

**MANATEE COUNTY HEARING OFFICER
REGULAR MEETING
COUNTY ADMINISTRATION BUILDING, FIFTH FLOOR, MANATEE ROOM
1112 Manatee Avenue West
Bradenton, Florida
April 20, 2026**

Present was:

Kelly Fernandez, Hearing Officer

Also present were:

Kate Welch, Assistant County Attorney

James Rigo, Planning Section Manager

Vicki Tessmer, Deputy Clerk, Clerk of the Circuit Court

Ms. Fernandez called the meeting to order at 3:00 p.m.

All witnesses and staff giving testimony were duly sworn.

CITIZEN COMMENTS

There being no citizen comments, Ms. Fernandez closed Citizen Comments.

AGENDA

Agenda Update Memorandum (4/18/2026)

HO20260420DOC001

HO20260420DOC002

- Item 2, SP-25-05 – Risen Savior Campus Expansion - Revised Staff Report in strike through/underline format attached to the online version

(Denise Maglich-Stone, Court Reporter, was present)

1. **VARIANCE – VA-25-09**

A duly advertised public hearing was held to consider request for approval of Variance VA-25-09, Manatee County Lift Station, 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 Road West, Bradenton (Manatee County), on approximately 0.18 acres.



Ms. Fernandez stated she reviewed the item and did not need a presentation.

There being no further public comment, Ms. Fernandez closed the public hearing and stated should approve the Variance.

HO20260420DOC003

2. **SPECIAL PERMIT – SP-25-05**



A duly advertised public hearing was held to consider request for approval of Special Permit SP-25-05, Risen Savior Campus Expansion, 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, and is generally located south of Rangeland Parkway Avenue and north of S.R. 70 East.

John Osborne, agent for the applicant, used a slide presentation to review the request including the Future Land Use, surrounding uses, area zoning, Evers Watershed District, existing cell tower on the site, site plan, plans to also expand the church, Certificate Level

of Service for the project has been issued, setbacks, Special Permit review criteria, schools are an allowable use in the A (Agriculture) zoning district, traffic flow, lighting, and separation requirements for the driveways. The current plan is for a middle school use, and the applicant would need to apply for a separate permit for a high school.

Chase Gause, Planner 1, used a slide presentation to review the request, including site location, surrounding uses, Table 4 – Uses in Agriculture zoning, Land Development Code (LDC) Section 531.50 requirements, existing conditions, access points, positive and negative aspects, mitigating measures, and Staff finds the request to be in compliance with the LDC for specific standards for schools.

James Rigo, Planning Section Manager, noted the County is comfortable with the approval being for both middle and high school. The approval will ensure the project has gone through the proper process.


There being no public comment, Ms. Fernandez closed public comment.

Ms. Fernandez stated she would approve the Special Permit.


HO20260420DOC004

3. **SPECIAL PERMIT – SP-25-02**

A duly advertised public hearing was held to consider request for approval of Special Permit SP-25-02, Casa De Milagros 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 Avenue and east of U.S. Highway 301.

 Bob Gause, representing the applicant, used a slide presentation, to review the site location, zoning, surrounding uses include residential, light manufacturing, and agriculture, Future Land Use Category is IH, plan for a 7,000 square-foot church, 84 proposed parking spaces, there is a disturbed wetland on site, and the applicant will pay into the Wetland Mitigation Bank, Special Permit required since this site is not located on a collector or higher roadway, site will serve as a buffer between IH and residential uses, and buffers.

James Rigo, Planning Section Manager, was available for questions.


 Dave Freeman requested the ingress/egress be on 28th Street Court East, not 71st Avenue East.

Tom Resnick expressed concern regarding traffic.

Daniel O’Meera stated there is no parking allowed on 71st Avenue East and expressed concern with traffic flow.


There being no further public comment, Ms. Fernandez closed public comment.

Mr. Rigo noted this hearing is to approve the use, and there is no site plan at this time. Staff does not believe there is a need for two access points. There should be no street parking needed with this use.

 Chris Cole, Traffic, referenced the plan in the slide presentation, and noted they can speak with the church regarding the access to 71st.

Mr. Gause explained the second ingress would not cause a lot of issues but would be convenient if there was something blocking the other access.

Mr. Rigo stressed this request is for the use, not the final site plan. They will work with the residents.

 There being no further public comment, Ms. Fernandez closed the public hearing and stated she would approve the Special Permit.

HO20260420DOC005

ADJOURN

There being no further business, Ms. Fernandez adjourned the meeting at 3:41 p.m.

Minutes Approved: April 30, 2026