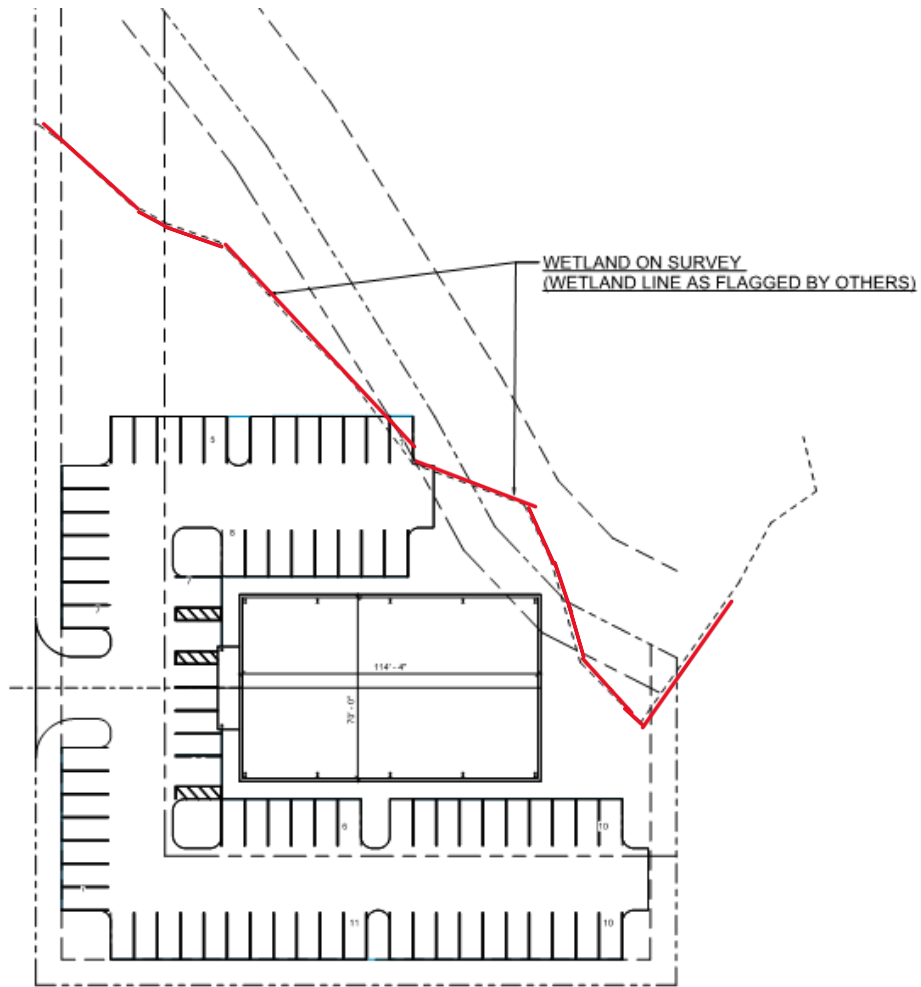
For impact assessment areas
FL = delta x acres = .4 x .17= 0.07

