September 1, 2026 - Regular Meeting

Subject
9:00 A.M. TIME CERTAIN – Project Grace Follow-Up Discussion and Staff Responses to Board and Community Questions and Concerns - District 5

Category
AWARDS/PRESENTATIONS/PROCLAMATIONS

Briefings
Briefing Provided Upon Request

A motion was made by Commissioner McCann and seconded by Chairman Siddique for staff to cease negotiations and not move this project forward.
Carried 6-0

Contact and/or Presenter Information
Nicole Knapp, Director, Development Services Department
Elliott Falcione, Executive Director, Bradenton Area Convention and Visitors Bureau

Action Requested
Motion to resume previous discussions between county staff and Icemann Development, LLC, to include the proposed Business Terms for an Indoor Sports Multiplex (Project Grace), as originally approved on June 16, 2026.

Enabling/Regulating Authority
F.S. 125.045, County economic development authority;

Chapter 2-2, Article XII - Disposition of Surplus Lands;

F.S. 125.0104, Florida Statutes, as applicable to any future Tourist Development Tax action;

Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board
Tourist Development Council

Background Discussion
On January 6, 2022, after a motion by Baugh, and 2nd by Servia, the Board unanimously approved the original rezoning and General Development Plan for +/- 110 acres to allow for the development of County office space; public-use facilities; aquatic center, softball/baseball complex & fields, concessions, racquet complex, tennis stadium & courts, pickleball stadium & courts, gymnasium, trail, and other associated recreation facilities.

On November 6, 2025, after a motion by McCann, 2nd by Siddique, and a vote of 6-1 (Felts in opposition), the Board approved a rezoning of an additional +/- 126 acres (for a total project area of +/- 237 acres, which included an amendment to the General Development Plan that allows uses such as, but not limited to, County office space; public-use facilities; aquatic center, in-door sports facility, softball/baseball complex & fields, racquet complex, tennis stadium & courts, pickleball stadium & courts, gymnasium, trail, fitness, playground, shade, parking garage, and other associated recreation facilities.

On February 17, 2026, after a motion by Kruse, and 2nd by Rahn, the Board unanimously approved an economic development agreement with Icemann Development LLC in furtherance of Project Grace. The agreement contemplated negotiation of a land lease, required developer deliverables, schematic design documents and pre-development cost budgets.

On April 27, 2026, the Tourist Development Council unanimously recommended the initiative, including an amount not to exceed $5 million in Tourist Development Tax funding for eligible horizontal infrastructure costs on a reimbursement basis.

On June 16, 2026, after a motion by Rahn, 2nd by Kruse, and a vote of 5-0 (Bearden absent), the Board authorized the County Administrator or his designee to move forward with the proposed business transaction with Icemann and to bring back a proposed land lease and operating agreement for future Board consideration. The proposal presented at that time contemplated a privately designed, financed, constructed, maintained and operated indoor sports multiplex at Premier Sports Campus North. The concept, which has not submitted a Final Site Plan to date,included four sheets of ice, including one sheet with approximately 2,500 permanent seats; food and beverage services; apparel/pro shop/retail; strength/conditioning rehabilitation and athletic-training uses; flexible sports and event programming; and structured parking. The estimated private construction budget was $70 million to $80 million. Proposed business terms also included an approximately 22-acre ground lease, an approximately 800-space paid parking garage, County participation in gross parking revenues, scheduled ground rent and reimbursement of up to $5 million in eligible horizontal infrastructure costs, subject to applicable law, documentation and future Board approval.

At the July 28, 2026, Regular Meeting, under Commissioner Agenda Item 68, "Move Project Grace," the Board heard public comment and discussed the proposed project. Following that discussion, the Board approved a motion directing staff to pause discussions, explore an alternative location for the project, and return with additional information that addresses citizen concerns and provides options for future Board consideration.

In response to the Board's direction, staff reviewed and coordinated the available Project Grace record and compiled responses to questions and concerns raised by residents and Board members. The follow-up information will address, among other topics:

• the project scope, scale, uses and evolution of conceptual plans;
• consistency with the approved General Development Plan and applicable land-use requirements;
• the proposed site and evaluation of alternative location;

• traffic, transportation infrastructure, parking and neighborhood impacts;
• public notice, outreach and opportunities for community participation;
• financial terms, Tourist Development Tax participation, County revenues and public benefit;
• community access, operating parameters and potential event activity;
• utilities, stormwater, environmental, noise, lighting, safety and emergency-service considerations; and
• remaining technical reviews, administrative approvals, and Board actions that would be required before this project could advance.

This agenda item returns Project Grace to the Board for the follow-up discussion requested on July 28, 2026 and for direction regarding potential future options. No land lease, operating agreement, additional land development entitlements, or Tourist Development Tax reimbursement is presented for approval as part of this item.

Attorney Review
Not Reviewed (No apparent legal issues)

Instructions to Board Records
Please send approved agenda package to Elliott.Falcione@BACVB.com, Justin.Intorcia@BACVB.com, Jayne.Roberts@BACVB.com and Leanne.Keeling@BACVB.com.

Cost and Funds Source Account Number and Name
N/A - Discussion and direction only; no funding action is requested with this agenda item.

Amount and Frequency of Recurring Costs
N/A

From: STACY Berman <stacyberman18@gmail.com>
Sent: Saturday, June 20, 2026 9:27 AM
To: Robert McCann <drbob.mccann@mymanatee.org>
Subject: "Project Grace"

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I am writing you against the current approval the ice rink for North Premier Campus and the money being given towards the project.

First we moved to Sweetwater LWR to be near the current complex for the planned pickleball and the dog park and park trails, ball fields etc. never was a 4 rink massive facility in the plan.

We were told the county ran out of money for the ball fields and space for the other park items planned. Now we hear this ridiculous plan for a facility that will bring ridiculous traffic and not provide recreation for the majority of residents but will bring more outsiders to our community.

This is not why we moved here and the project grace name is meant to be deceptive so residents don't know what's happening.

Where is the problem transparency or ability for residents to object and protest? We live here and we pay taxes and CDD and don't want the extra traffic and disruption of peaceful living. My CDD money shouldn't be spent on maintenance needed from outsider traffic.

What can be done to stop it and where do you stand ? With the residents or with the ice rink developer ?

Please reply

Thank you

Stacy Berman

From: Jessica Wilson <wilson.jessicalynn@gmail.com>

Sent: Saturday, June 20, 2026 9:31 PM

To: Robert McCann <drbob.mccann@mymanatee.org>

Subject: Proposed Ice Rink

[You don't often get email from wilson.jessicalynn@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Dr. McCann,

I've recently read the article in The Observer describing the proposed ice hockey rink and parking garage on the corner of Uilhein Road and Rangeland. I live immediately to the south and found this news to be devastating. I hope you will take the time to read and share with your colleagues, as well as provide guidance as to how we can have our voices heard and concerns documented.

My concerns:

1- I researched before purchasing my property at 5563 Silverside Pine Court. We bought a home with a preserve view and a parcel to the north described as 'park'. We, along with our neighbors, enjoy an abundance of wildlife on a daily basis including deer, bobcats, coyotes, hawks, eagles, ibis, egret, great blue heron, spoonbills and even river otter. The traffic this would bring will undoubtedly endanger these animals frequently crossing Uilhein to travel the preserve. By the way, the cayotes and bobcats became significantly more active in our neighborhood once clearing of the land for the aquatic center began.

2- I have video of the adjacent creek with fast-flowing water nearly topping the bank after Tropical Storm Debby. We have lost so much pervious land since then with the aquatic center and tennis courts. The proposed plan does not provide enough on-site drainage to maintain current rainwater storage on that property. We don't need anymore debating flood events around here.

3- A privately operated commercial facility does not belong directly adjacent to single family homes and certainly not abutting a tiny sliver of a preserve. In any properly-zoned community there is always a buffer between single family and commercial use. It is standard and expected.

4- There is existing undeveloped commercial-zoned property in the immediate area that would be more appropriate (adjacent to the post office, for example). What efforts did the developer make to lease privately-owned commercial property? If the county wants to monetize parking, build a garage on the existing parking lot for Premier. We should not be bringing spectator/participant traffic through our residential neighborhoods.

5- With all the continued residential development eastward, our community is in need of another park similar to Bob Gardner, and this is a great location for it given proximity to the library, new K-8 and future high school. The parking lot of Bob Gardner is full on weekends and the park is packed with people doing all sorts of recreational activities. Teens in this area are severely in need of more safe space to ride bikes (e-bikes) and there are no large parks for that within reach of the area east of Lorraine.

6- I understand there was vote on whether to approve the proposed site plan. Was there a public hearing to coincide with this vote? Property owners in Sapphire Point (arguably the most

What is the process going forward and what opportunities will property owners and community members have to participate in that process?

I appreciate any and all information/assistance you can provide.

Sincerely,

Jessica Wilson

5563 Silverside Pine Court

Sent from my iPhone

From: Carolina Casella <camaju07@gmail.com>
Sent: Sunday, June 21, 2026 11:33 AM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Ice rink

> You don't often get email from camaju07@gmail.com. Learn why this is important

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Dear Commissioner,

Just wanted to let you know that all the neighbors at Sapphire Point, at Soleta, and other nearby areas are frustrated and angry about the Ice Rink with the parking lot just behind our houses. This is not the right place for this.