Delta = [with-current]
0.4

If mitigation
Time lag (t-factor) =
Risk factor =

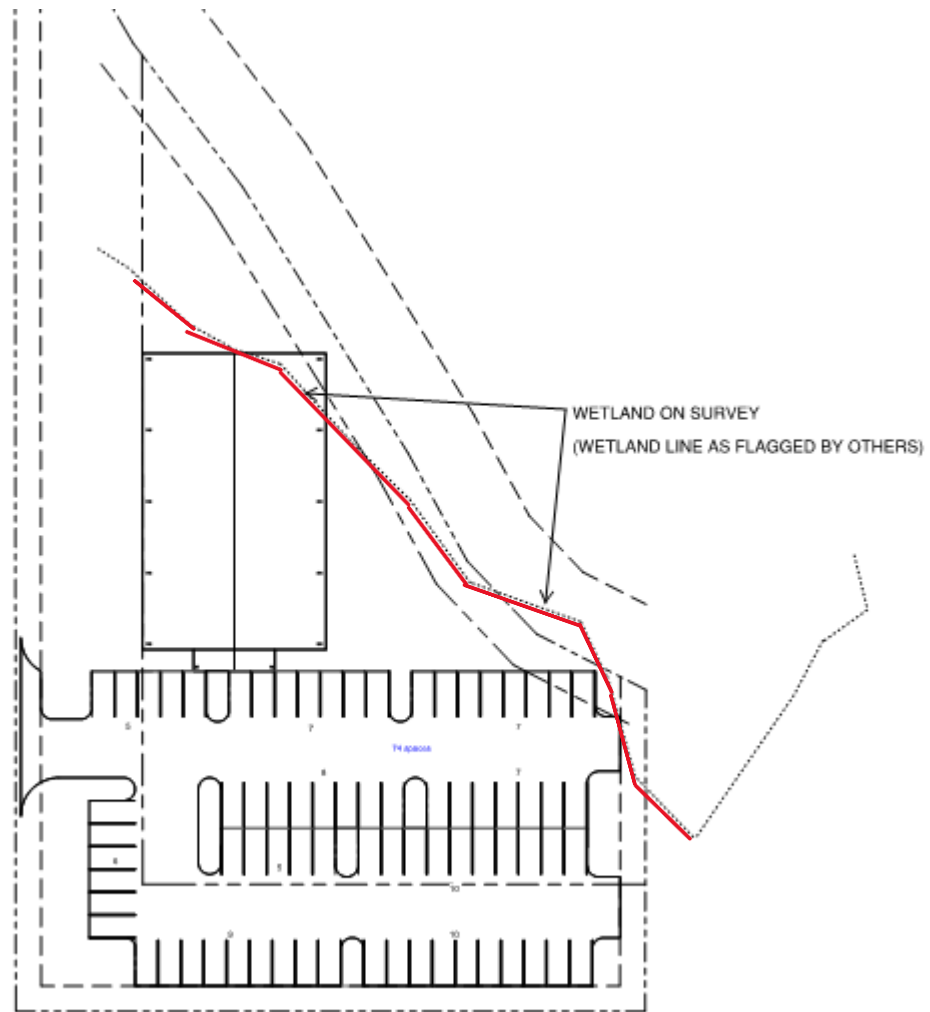
For mitigation assessment areas
RFG = delta/(t-factor x risk) =
TFG = RFG x acres =





Option A

This option lacks a second means of access , does not provide the necessary parking (73 spaces) and the parking area depth is too deep without a turn-around. If a second access is provided, the project will lose an additional 4 spaces. The plan does not show the required 0.33 ac. stormwater facility and storm drain pipe routing stormwater to it which will impact additional wetland area as would the fill from the church building. Both parking area and pedestrian activity is closer to the post development limits.



Option B

This option has adequate parking but they are dead end parking areas which cannot be approved. If they loop, the plan will lose approximately six – eight spaces. Additionally, the church access is blocked by the parking spaces. The plan also does not reflect the second access which will eliminate an additional four spaces. There is no stormwater facility shown but it will impact more of the wetland. The parking and the building are closer to the wetland and the building finished floor is higher than required parking lot and swf top of bank meaning the back slope into the wetland would be further.



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*
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.



Q. Acevedo
(Signature of Notary Public)
Quantana Acevedo
(Print Name of Notary Public)
Notary Public
(Title)

My Commission Expires: 3/6/28
Commission Number: HH 500953

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

Casa De Milagros

SP-25-02/PLN2502-0112

2841 71st Ave. E., Sarasota, Fl. 34243

OWNER:

Ministerio Global Casa De Milagros

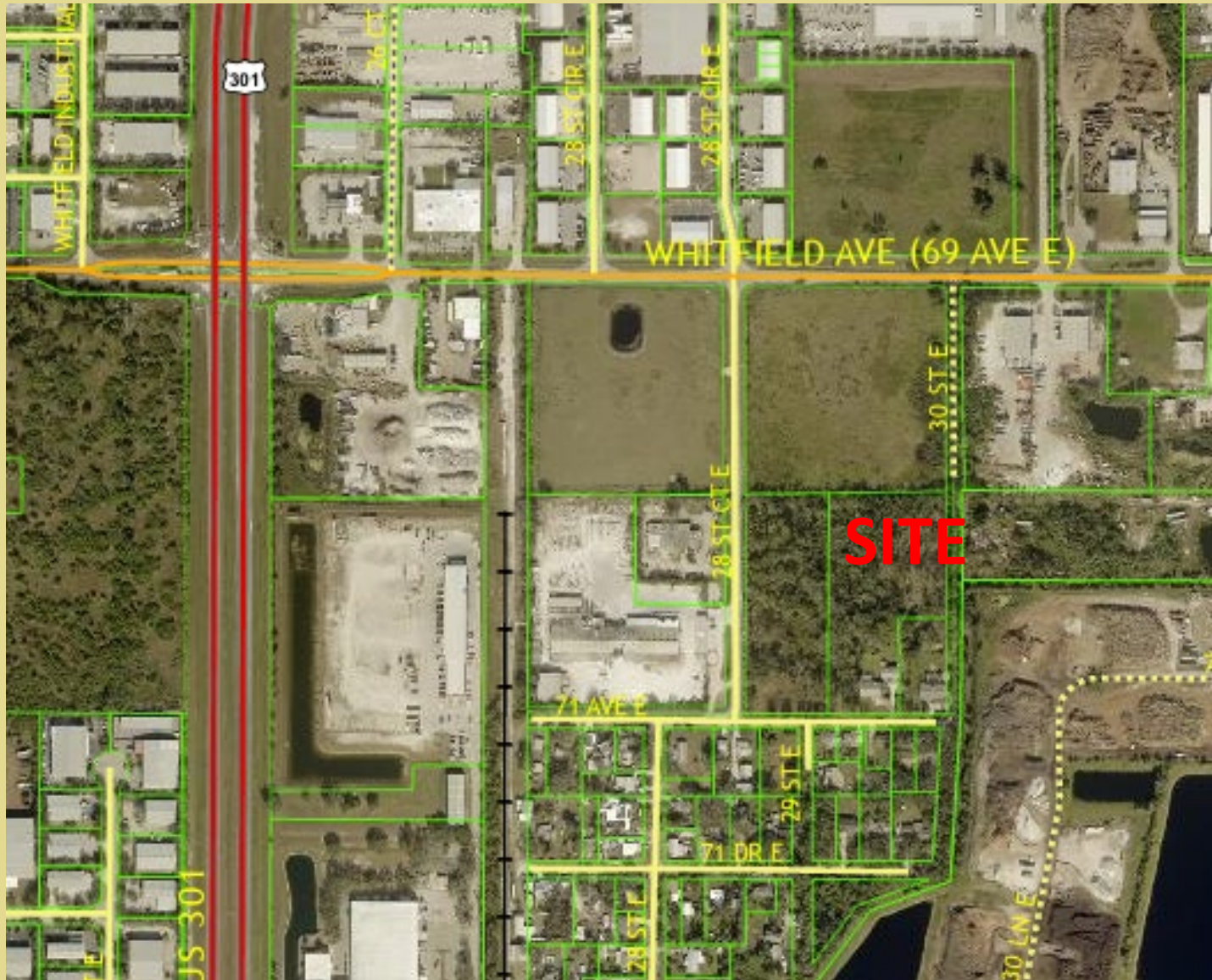
PROJECT TEAM:

Gause and Associates, Inc.

CivilX, Inc.

Halfacre Construction, Inc.





REQUEST IS TO CONSTRUCT A CHURCH W/IN A-1 ZONING NOT LOCATED ON A ROADWAY CLASSIFIED AS A COLLECTOR OR HIGHER ON THE ROADWAY FUNCTIONAL CLASSIFICATION MAP.

SITE LOCATED APPROX. 600' SOUTH OF WHITFIELD AVENUE (RURAL PRINCIPAL ARTERIAL)