From: Brian McCarthy <b.mccarthy501@gmail.com>
Sent: Wednesday, June 24, 2026 1:53 PM
To: George Kruse <george.kruse@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>
Subject: Indoor Sports Multiplex on Rangeland and Uihlein

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Hi guys,

I'm writing to express my opposition to the proposed indoor sports multiplex. I strongly believe this is not the appropriate location for it.

I'm very concerned about what traffic will look like in a few years in what was once a calm and peaceful residential area. When we first moved here, I greatly appreciated how open and pleasant it was. I expected growth, but not to this extent. Apartment complexes and townhomes are going up everywhere, and I did not expect the area around our neighborhoods to become so heavily commercialized.

In my opinion, commercial development should be limited between Lorraine and Bourneside and between 70 and 64. I also question whether the infrastructure was properly planned to support all of this growth, or whether it can even handle it. Lorraine Road north of 70 is already a serious traffic issue being only single lane, and it only gets worse by the day.

I was under the impression that you guys would be more focused on residents than on developers interests like the other commissioners. Lakewood Ranch should remain an upscale, beautiful place to live with lots of green space, not a concrete jungle filled with constant traffic, stoplights, apartment complexes, fast food restaurants, gas stations, and grocery stores on every corner. That is what it seems to be turning into.

Thank you,

--

Brian McCarthy

From: Shared <bishopsup@gmail.com>
Sent: Thursday, June 25, 2026 12:31 PM
To: Robert McCann <drbob.mccann@mymanatee.org>
Subject: Ice Rink - Solera Resident Concern

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Dear Commissioner McCann,

Although I am unable to attend the June 29 town hall, I wanted to share my thoughts regarding the proposed Icemann sports complex at Premier Sports Campus North.

I support investments in recreation and youth sports, and I appreciate efforts to enhance Premier Sports Campus. My concerns are not about the concept itself, but about the size of the proposed development, its placement, and whether residents are being given enough information before significant decisions are made. In particular, I am concerned about the limited setback from Uihlein Road and the inclusion of an approximately 800-space parking garage within a master-planned residential community.

This is not simply another neighborhood recreational facility. A four-sheet ice complex is designed to attract regional tournaments and large events, bringing hockey, figure skating, volleyball, cheer competitions, dance events, and other activities that generate substantial visitor traffic. The County has highlighted the tourism value of this project, making a transparent and thorough public review even more important.

Residents chose Lakewood Ranch because of its thoughtful planning, compatible land uses, and careful transitions between residential and commercial areas. A project of this magnitude deserves a complete public review before any long-term commitments are made.

I respectfully ask the County to delay approval of any land lease or other binding agreement until the public has had an opportunity to review the complete site plan. Residents should be able to evaluate the proposed setbacks from Uihlein Road, the dimensions and appearance of the parking garage, architectural elevations, sightline studies from neighboring communities, lighting plans, service areas, loading zones, mechanical equipment locations, landscaping and buffering, stormwater management, and any requested waivers or design deviations.

I also believe a comprehensive traffic analysis should be completed and made available before approval. That analysis should evaluate peak-hour traffic, tournament weekends, holiday events, traffic queues at Uihlein Road, State Road 70, and Lorraine Road, parking circulation, overflow parking, pedestrian safety, and any effects on emergency vehicle access and response times.

If the available parcel cannot comfortably accommodate four ice sheets and an 800-space parking garage while maintaining appropriate setbacks and buffering from surrounding neighborhoods, then the project should be reconsidered. That could include reducing its size, redesigning the layout, or evaluating alternative locations within the Premier Sports Campus or

elsewhere in the Lakewood Ranch planning area. Insufficient space should not become the reason nearby residents are asked to accept an urban-scale development immediately adjacent to their community.

Finally, I request that the County prepare a formal residential compatibility analysis addressing traffic, lighting, noise, visual impacts, parking operations, service activity, future expansion potential, and the overall effect on adjacent neighborhoods and property values.

I respectfully urge the County not to approve a long-term lease before these questions have been fully addressed. Once a lease is authorized, many residents will understandably conclude that the fundamental decision has already been made and that the remaining review process is simply a formality.

Thank you for your consideration and for taking the concerns of nearby residents into account.

Respectfully,

Shelly & Jason Bishop
17641 Cantarina Cove

From: Nicholas Keen <n_d_keen@yahoo.com>
Sent: Thursday, June 25, 2026 12:45 PM
To: Robert McCann <drbob.mccann@mymanatee.org>
Subject: Premier Sports Campus North / Icemann Multiplex — Please Review Before June 29 Town Hall

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Dear Commissioner McCann,

I am a Lakewood Ranch resident and am unable to attend the June 29 town hall, but I wanted to share my concerns in advance regarding the proposed Icemann multiplex at Premier Sports Campus North.

My concern is not with recreation, youth sports, or the improvement of Premier Sports Campus. It is with the scale, siting, and review process for this proposal, particularly the apparent lack of meaningful setback from Uihlein Road and the inclusion of an 800-space parking garage within a residential master-planned setting.

A four-sheet ice facility is not a typical neighborhood recreation amenity. It is a regional tournament destination, with potential impacts from hockey, figure skating, volleyball, cheer, dance, community events, and related family and visitor traffic. The County has itself emphasized the tourism potential of this project, which makes full public review even more important.

Lakewood Ranch residents bought into a master-planned community with an expectation of coherent land-use transitions, residential compatibility, and careful civic planning. A project of this scale requires more than a general approval followed by later technical review.

I respectfully ask that the County not approve any land lease or other binding commitment until residents have been provided with the full proposed site plan and a meaningful opportunity to review it. At minimum, residents should be able to see and comment on the exact setback from Uihlein Road; garage height, length, massing, and architectural elevations; sightline studies from adjacent neighborhoods; nighttime lighting simulations; chiller, generator, loading, dumpster, and service-yard locations; landscape buffers and screening; stormwater plans; and any waivers, deviations, or administrative approvals being requested.

I also request a full traffic study, including peak-hour analysis, weekend tournament projections, holiday event projections, queueing at Uihlein/SR-70 and nearby Lorraine Road corridors, parking operations, overflow parking, pedestrian safety, and any potential impact on emergency response times.

If the current parcel is not large enough to accommodate four rinks and an 800-space garage while preserving appropriate setbacks and buffers, then the proposal should be reduced,

redesigned, or evaluated against alternative locations within the broader Premier Sports Campus and Lakewood Ranch planning area. Lack of room should not become a justification for imposing a hard urban edge on nearby residential communities.

Finally, I request a formal residential compatibility analysis addressing visual impacts, noise, traffic, lighting, parking operations, service activity, future expansion potential, and the effect on the desirability of immediately adjacent homes.

The County should not approve a long-term lease first and answer these questions later. Once the lease is approved, residents will reasonably believe the essential decision has already been made and that the later site-plan review is merely procedural.

Respectfully,

Nicholas D. Keen
5340 Grove Mill Loop
Lakewood Ranch, FL 34211-1133

email: n_d_keen@yahoo.com
phone: +1 267-600-0475

From: Mali M <mollyblueorchid@gmail.com>
Sent: Thursday, June 25, 2026 1:16 PM
To: Robert McCann <drbob.mccann@mymanatee.org>
Cc: alauraella <ALAURAELLA@gmail.com>
Subject: Proposed sports Arena concerns

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Dear Commissioner McCann,

I am a Lakewood Ranch resident and, although I am unable to attend the June 29 town hall, I wanted to share my concerns regarding the proposed Icemann multiplex at Premier Sports Campus North.

I want to emphasize that my concerns are not with recreation, youth sports, or continued investment in Premier Sports Campus. Rather, they are with the scale and location of this proposed development and the potential impacts it could have on the surrounding residential community.

My greatest concerns are the increased traffic, light pollution, and noise that a regional sports complex of this size could generate. A four-sheet ice facility is far more than a neighborhood recreational amenity—it is a destination venue capable of hosting hockey tournaments, figure skating competitions, volleyball, cheer, dance events, and other large gatherings that attract significant numbers of visitors. The County has also highlighted the tourism potential of this project, making a thorough and transparent public review even more important.

Lakewood Ranch residents chose to live in a master-planned community because of its thoughtful design, compatible land uses, and careful transition between commercial and residential areas. A project of this magnitude deserves a comprehensive public review before any long-term commitments are made.

I respectfully ask that the County refrain from approving any land lease or other binding agreement until residents have had the opportunity to review the complete site plan. At a minimum, that review should include the proposed setbacks from Uihlein Road; the height, size, and appearance of the parking garage; lighting plans and nighttime simulations; noise mitigation measures; the locations of service areas, loading zones, dumpsters, generators, and chillers; landscaping and screening; stormwater management; and any requested waivers or deviations.

I also request that a comprehensive traffic study be completed and made available to the public. This study should evaluate peak traffic periods, tournament weekends, holiday events, parking operations, overflow parking, pedestrian safety, impacts to the Uihlein Road/SR-70 and Lorraine Road corridors, and any effect on emergency response times.

If the proposed site cannot reasonably accommodate four ice sheets and an 800-space parking garage while maintaining appropriate setbacks and buffers for neighboring homes, then the project should be redesigned, reduced in scale, or evaluated at an alternative location within the

broader Premier Sports Campus or Lakewood Ranch planning area. Limited space should not justify placing an intensely developed regional facility immediately adjacent to residential neighborhoods.