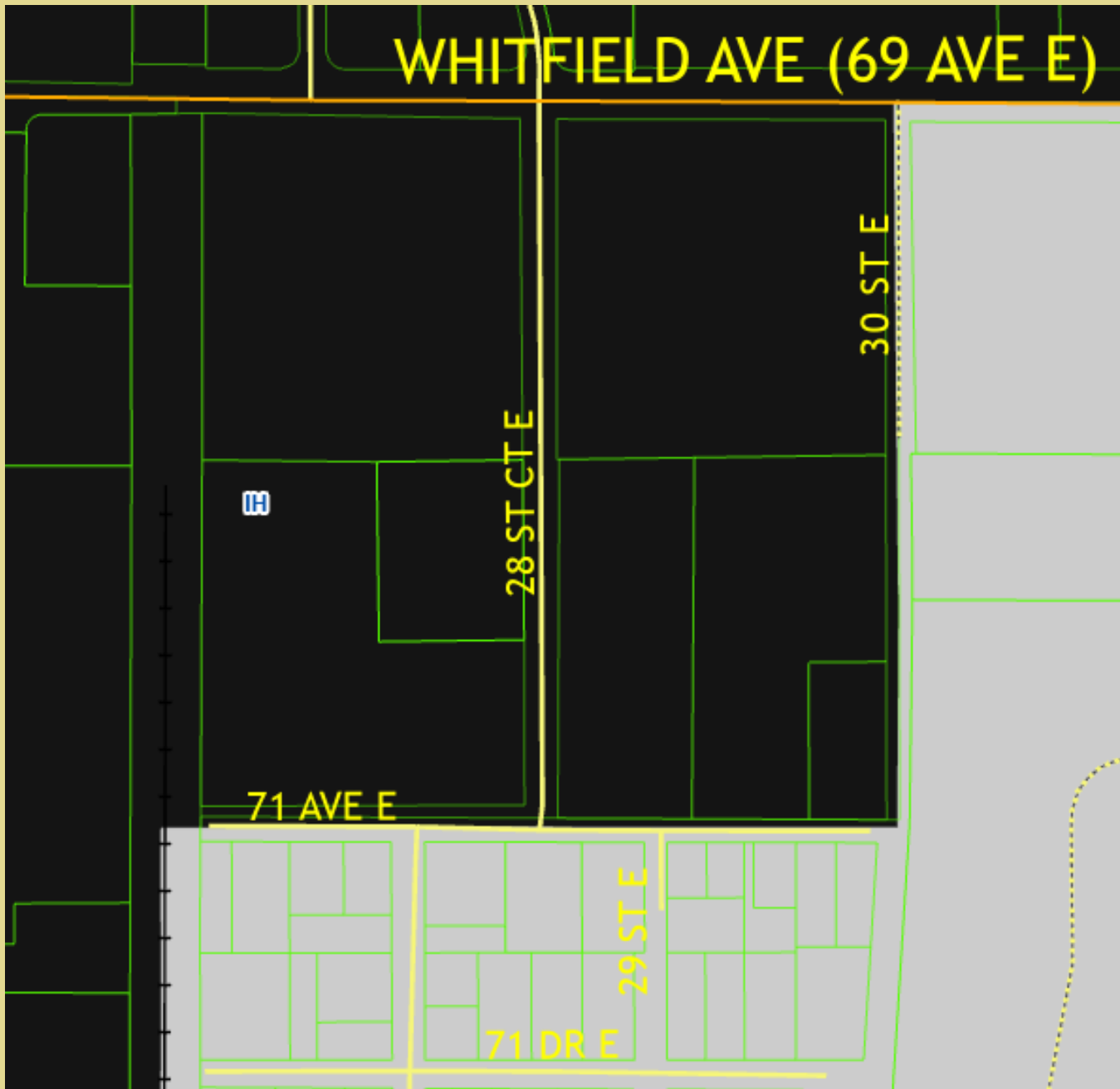
3.79 ACRE VACANT SITE.

ADJACENT ZONING:

LIGHT MANUFACTURING – north and south
HEAVY MANUFACTURING – west
SUBURBAN AGRICULTURAL – east

ADJACENT USES:

INDUSTRIAL ON THE WEST SIDE
VACANT ON THE NORTH SIDE
SINGLE FAMILY RESIDENCE ON EAST SIDE
SINGLE FAMILY RESIDENCES ON SOUTH SIDE



FUTURE LAND USE CLASSIFICATION

INDUSTRIAL HEAVY INCLUDING PROJECT SITE, WEST SIDE, EAST SIDE AND NORTH SIDE.

INDUSTRIAL LIGHT – SOUTH SIDE



VIEW LOOKING SOUTH.



VIEW LOOKING WEST.

SPECIAL PERMIT CRITERIA

- PROPOSED USE IS ALLOWABLE IN A-1 DISTRICT, IS CONSISTENT WITH LDC AND COMP. PLAN
- WILL NOT CREATE ANY ADVERSE IMPACTS TO ADJOINING PROPERTIES
- WILL NOT IMPEDE NORMAL DEVELOPMENT OF ADJOINING PROPERTIES
- CONSISTENT WITH ADJOINING USES AND SERVES AS A BUFFER BETWEEN INDUSTRIAL AND RESIDENTIAL
- WILL NOT HAVE ADVERSE IMPACT ON ARCHAEOLOGICAL RESOURCES
- SCREENING AND BUFFERS COMPLY WITH LDC CRITERIA
- DEVELOPMENT WILL NOT HAVE SIGNIFICANT ADVERSE IMPACT ON NATURAL ENVIRONMENT.
- STAFF HAS REVIEWED AND CONFIRMED THAT WE COMPLY WITH THE CRITERIA

RESPECTFULLY REQUEST APPROVAL OF THE REQUEST



THANK YOU



Casa De Milagros Special Permit

SP-25-01 / PLN2502-0112

James Rigo, CPM
Planning Section Manager
April 20, 2026
Hearing Officer



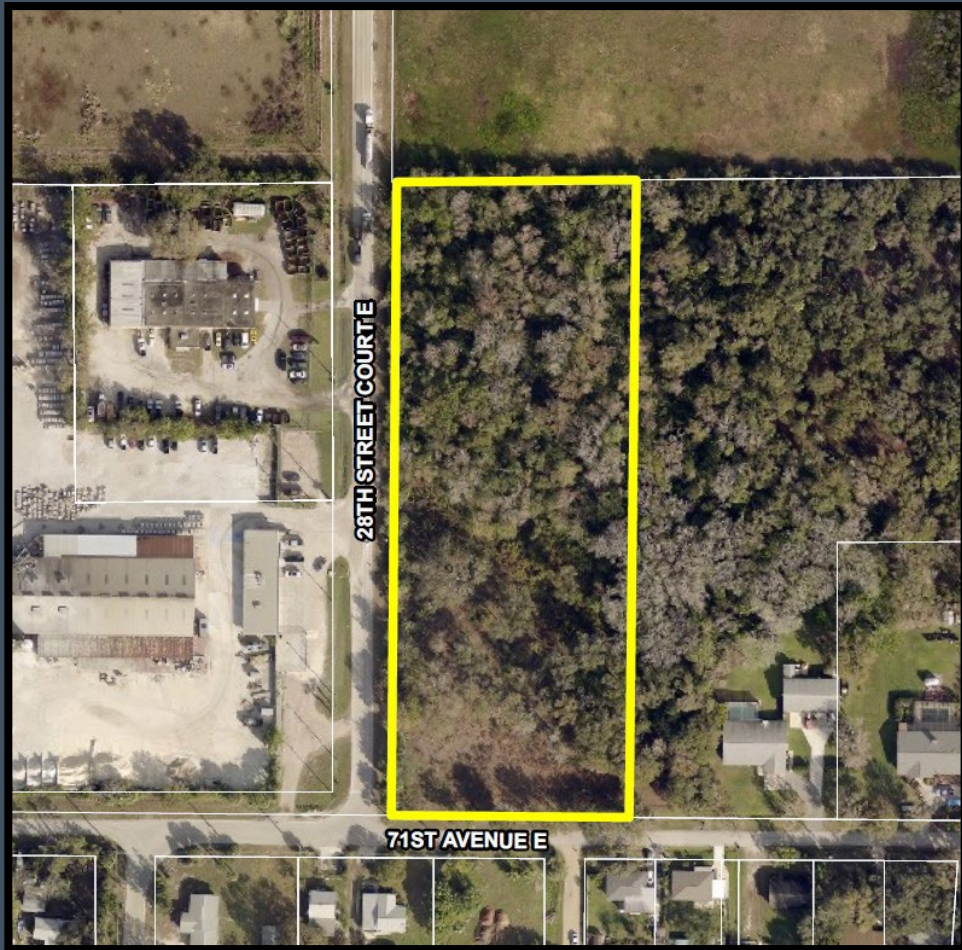
Casa De Milagros Church

Request:

- **Special Permit** to allow *Church(es)/Place(s) 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).
- **Specific Use Criteria** listed in LDC Section 531.13.A.1 requires *Churches/Places of Worship* use in this zoning category be located on a roadway classified as a collector or higher on the Roadway Functional Classification Map **but allows the SP process** to vary from this requirement with the **approval of the Hearing Officer**.
- This request is only for the approval of the Special Permit. The accompanying PSP has been provided to assist in the analysis of the Special Permit/Standards for Specific Use Criteria. Under a separate application [**and at-risk**] staff is currently reviewing approval of the Final Site Plan/Construction Plan.