Finally, I request that the County complete and share a formal residential compatibility analysis addressing visual impacts, noise, lighting, traffic, parking operations, service activity, future expansion potential, and the overall effect on the quality of life and property values of nearby residents.

Approving a long-term lease before these issues have been fully evaluated would give the appearance that the fundamental decision has already been made, leaving subsequent site-plan review to address only procedural details. Residents deserve the opportunity to review the complete proposal and provide meaningful input before any binding commitments are made.

Thank you for your time and consideration of these concerns. I appreciate your commitment to ensuring that any future development is compatible with the community it will serve.

Respectfully,

M. Gummerson
Lakewood Ranch Resident next door in Solera

From: NICHOLAS RESTIVO <njrestivo@yahoo.com>

Sent: Thursday, June 25, 2026 2:06 PM

To: Robert McCann <drbob.mccann@mymanatee.org>

Subject: Premier Sports Campus North / Icemann Multiplex

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Dear Commissioner McCann,

As a resident of Lakewood Ranch, I am writing to express my concerns regarding the proposed Icemann multiplex at Premier Sports Campus North. While I am uncertain whether I will be able to attend the June 29 town hall, I believe it is imperative to address these concerns in advance.

My primary concern lies not with the recreation, youth sports, or the enhancement of Premier Sports Campus. Rather, I am deeply troubled by the scale, siting, and review process of this proposal. Specifically, I am concerned about the apparent lack of meaningful setback from Uihlein Road and the inclusion of an 800-space parking garage within a residential master-planned setting.

A four-sheet ice facility is not a typical neighborhood recreation amenity. It serves as a regional tournament destination, potentially impacting hockey, figure skating, volleyball, cheerleading, dance, community events, and related family and visitor traffic. The County has itself recognized the tourism potential of this project, underscoring the importance of comprehensive public review.

Lakewood Ranch residents invested in a master-planned community with the expectation of coherent land-use transitions, residential compatibility, and meticulous civic planning. A project of this magnitude necessitates more than a general approval followed by subsequent technical review.

Therefore, I respectfully request that the County refrain from approving any land lease or other binding commitment until residents have been provided with the complete proposed site plan and a meaningful opportunity to review it. At a minimum, residents should be able to view and comment on the exact setback from Uihlein Road; garage height, length, massing, and architectural elevations; sightline studies from adjacent neighborhoods; nighttime lighting simulations; chiller, generator, loading, dumpster, and service-yard locations; landscape buffers and screening; stormwater plans; and any waivers, deviations, or administrative approvals being requested.

In addition, I request a comprehensive traffic study that encompasses peak-hour analysis, projections for weekend tournaments, holiday events, queueing at Uihlein/SR-70 and adjacent Lorraine Road corridors, parking operations, overflow parking, pedestrian safety, and any potential impact on emergency response times.

If the current parcel is insufficient in size to accommodate four rinks and an 800-space garage while maintaining appropriate setbacks and buffers, the proposal should be revised, redesigned, or evaluated against alternative locations within the broader Premier Sports Campus and Lakewood Ranch planning area. The lack of space should not be used as a justification for imposing a rigid urban boundary on nearby residential communities.

Finally, I request a formal residential compatibility analysis that addresses visual impacts, noise, traffic, lighting, parking operations, service activity, future expansion potential, and the effect on the desirability of immediately adjacent homes.

The County should not approve a long-term lease initially and address these questions later. Once the lease is approved, residents will reasonably believe that the fundamental decision has already been made and that the subsequent site-plan review is merely a procedural matter.

Respectfully,

Nicholas J. Restivo

From: Tom Canavan <tcanavan@me.com>
Sent: Monday, June 29, 2026 9:54 AM
To: Robert McCann <drbob.mccann@mymanatee.org>
Subject: Proposed Ice Rink complex in Lakewood Rance

Dear Dr. McCann,

My wife and I are full year residents of Sapphire Point in Lakewood Ranch.

We have recently read about the plans to construct a large indoor ice rink on the County property at the corner of Rangeland and Uihlein roads. While we are in strong favor of increasing facilities and opportunities for sports for the residents of Manatee County, we are extremely concerned with the scale of this ice rink project as well as the specific location.

In summary, we believe that the size and height of the structure, the multi story parking garage, and the associated noise, light pollution, and traffic & safety issues are extremely detrimental to the surrounding neighborhoods. Please note that a minimum of three developments border upon this property. We anticipate a significant increase in traffic volume due to the new high school as well as the aquatic center at Premier Sports. Adding a facility of this size in this adjacent location represents significant over-development leading to the above issues. Also, it does not seem to represent adequate buffering between what will be, in reality, a *commercial* facility and residential property.

Of secondary concern as residents of Sapphire Point bordering on the preserve between our development and the new pickleball facilities, is the potential for excessive noise from the pickleball courts. You may already be aware of countless communities that are experiencing problems due to pickleball court noise traveling great distances and affecting the quality of life of nearby residents. We have reached out to Gavin Campbell and Molly White, expressing these concerns; they are both been very responsive. However, we do not believe any sound transmission studies have yet been done. We hope that once the courts become operational, any noise transmission issues can be quickly mitigated. This can be a very significant issue to our quality of life and the ability to enjoy our outdoor living in Sapphire Point.

We look forward to finding out more facts regarding the plans for this facility and, as citizens of Manatee County, expect that these concerns will be listened to by our representation and taken into account during project planning.

Thank you for listening.
Respectfully,

Tom Canavan
tcanavan@me.com

From: Dom Vacheron <pbc.dom.vacheron@gmail.com>
Sent: Monday, June 29, 2026 1:19 PM
To: Robert McCann <drbob.mccann@mymanatee.org>
Cc: Tom Canavan <tcanavan@me.com>; Jessica Wilson <wilson.jessicalynn@gmail.com>; John Opoku <john.opoku@gmail.com>; Anthony Marchese <hoapresident.sp.anthony@gmail.com>; Dom Vacheron <pbc.dom.vacheron@gmail.com>
Subject: Questions Ahead of This Evening's Town Hall

Dear Commissioner McCann,

Thank you for taking the time to meet with residents this evening. I appreciate the opportunity to share a few questions in advance of the Town Hall.

I support the concerns already raised by many Sapphire Point residents regarding flooding and stormwater management, traffic, safety, wildlife, lighting and overall quality of life. I appreciate the effort that neighbors have made to organize those issues for discussion.

I'd like to respectfully raise two additional items.

First, I'd appreciate some clarification regarding the evolution of the project. As a resident, I've reviewed the original January 2025 County-approved site plan and have also seen more recent renderings and information shared with residents. I'm finding it difficult to understand which plans represent the current proposal.

For ease of reference, I've attached the January 2025 County-approved site plan ("January 14, 2025 - Athletics & Aquatics Center Site Plan").

Specifically:

- Is the current proposal still the Athletics & Aquatics Center shown in the January 2025 plans, or has it evolved into a different project?
- Is the proposed ice facility part of the original project, an expansion, or a separate phase?
- Is an approximately 800-space parking garage currently part of the proposal?
- Have the locations of the outdoor recreation facilities, including the pickleball courts, changed from the original approved layout?
- If the project has evolved since the January 2025 approval, could you please explain which changes have been approved and through what public review process they were considered?
- I believe many residents would benefit from understanding which site plan represents the current proposal and how it has evolved over time.

Second, I'd like to ask that the potential noise impacts associated with the outdoor pickleball courts be considered as part of the overall project.

My neighbor, Tom Canavan, and I have been discussing this issue with County staff

since February and have also been reaching out to nearby communities that have experienced similar concerns. We have learned that some communities have had to revisit sound mitigation after the courts opened.

Has the County evaluated the potential noise impacts associated with the outdoor pickleball courts and were mitigation measures - such as quieter paddles, quieter balls, operational policies, court orientation, or other practical solutions - considered during the planning process?

My hope is simply that this discussion occurs now rather than after the facility becomes operational. If the courts ultimately prove not to be a significant source of noise, that would certainly be welcome news. If concerns do arise, however, I believe it is important that the issue and potential solutions have already been discussed and documented.

Thank you again for your time, your service to our community, and your willingness to hear from residents. I look forward to this evening's discussion.

Respectfully,

Dom Vacheron
Sapphire Point
5519 Silverside Pine Ct
Lakewood Ranch, FL 34211
901-581-2005
pbc.dom.vacheron@gmail.com

PLN2408-0137

16410 RANGELAND PKWY, LAKEWOOD RANCH 34211

1/14/2025 2:00:24 PM

APPROVED BCC
Project #: PDPI-19-22(P)/FSP-24-144
Date: 1/14/2025
Accela #: PLN2408-0137
PLANNING & DEVELOPMENT

General Conditions

PUBLIC WORKS CONCURRENCY

Concurrency - Certificate of Level of Service

A Certificate of Level of Service (CLOS # 25-005) was issued on 1/14/2025 and shall expire 1/14/2028. Applicant is advised that all building permits for this project must be issued prior to the expiration of the Certificate of Level of Service (CLOS). Construction may continue after the CLOS expiration if the building permit(s) remain valid and do not expire. Otherwise, each site plan will be subject to a full concurrency review.