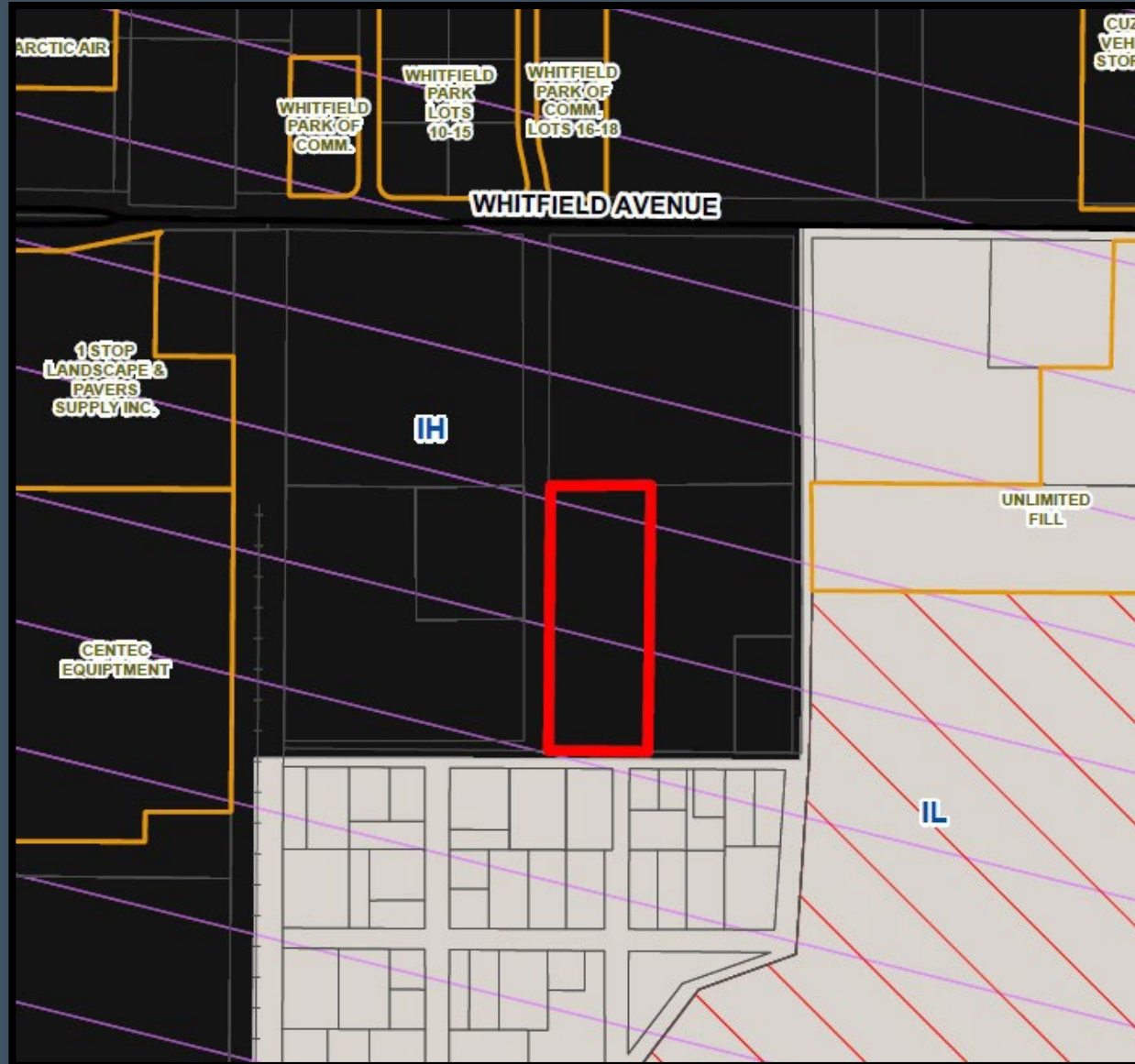
Aerial of Site



28th St. Ct. E. and 71st Av. E.