The TIS identified four access related improvements which are directly attributed to project impacts. The site-related improvements, which will improve traffic ingress and egress to the proposed site, are listed below:

1.Rangeland Parkway and Main Driveway (Full Access):
•Construct a 12-foot-wide eastbound right-turn lane. The northbound right-turn lane shall be 145 feet in length including a 50-foot taper and constructed in accordance with FDOT Design Standards (Index 711-001).
•Construct a 12-foot-wide westbound left-turn lane. The southbound left-turn lane shall be 195 feet in length including a 50-foot taper and constructed in accordance with FDOT Design Standards (Index 711-001).

2.Rangeland Parkway and Shared Driveway with Library (Full Access):
•Construct a 12-foot-wide eastbound right-turn lane. The northbound right-turn lane shall be 145 feet in length including a 50-foot taper and constructed in accordance with FDOT Design Standards (Index 711-001).
•Construct a 12-foot-wide westbound left-turn lane. The southbound left-turn lane shall be 195 feet in length including a 50-foot taper and constructed in accordance with FDOT Design Standards (Index 711-001).

PUBLIC WORKS DEVELOPMENT REVIEW

Conditions

Athletics and Aquatics Center at Premier Sports Campus North
(4) PHASES
Preliminary site Plan, Final Site Plan, & Construction Plans
PLN2408-0137 – PID 581700409
PROJECT DESCRIPTION: Proposed aquatics and racquet building with associated site infrastructure, including paving, utilities, and drainage. Combined site plan / final site plan / construction plan review for a Community Benefit Public Project.

DEVELOPMENT REVIEW CONDITIONS:

Please provide One (1) Approved Stamped full size plan set sent directly to the attention of Public Works Department Infrastructure Inspections at 1022-26th Avenue East, Bradenton, FL. 34208.

Notify Infrastructure Inspections Division Manager prior to the start of construction at infrastructure@mymanatee.org.

1.Any Offsite Improvements within the Manatee County Right-Of-Way (ROW) as depicted on the approved “Construction Drawings” and/or “Final Site Plans”, as applicable, shall require 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 3.1.4 (Road/Lane Closure Procedures). The TTCP shall be submitted to Infrastructure Inspections Division Manager prior to the start of said construction. Infrastructure Inspections Division Manager at infrastructure@mymanatee.org, for specific requirements.

2.Prior to Certificate of Completion (COC) it must be demonstrated that any “Roadway Improvements” and/or “Storm Water Improvements”, including roadway and storm water installations have been installed and accepted by all entities. This includes final infrastructure inspection approval for the roadway improvement and storm water facilities. Contact Infrastructure Inspections Division Manager at: infrastructure@mymanatee.org, Infrastructure Inspection Division of the Public Works Department to discuss all infrastructure inspection criteria.

3.Prior to COC it must be demonstrated to the zoning inspector that any “Utility Extensions” required have been formally placed into service. Copies of the accepted record drawings, signed placement into service certifications and written acceptance from the Florida Department of Health must be provided to this office for permanent public record purposes. Contact Infrastructure Inspections Division Manager at infrastructure@mymanatee.org, for procedural information.

4.A “Right Of Way Use Permit” shall be required for any improvements within the Manatee County Right of Way.

5.Prior to COC, any associated “Utility Easements and/or Drainage Easements”, “Ingress/Egress Easements”, “Sidewalk Easements”, Drainage, Flowage and Maintenance Easements and ROW Dedication as depicted on the Plan to be recorded in the public records must be drafted by the Property Acquisition Division (PA staff). Applicant must provide a recent title report (less than 6 months old) and a sketch and legal description of the easement area to PA staff. PA staff will draft all necessary documentation and provide the documents to Applicant for execution. Once executed, the documents shall be returned to PA staff to present to the Board of County Commissioners for acceptance and recording in the public record. A copy of the accepted and recorded documents shall be provided to this office prior to the commencement or scheduling of any future final zoning inspections. Please note, the property owner will be responsible for Recording Fees. Checks should be made payable to Manatee County Clerk of Court. Please contact Property Acquisition Division at 941-748-4501 for further information and to coordinate the easement process.

UTILITY CONSTRUCTION PLAN CONDITIONS:
1.All potable water, reclaimed water, and sanitary sewer construction shall be in accordance with the approved Construction Plan.
2.Project lies within the Braden River Utilities (BRU) service area. The applicant or Engineer of Record must obtain permission to connect, and the tap or cut-in must be coordinated with BRU. Manatee County inspects and tests the BRU mains and services as shown on the approved construction plans.
3.FDEP water and wastewater permit(s) must be obtained prior to beginning construction, or provide determination letter stating it is not necessary.
4.Temporary backflow devices or "jumpers" utilized during pipeline construction must be certified that they have been tested annually per the Florida Building Code, Plumbing, Chapter 3, Section 312.9 and Chapter 6, Section 608, and Manatee County Board Resolution R87-125. Annual certification must be valid at the time of installation and presented to the Inspector upon request.

A “Defect Surety” of 10% shall be posted with Manatee County for the purpose of correcting any construction, design or material defects or failures within County rights-of way or easements related to this improvement before final “COC” approval. Land Development Code Section 337.6. This shall be submitted with the Bill of Sale at the time of certification.

CERTIFICATION:
For “Certification”, a letter (signed and sealed) for COC release shall be submitted to the Public Works Inspection Department once the project is 100% complete and meets substantial compliance with the approved plans. This certification shall include all Site Plan requirements including but not limited to Right of Way and easement dedications, a copy of the confirmation letter for “As Built Drawing” submittal to the SWFWMD or FDEP and all associated required improvements. A Final Zoning Inspection will be completed within 48 hours (two working days). If inadequate, a Deficiency Notice will be forwarded to the Engineer of record and or the owner noting same. Certifications listing outstanding construction or substantial deviations are considered STATUS/PROGRESS reports.

RECORD DRAWINGS:
1.See Public Works Transportation Standards Section 3.10 DRAINAGE, PAVING and GRADING RECORD DRAWINGS for instructions and submittal procedures. To assist in expediting the “Paving, Grading and Drainage” “Record Drawing” FINAL Submittal and “Final Acceptance Letter”, please provide one set of plans and one digital PDF directly to Public Works Infrastructure Inspections. Contact infrastructure@mymanatee.org.

2.See Public Works Utility Standards Sections 1.15 and 1.16 RECORD DRAWINGS for instructions and submittal procedures. To assist in expediting the “Utility” “Record Drawing” for FINAL Submittal and “Final Acceptance Letter”, please provide one set of plans and one digital PDF directly to Public Works Infrastructure Inspections. Contact infrastructure@mymanatee.org.

FIRE DEPARTMENT

Fire Approval Letter

Date: September 19, 2024
X Approved
Conditional approval w/ stipulations
Revisions required

To: Manatee County
Case Manager:Greg Krause

Re: Application # FSP-22-144 CRV1Project Name: CBPP Premier Aquatics & Racquet
Planning # PLN2408-0137Address: 16410 Rangeland Pkwy

This department has reviewed the above-referenced plans under the 2023 Florida Fire Prevention Code 8th edition including the 2021 edition of NFPA 1&101, East Manatee Fire Rescue Ordinance 24-A and the following comments are stipulations for approval.

In accordance with EMFR Resolution 16-10/16-11, all plans submitted to East Manatee Fire Rescue for review shall be assessed a user service fee (aka plans review fee). A fire review fee of $250.00/$500.00 shall be collected by Manatee County on behalf of East Manatee Fire Rescue.

The following comments and requirements are contingent for permit approval and Certificate of Occupancy by East Manatee Fire Rescue.

1.East Manatee Fire Rescue has no objection with this project.

2. Access for use of heavy firefighting equipment shall be provided to the immediate job site at the start of the project and maintained until completion. (NFPA 241)

3.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 241)

4.All turning radii shall be designed for a 48-foot truck. Request the Turning Performance Analysis if needed from East Manatee Fire Rescue.

5. Fire and emergency access shall be provided at least (2) full sides of all commercial, professional, industrial and multi-family buildings.

6.Fire hydrant shall be located not more than 50' from fire department connection, in accordance with East Manatee Fire Rescue Ordinance 24-A.

7. Fire hydrants shall be installed within 400' of the main entrance of all principal buildings and shall be no more than 800' apart as measured from normal access routes. Fire hydrants shall be installed on a minimum of a six (6) inch line. The location of hydrants shall be approved by this department.

8.Contractor shall provide to this department documentation indicating the hydrants at this location are in proper working order and shall be tested by a State Certified Contractor I or II. Documentation of testing shall be provided to this department prior to final CO. Documentation shall include GPM, static, flow & residual pressures.

9.Fire Sprinkler system will be required.

10.Prior to installing underground fire supply line system, a permit shall be issued by this office and posted on job site. The permit application is available at East Manatee Fire Rescue. Permit/ plans review fee of $115.00 shall be paid upon application of submittal.

Fire department review for code compliance shall not be construed as authority to violate, cancel alter or set aside any provisions of the adopted codes; nor shall such review prevent the Fire Marshal from thereafter requiring a correction of errors in plans, or in construction, or of violation of the codes.

If you have any questions, please contact this department.