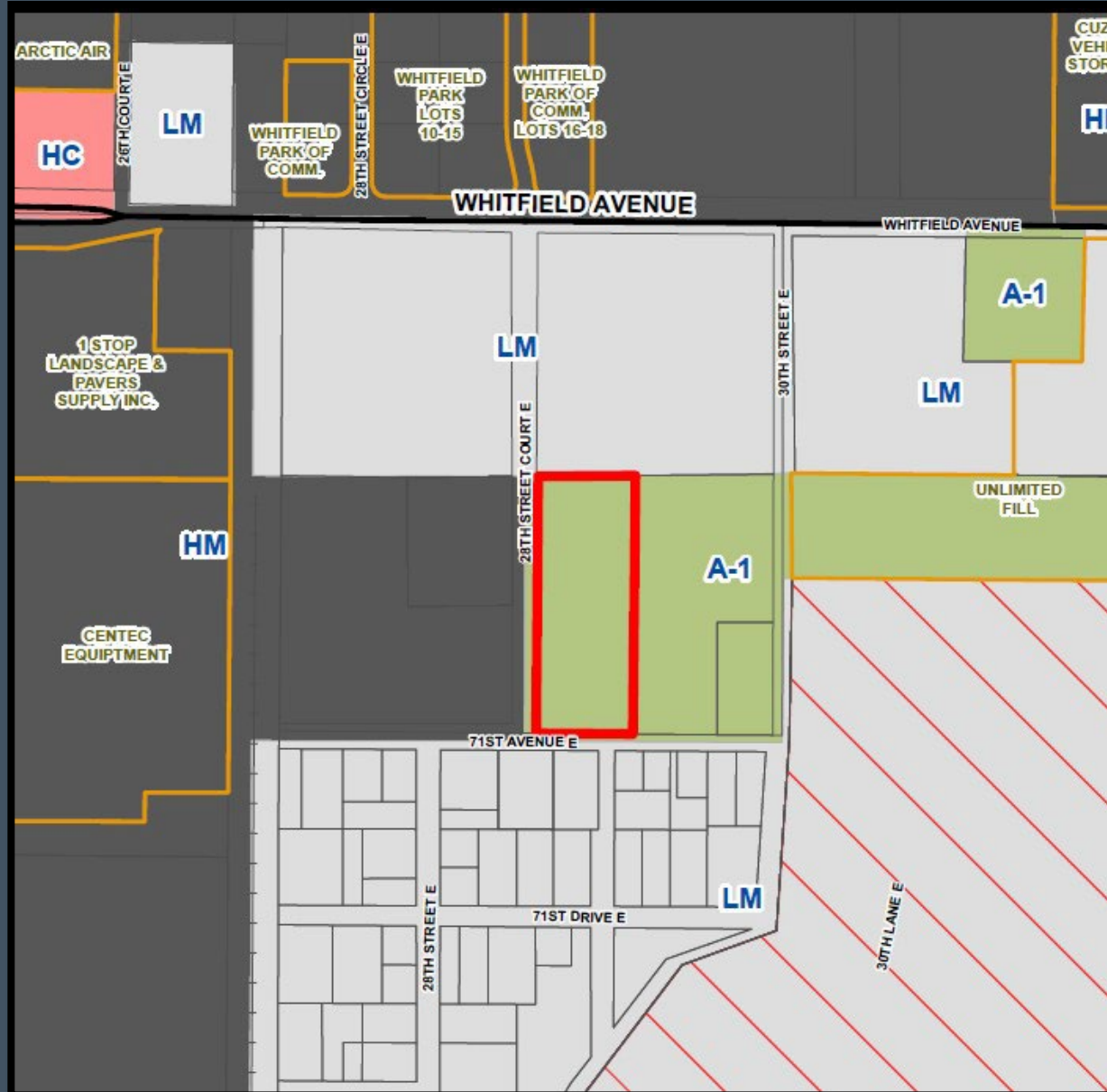
Total Acreage: 3.79

Future Land Use Category



FLUC: IH:
Industrial Heavy

Zoning



Zoning:
A-1 (Suburban
Agriculture)