Sincerely,

Michael Blake
Acting Fire Marshal

cc: Stantec
Attn: D. Scott McKenna, scott.mckenna@stantec.com

PLN2408-0137

16410 RANGELAND PKWY, LAKEWOOD RANCH 34211

1/14/2025 2:00:24 PM

APPROVED BCC
Project #: PDPI-19-22(P)/FSP-24-144
Date: 1/14/2025
Accela #: PLN2408-0137
PLANNING & DEVELOPMENT

ENVIRONMENTAL PLANNING

Stipulations - No Objection

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

2.The following items must be completed in accordance with the approved Final Site Plan and inspected by Development Services Environmental Planning Section prior to Certificate of Occupancy / Certificate of Completion issuance:

•Nuisance, exotic plant species removal; and
•Conservation Area sign installation

When ready for the above-noted inspection(s), please contact Environmental Field Inspections at 941/748-4501 ext. 6895

3.The applicant shall install, implement, and maintain appropriate erosion and sediment controls that minimize soil erosion and offsite sedimentation. Environmental staff shall inspect the BMPs identified in the SWPPP to ensure that they are installed, maintained, and operating correctly and effectively until such time that the stormwater discharges associated with construction activity are eliminated and all disturbed soils at the site have been stabilized, and temporary erosion and sediment control measures have been removed.

When ready for the above-noted inspection(s), please contact Environmental Field Inspections at 941/748-4501 ext. 6895

4.If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted for review.

Please contact Manatee County Environmental Protection Division at 941-742-5980 regarding wells.

Contact:
Max Gingles 941-748-4501 ext. 3840, max.gingles@mymanatee.org

CR - CASE MANAGER

Approval Information:

Project Number: PDPI-19-22(P)/FSP-24-144
App./Accela No.: PLN2408-0137
Case Name: Athletics and Aquatics Center at Premier Sports Campus North
PIN: 581700409
Zoning: Planned Development Public Interest (PD-PI)
FLUC: Retail / Office / Residential (ROR)
Overlays: Special Treatment (ST), Evers Watershed (WPE) & Evers Beneficial Reuse Area
Flood Zone: A & X-Zone, Panel#12081C0355E, effective 3/17/2014
Acres: +/- 26.4
Location: 1410 Rangeland Pkwy, Lakewood Ranch, FL 34211
Use: PSP/FSP to construct an aquatics and racquet building with associated site infrastructure, including paving, utilities, and drainage for a Community Benefit Public Project.

Min. Setbacks:
Front: 25; (local streets and thoroughfares);
Side: 15' (30ft between buildings);
Rear: 20';
Wetlands: 15'.

The Preliminary Site Plan / Final Site Plan has been reviewed by the appropriate agencies and found to be sufficiently in compliance with the Manatee County Land Development Code, Comprehensive Plan, and Manatee County Zoning Ordinance PLN1910-0111, PDPI-19-22(Z)(G) subject to any stipulations that may appear below in this approval letter.

Consistent with LDC Section 323.4, Final Site Plan approval shall expire after four (4) years from the original approval date and is subject to the CLOS expiration date. Prior to this expiration the developer may pursue Building Permits.

A Certificate of Level of Service (CLOS # 25-005) was issued on 1/14/2025 and shall expire 1/14/2028. Applicant is advised that all building permits for this project must be issued prior to the expiration of the Certificate of Level of Service (CLOS). Construction may continue after the CLOS expiration if the building permit(s) remain valid and do not expire. Otherwise, each site plan will be subject to a full concurrency review.

The Preliminary Site Plan / Final Site Plan submitted with this application shall be part of the approval.

Development shall be consistent with all stipulations listed in Ordinance PLN1910-0111, PDPI-19-22(Z)(G) and this approval letter. Also, this plan may be subject to any future Preliminary Site Plan modifications caused by the subsequent approvals.
All other required federal, state, or local building permits shall be obtained before commencement of the project.

NOTE: The application for a building permit constitutes an agreement on the part of the owner to abide by all the foregoing conditions and stipulations. Furthermore, it will be necessary for the engineer and/or architect of record to certify that all site improvements, as approved, have been completed prior to the final acceptance. All improvements and structures must be installed per the approved plan. Any deviations to the approved plan must be submitted as a revised plan in accordance with Section 324 of the LDC.

PUBLIC WORKS TRANSPORTATION PLANNING

Transportation Planning

A cumulative analysis will be required when an application for a project that can use the existing accesses is submitted.

General Notes

ADDRESSING

Address Assigned - No Objection

The address 16350 Rangeland Pkwy - Lakewood Ranch, FL 34211 has been assigned to this site and routed to all of the appropriate agencies for their records. Nothing further is needed and there is no objection to this/Preliminary Site Plan/Final Site Plan proceeding to sign-off.

PUBLIC WORKS DEVELOPMENT REVIEW

FEES

1.The "Private Zoning Inspection Fee" (PZI) sum of $460.00 + (3) Additional Phases @ $275.00 = TOTAL $1,285.00 (Pd. 1/9/25).
2.The "Construction Drawing" (CD) Base review fee sum of $1,278.94 (Pd. 1/9/25).
3.The "Private Infrastructure Inspection Fee" (PII) sum of $2,500.00 (Pd. 1/9/25).
4.The "Utility Infrastructure Water Test Fee" (W Test) sum of $300.00 (Potable Water Test) (Pd. 1/9/25).
5.The "Utility Infrastructure Wastewater Test Fee" (WW Test) sum of $300.00 (Wastewater Test) (Pd. 1/9/25).
6.The 8" diameter "Water Tap Fee" (W Tap) sum of $550.00 (Pd. 1/9/25).

FLOOD PLAIN

Site lies in A-Zone and X-Zone, Panel#12081C0355E, effective 3/17/2014

Development in X-Zone, no structures in A-Zone
Jessica Remkiewicz, CFM, Floodplain Section Manager
jessica.remkiewicz@mymanatee.org
941-748-4501 ext. 3847

PUBLIC WORKS CONCURRENCY

Right of Way - Rangeland Parkway

Rangeland Parkway is designated as a four lane collector roadway with a planned right of way width of 120 feet in the Comprehensive Plan's Future Traffic Circulation Plan. The site plan indicates an existing 120 foot right of way.

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.

PUBLIC WORKS TRANSPORTATION PLANNING

No objection See Acceptance Memo

IMPACT

Impact Fee - Information - No Objection

IMPACT FEES – No objection. The following types of development shall be exempt from payment of Impact Fees per LDC Section 1102.2 – Exemptions (D) "Impact-Generating Land Development undertaken by a Federal, State, County or Municipal government or a fire district." Property is located in the Southeast Transportation District.

Comments provided by the Impact Fee Division apply ONLY to impact fees for the following capital facilities: Transportation, Law Enforcement, Public Safety, Library, Parks & Natural Resources, and Schools. Information regarding water and sewer impact fees [Facility Investment Fees (FIF)] that may be required for this project should be directed to the Manatee County Utilities Department, New Services Division, at (941) 795-3404 or can be found at: https://www.mymanatee.org/departments/utilities/accounts_and_billing/rates_for_trash__water_and_sewer/facility_investment_fees

Information on impact fees assessed by the corresponding Fire District should be directed to: East Manatee Fire District (941) 751-5611.

Alicia Baer
Impact Fee Technician
(941)748-4501 ext. 3836

PRELIMINARY SITE PLAN/FINAL SITE PLAN

ATHLETICS AND AQUATICS CENTER AT PREMIER SPORTS CAMPUS NORTH

RANGELAND PKWY, LAKEWOOD RANCH, FL 34211

PART OF SECTION 13, 14 TOWNSHIP 35S, RANGE 35S, MANATEE COUNTY, FLORIDA

A DEVELOPMENT BY

MANATEE COUNTY

1112 MANATEE AVE WEST
BRADENTON, FL 34205
941-748-4501

APPROVED BCC
Date 1/14/2025
Accela # PLN2408-0137
PLANNING & DEVELOPMENT

EAST COUNTY FACILITIES – PDPI-19-22(Z)(G)

PHASE OR PARCEL ID	DEVELOPMENT (PDPI/FSP/PLN#)	APPROVED USES/TOTALS	SUBMITTED FSP UNITS	APPROVED FSP UNITS	CO's CUMULATIVE THROUGH 06/05/2024	REMAINING UNITS
	PUBLIC LIBS	1,350,390				1,272,639
581700409	East County Library FSP-21-15/PLN2408-0084			53,278	53,278	
581700409	Manatee County Sheriff's Office PDPI-19-22(D)/FSP-24-43/PL		5,175			
581700409	ATHLETICS AND AQUATICS CENTER AT PREMIER SPORTS CAMPUS NORTH FSP-24-144/PLN2408-0137		19,298			
	TOTALS		24,473	53,278	53,278	1,272,639

Addressing - Suzanne Cook - CR - Review Complete - No Objection to CR and SR - 12/31/2024

Environmental Planning - Max Gingles - CR - Review Complete - No Objection to CR and SR - 12/30/2024

Fire Department - East Manatee Fire Department - CR - Review Complete - No Objection to CR and SR - 1/6/2025

Flood Plain - Jessica Renckiewicz - CR - Review Complete - No Objection to CR and SR - 1/5/2025

Impact - Alicia Baer - CR - Review Complete - No Objection to CR and SR - 12/26/2024

Planning GIS Mapping - Paul Hebenach - CR - Review Complete - No Objection to CR and SR - 12/27/2024

Public Works Concurrency - Susan Barfield - CR - Review Complete - No Objection to CR and SR - 12/27/2024

Public Works Storm Water Engineering - Darin Rice - CR - Review Complete - No Objection to CR and SR - 12/26/2024

Public Works Traffic Engineering - Elizabeth Putnam - CR - Review Complete - No Objection to CR and SR - 12/26/2024

Public Works Transportation Planning - Daniel Uribe Echeverri - CR - Review Complete - No Objection to CR and SR - 1/6/2025

Public Works Development Review - Darin Rice - CR - Review with Conditions - Sheet 2 - 12/26/2024

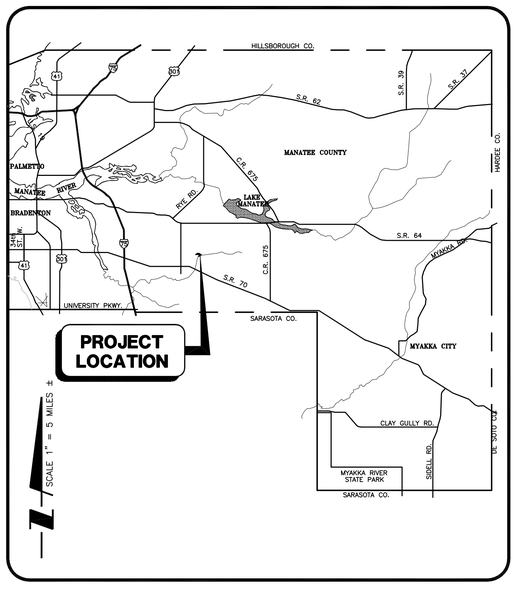
State of Florida Department of Health - Brett Peterson - CR - Review Complete - No Objection to CR and SR - 12/26/2024

Zoning - James Yarnell - CR - Review Complete - No Objection to CR and SR - 12/26/2024

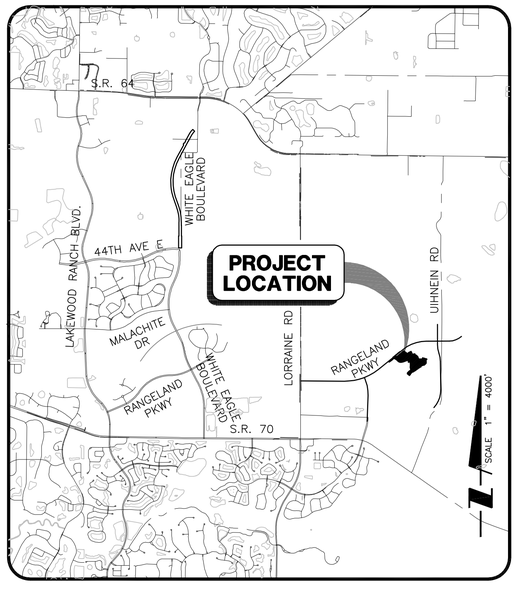
NOTES

1. PROJECT AREA = 26.9 AC, TOTAL PARCEL AREA = 74.3 AC
2. EXISTING FUTURE LAND USE: R-8
3. ZONED PD-MU, FUTURE LAND USE: R-8
4. OVERALL OPEN SPACE FOR THIS PROJECT WILL BE A MIN. OF 30%. 11 AC OF PROJECT AREA IS OPEN SPACE OR 11 AC/26.9 AC = 40.8% OPEN SPACE
5. BOUNDARY DATA SHOWN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. REFER TO BOUNDARY SURVEY FOR BOUNDARY INFORMATION.
6. THE SITE IS PRESENTLY UNIMPROVED AND THE EXISTING LAND IS VACANT.
7. THE PROJECT IS LOCATED WITHIN FLOOD ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED) & "X" (AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP FOR MANATEE COUNTY. COMMUNITY PANEL NO. 12081C0345G AND 12081C0330G, DATED AUGUST 18, 2014. NO DEVELOPMENT MAY BE CONSTRUCTED WITHIN THE FLOOD ZONE "A".
8. THIS PROJECT IS PLANNING TO CONNECT INTO MANATEE COUNTY UTILITIES AND IS IN ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA.
9. ALL PROPOSED UTILITY CONSTRUCTION SHALL MEET OR EXCEED MANATEE COUNTY PUBLIC WORKS UTILITY STANDARDS. THIS PROJECT WILL BE SERVED BY THE EXTENSION OF EXISTING MANATEE COUNTY PUBLIC WORKS FACILITIES FOR SANITARY SEWER & POTABLE WATER SUPPLY. ALL PROPOSED POTABLE WASTER, SANITARY SEWER AND IRRIGATION FACILITIES PRIVATELY MAINTAINED, OR AS NOTED.
10. THE MANATEE COUNTY PUBLIC WORKS UTILITY STANDARDS ARE THE MINIMUM ALLOWABLE WASTER AND/OR WASTEWATER CONSTRUCTION STANDARDS. WHERE 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.
11. IRRIGATION SOURCE WILL BE VIA PROPOSED WATER UTILITY AND RIVER UTILITIES. NON POTABLE WATER LINE WILL BE PURPLE IN COLOR. WHEN AVAILABLE EFFLUENT MAY BE USED FOR IRRIGATION. THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED.
12. ANY ONSITE TREES WHICH MUST BE REMOVED SHALL BE REPLACED IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE REQUIREMENTS. ALL REPLACEMENT TREES SHALL BE INCLUDED IN THE REQUIRED LANDSCAPING. LANDSCAPE AND BUFFER AREAS WILL BE PROVIDED IN ACCORDANCE WITH THE MANATEE COUNTY LDC. SEE LANDSCAPE PLANS ENCLOSED.
13. ALL REQUIRED IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MANATEE COUNTY LDC.
14. THERE ARE NO KNOW EXISTING RIGHT-OF-WAYS, STREETS, BUILDINGS, STRUCTURES, PLATS AND/OR HISTORIC SITES WITH THE SITE.
15. THERE ARE NO EXISTING COVENANTS OR DEED RESTRICTIONS WHICH WOULD AT THIS TIME AFFECT THE PROPOSED DEVELOPMENT.
16. THIS PROJECT HAS BEEN DESIGNED TO PROVIDE REASONABLE ASSURANCE THAT ALL APPLICABLE PERMITS CAN BE OBTAINED.
17. THE DEVELOPMENT SHALL BE LANDSCAPED IN ACCORDANCE WITH THE LDC. SEE LANDSCAPE PLANS FOR DETAILS AND SPECIFICATIONS.
18. THERE ARE NO KNOW WELL ON SITE. ANY WELLS DISCOVERED DURING CONSTRUCTION WILL BE ABANDONED AND PLUGGED WITH NEAT CEMENT FROM BOTTOM TO TOP BY A FLORIDA LICENSED WELL DRILLER (BY OTHERS) PRIOR TO CONSTRUCTION. APPLICATION SHALL BE SUBMITTED TO THE MANATEE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT PRIOR TO WELL ABANDONMENT (BY OTHERS).
19. THE PROJECT CONSTRUCTION SHALL COMMENCE IN MARCH 2025 AND IS TO CONTINUE THROUGH DECEMBER OF 2026. ALL BUILDING PERMITS MUST BE ISSUED PRIOR TO THE EXPIRATION OF THE CLOS OR FSP WHICHEVER OCCURS FIRST.
20. TOPOGRAPHY IS COMPILED FROM FIELD INFO4RMATION OBTAINED BY STANTEC. ALL EXISTING AND PROPOSED ELEVATION ON THE PLANS REFERENCE THE NAVD 88 VERTICAL ELEVATION DATUM. CONVERSION TO NGVD 1929 WAS OBTAINED USING CORPSCON SOFTWARE OF +1.03 FEET.
21. THE STORMWATER MANAGEMENT SYSTEM HAD BEEN DESIGNED IN ACCORDANCE WITH MANATEE COUNTY LAND DEVELOPMENT CODE REQUIREMENTS, AND CHAPTER 40D-4 F.A.C. REQUIREMENTS. THE SITE IS SUBJECT TO A 25% REDUCTION OF THE ALLOWABLE PRE-DEVELOPED DISCHARGE RATE. TV VIDEO INSPECTION IF REQUIRED FOR ALL RCP STORMWATER PIPES (PUBLIC OR PRIVATE) LASER PROFILE IS REQUIRED FOR ALL ADS/HDPE STORMWATER PIPES (PUBLIC OR PRIVATE)
22. THERE ARE NO EXISTING WETLANDS WITHIN THE PROJECT AREA. A SWFWMD PERMIT WILL BE OBTAINED AS REQUIRED.
23. THERE ARE NO PERENNIAL STREAMS ON SITE.
24. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED BY THE MANATEE COUNTY LAND DEVELOPMENT CODE.
25. ALL LAKES WILL HAVE A 20 FT. WIDE (MINIMUM) SODDED ACCESS ROUTE ADJACENT TO A PAVED/HARDENED SURFACE TO PROVIDE ACCESS FOR LAKE MAINTENANCE. AN UNOBSTRUCTED MAINTENANCE ACCESS AREA (12 FT. WIDE MINIMUM) WILL BE PROVIDED COMPLETELY AROUND THE LAKE PERIMETERS. LAKE WILL BE MAINTAINED BY MANATEE COUNTY.
26. ALL REQUIRED START AND FEDERAL PERMITS WILL BE APPLIED FOR BY THE OWNER.
27. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO CONSTRUCTION ACTIVITIES.
28. ALL OUTDOOR LIGHTING SHALL HAVE FULL HORIZONTAL CUT-OFF OPTICS AND SHIELDS TO PREVENT DIRECT ILLUMINATION OF RESIDENTIAL WINDOWS AND PATIOS REGARDLESS OF DISTANCE FROM THE LIGHT SOURCE. ALL OUTDOOR LIGHTING SHALL COMPLY WITH MANATEE COUNTY LDC SECTION 806.
29. THE PROPOSED BUILDING SHALL BE SPRINKLED. A MINIMUM OF 1,000 GPM OF FIRE FLOW WILL BE PROVIDED AT EACH FIRE HYDRANT.
30. PARKING CALCULATIONS
    REQUIRED PARKING SPACES = 19,298 SF x 1 SPACE/200 SQFT = 96 SPACES
    24 PICKLEBALL COURTS x 2 SPACES/COURT = 48 SPACES
    TOTAL = 144 PACES
    REQUIRED HANDICAP SPACES = 401 – 500 = 9 SPACES REQUIRED AND PROVIDED
    PROVIDED PARKING SPACES = PHASE 1 = 165 SPACES, INCLUDING 9 HC
    PHASE 2 = 165 SPACES
    PHASE 3 = 75 SPACES
    TOTAL = 405 SPACES
31. BICYCLE PARKING CALCULATIONS
    REQUIRED BICYCLE PARKING = 81-100 REQUIRED SPACES = 5 SPACES
    PROVIDED BICYCLE PARKING = 6 SPACES
32. THE PROPOSED BUILDING SHALL BE SPRINKLED A MINIMUM OF 1,000 GPM OF FIRE FLOW WILL BE PROVIDED AT EACH FIR HYDRANT.
33. SETBACKS:
    FRONT: = 50'
    SIDE: = 10'
    REAR = 25'
34. SOLID WASTE REMOVAL WILL BE PROVIDED BY THE COUNTY CONTRACTED WASTE HAULER.
35. ALL PROPOSED ONSITE IMPROVEMENTS WILL BE OWNED AND MAINTAINED BY MANATEE COUNTY.
36. TV VIDEO INSPECTION IS REQUIRED FOR ALL RCP STORMWATER PIPES WHICH CONVEY RUNOFF (PUBLIC OR PRIVATE).
37. ROADWAY LANDSCAPE BUFFER WILL BE PROVIDED WERE DEVELOPMENT IS ADJACENT TO RANGELAND PARKWAY.
38. ANY IMPROVEMENTS THAT IMPACT EXISTING ROADWAY LIGHTING STRUCTURE WILL NEED TO BE RESOLVED BY RELOCATING EXISTING POLES OR INSTALLING NEW LIGHTING POLES, LIGHT POLES SHALL BE RELOCATED SUCH THAT LIGHTING LEVELS ARE MAINTAINED TO COUNTY STANDARDS. PHOTOMETRIC ANALYSIS AND LIGHTING PLANS TO BE PROVIDED TO MANATEE COUNTY TRAFFIC ENGINEERING TO APPROVE. PLEASE COORDINATE WITH NEIL BYRNE (NEIL.BYRNE@MANATEE.ORG) PRIOR TO CONSTRUCTION.