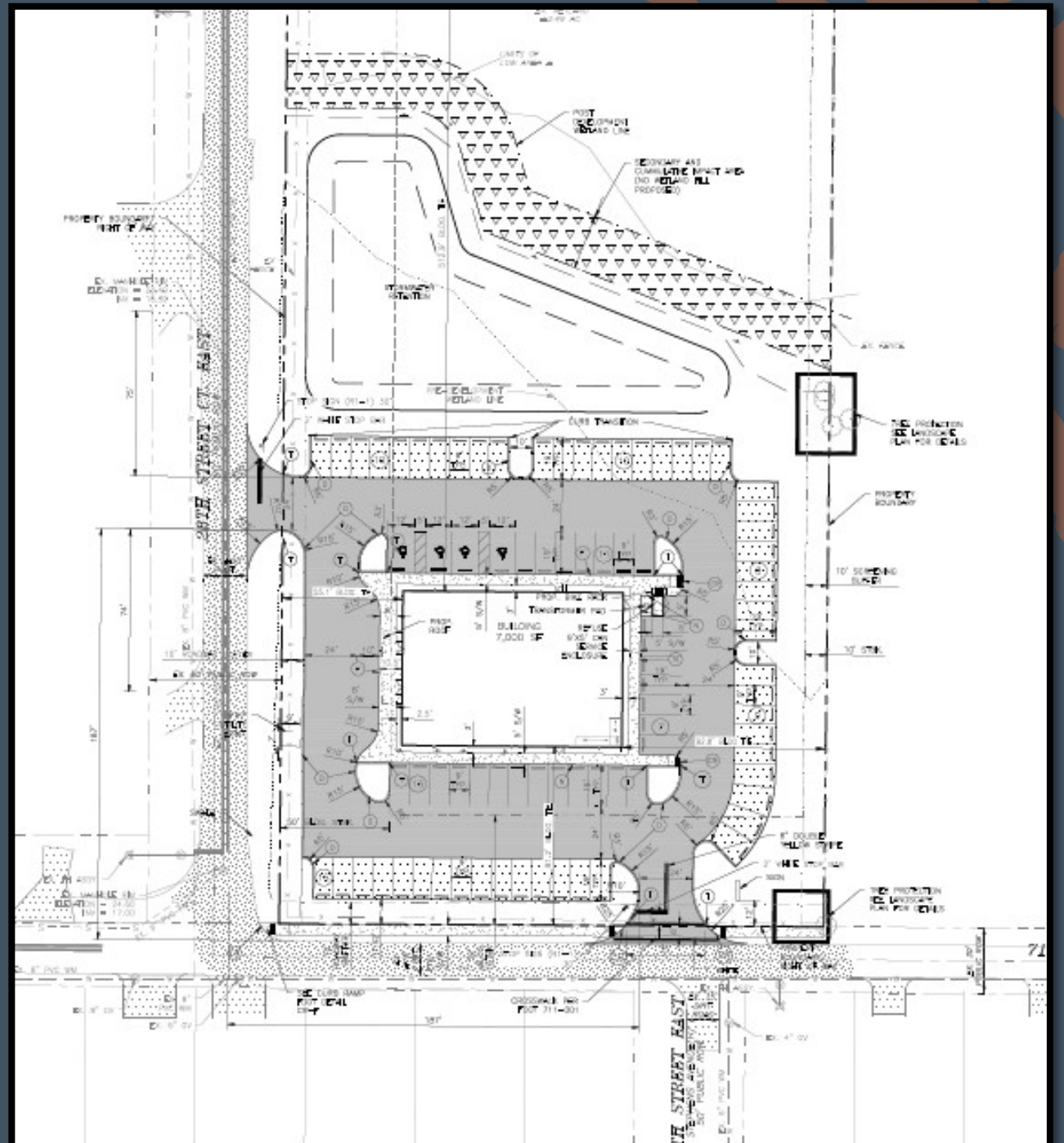
Overlay District:
• Airport Impact
Height Overlay



Site Plan Layout

The plan proposes:

- Approximately 7,000 sq. ft. Church
- Approximately 83 parking spaces (w/ ADA compliant spaces), 31 paved and 52 proposed as grass parking.
- Two points of access proposed: 28th Street Court East (west) and 71st Avenue East (south - opposing 29th St. E).
- Stormwater Retention proposed on site.



Positive Aspect



- This proposed Church is situated near several pockets of residential properties and at the edge of an ag-suburban zoning district.
- Site design provides 79.6% Open Space, exceeding the required 20% for the project.

Negative Aspect



- Roughly 0.46 acre of wetland impacts are proposed which represent 18.5 percent of existing wetlands on-site.



Mitigating Measures

- Wetland Mitigation: A Uniform Mitigation Assessment Method (UMAM) will be required through the Southwest Florida Water Management District (SWFWMD). Per an environmental narrative provided by Gause and Associates, Inc., the applicant is proposing to mitigate through purchase of mitigation bank credits. Mitigation will be approved by SWFWMD through the Environmental Resource Permit (ERP/FSP) process.



Staff's Conclusion

- Staff finds the requested Special Permit to be consistent with the goals, objectives, and policies of the Comprehensive Plan and in compliance with the applicable provisions of the Land Development Code.



Casa De Milagros Special Permit

Questions?

James Rigo, CPM
Planning Section Manager
April 20, 2026
Hearing Officer