	SOURCE	OWNERSHIP
POTABLE WATER	MANATEE COUNTY	COUNTY
WASTEWATER	MANATEE COUNTY	COUNTY
RECLAIMED/IRRIGATION WATER	BRADEN RIVER UTILITIES	COUNTY



LOCATION MAP



SITE MAP

Stantec

6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • *Fax* 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

48 HOURS BEFORE DIGGING
811 Know what's below. Call before you dig.
CALL 811
OR
TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL CENTER

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
01	FINAL SITE PLAN
02	AERIAL LOCATION MAP
03	EXISTING CONDITIONS & DEMOLITION PLAN
04	PHASING PLAN & KEY SHEET
05–08	SITE PLAN
09–12	SITE GRADING PLAN
13–16	SITE DRAINAGE PLAN
17	MASTER UTILITY PLAN & KEY SHEET
19–18	PLAN & PROFILE
20–23	PAVING & DRAINAGE DETAILS
24–25	WATER DISTRIBUTION DETAILS
26–27	WASTEWATER COLLECTION DETAILS
28	BEST MANAGEMENT PRACTICES PLAN
29	BEST MANAGEMENT DETAILS
	SUPPLEMENTAL SHEETS
LP-100	LANDSCAPE KEY SHEET
LP-101 LP-108	LANDSCAPE PLAN
LP-501 LP-502	LANDSCAPE DETAILS
LP-601 LP-602	LANDSCAPE NOTES
	DENOTES SWFWMD SUBMITTAL

NO.	DATE	DESCRIPTION	BY
8	12/12/24	REV SHEET INDEX, SHEETS 1-6, 8, 10, 14, 17, 19, 21 & 28	DFH/89368
1	11/08/24	REV NOTE #1, 3 & 7 & TRACKING CHART, SHEET 1-8, 10-12, 14-18, 21-23, 27-29	DFH/89368

STATUS : REVISIONS

PROJECT DESIGNER	PROJECT ENGINEER	PROJECT MANAGER
DARWIN HEINZMAN	CAMERON MARKOWITZ	D. SCOTT McKENNA, P.E. FLORIDA LICENSE NO. 51435

DATE _____ CHECKED BY _____

DONALD SCOTT MCKENNA LICENSE NO. 51435 STATE OF FLORIDA PROFESSIONAL ENGINEER

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PROJECT NUMBER
215616478

DATE
08/2024

INDEX NUMBER
215618152-02C-001CV

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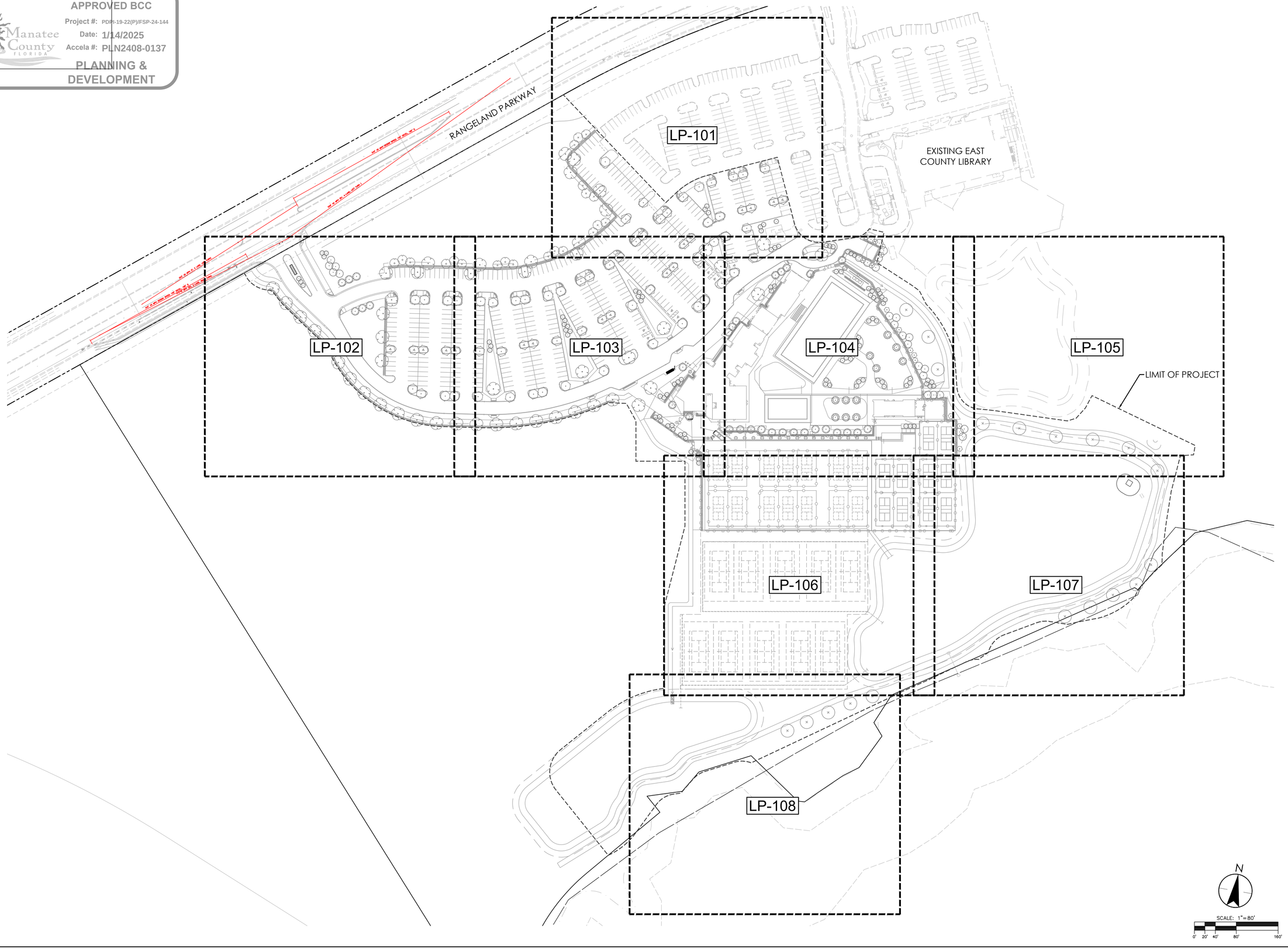
Project #: PDPI-19-22(P)/FSP-24-144
Date: 1/14/2025
Accela #: PLN2408-0137
PLANNING & DEVELOPMENT



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Construction Document Set	CHS	SAB	2024.08.16
Design Development Set	CHS	SAB	2024.03.11

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Reason: I AM THE AUTHOR OF THIS DOCUMENT
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Date: 2024.12.16 15:38:31 -05'00'

LA 6667123 STATE OF FLORIDA

CHRISTOPHER H. SUTTON, RLA
FL LICENSE NO. LA6667123

Client/Project
MANATEE COUNTY

ATHLETICS & AQUATICS CENTER
AT PREMIER SPORTS CAMPUS NORTH
RANGELAND PKWY, LAKEWOOD RANCH, FL 34211

Project No.:
File Name: 215618152-01L-LP100

Scale: 1"=80'

CHS	CHS	SB	2024.08.16
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
LANDSCAPE PLANTING SHEET KEY PLAN

Revision: Sheet: of

Drawing No.
LP-100

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ORIGINAL SHEET - ARCH D

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Project #: PDPH-19-22(P)/FSP-24-144
Date: 1/14/2025
Accela #: PLN2408-0137
PLANNING & DEVELOPMENT
Manatee County FLORIDA

RANGELAND PARKWAY

LIMIT OF PROJECT

EX. TREE

PHASE 3

PHASE LINE

MULCH (TYP.)

SOD

MATCHLINE: SEE SHEET LP-103

MATCHLINE: SEE SHEET LP-104

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	BNA	Betula nigra `BNMTF` TM	Dura Heat River Birch
	JUS	Juniperus silicicola	Southern Red Cedar
	MGB	Magnolia grandiflora `Bracken's Brown Beauty`	Bracken's Brown Beauty Southern Magnolia
	PEL	Pinus elliotti	Slash Pine
	PLO	Platanus occidentalis	American Sycamore
	QVA	Quercus virginiana	Southern Live Oak
	TAD	Taxodium distichum	Bald Cypress
PALMS			
	LNX	Livistona nitida	Carnavon Palm
	RHX	Rhapis excelsa	Lady Palm
	SPX	Sabal palmetto	Cabbage Palmetto
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
SHRUBS			
	POD	Podocarpus macrophyllus	Podocarpus
	VIB	Viburnum odoratissimum	Sweet Viburnum
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
GRASSES			
	MUC	Muhlenbergia capillaris	Pink Muhly Grass
	SPB	Spartina bakeri	Sand Cordgrass
	TRD	Tripsacum dactyloides	Fakahatchee Grass
SHRUBS / GROUNDCOVERS			
	ASP	Aspidistra elatior	Cast Iron Plant
	CAM	Carissa macrocarpa `Emerald Blanket`	Emerald Blanket Natal Plum
	CYR	Cyrtomium falcatum	Holly Fern
	DII	Dietes iridioides	African Iris
	FIC	Ficus microcarpa `Green Island`	Green Island Ficus
	HAP	Hamelia patens `Compacta`	Dwarf Firebush
	LPM	Liriope muscari `Big Blue`	Big Blue Lily Turf
	NEP	Nephrolepis exaltata	Boston Fern
	PHI	Philodendron xanadu	Xanadu Philodendron
	PLA	Plumbago auriculata	Blue Plumbago
	TRA	Trachelospermum jasminoides `Variegatum`	Variegated Confederate Jasmine
	VIO	Viburnum obovatum `Mrs. Schillers Delight`	Mrs. Schillers Delight Walter`s Viburnum
	ZAM	Zamia floridana	Coontie
SOD / MULCH / OTHER			
	GRAV	GRAVEL	#57 LIMEROCK GRAVEL
	MULCH	Pine Bark Nuggets	
	SOD	Paspalum notatum	Bahia Grass

SEE SHEET LP-501 AND LP-502 FOR PLANTING DETAILS

SEE SHEET LP-601 FOR NOTES

SEE SHEET LP-602 FOR PLANT SCHEDULES

SCALE: 1"= 20'

0' 5' 10' 20' 40'

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Design Development Set	CHS	SAB	2024.03.11
Issued	By	Appd	YYYY.MM.DD

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FL LICENSE NO. LA6667123

Client/Project
MANATEE COUNTY

ATHLETICS & AQUATICS CENTER
AT PREMIER SPORTS CAMPUS NORTH

RANGELAND PKWY. LAKEWOOD RANCH, FL 34211

Project No.:
File Name: 215618152-01LLP101

Scale: 1"=20'

CHS	CHS	SB	2024.08.16
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
LANDSCAPE PLANTING PLAN

Revision: Sheet: of

Drawing No.
LP-101

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ORIGINAL SHEET - ARCH D

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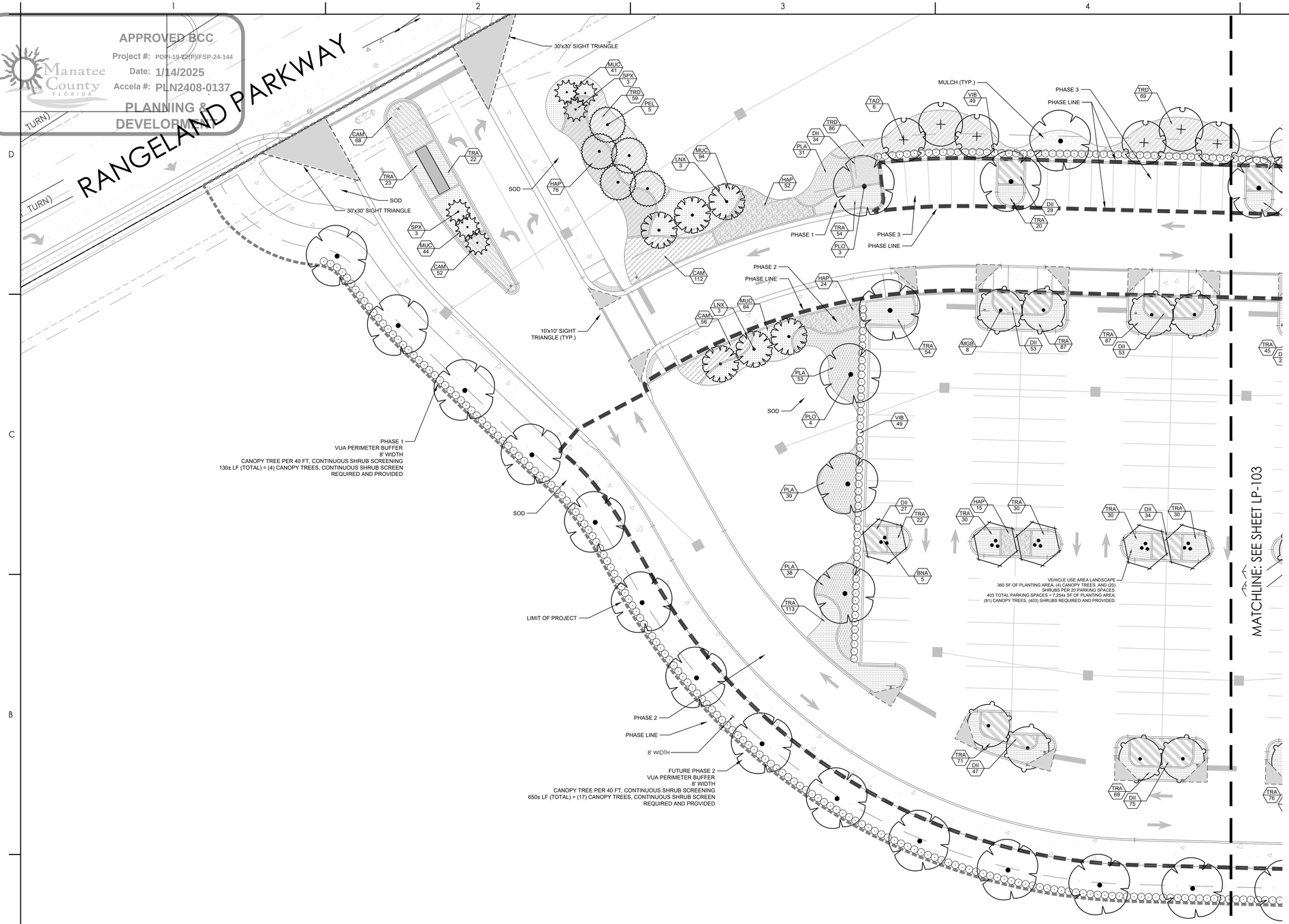
Project #: PDPI-19-22(P)/FSP-24-144
Date: 1/14/2025
Accela #: PLN2408-0137
PLANNING & DEVELOPMENT



SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	BNA	Betula nigra 'BNMTF' TM	Dura Heat River Birch
	JUS	Juniperus silliciola	Southern Red Cedar
	MGB	Magnolia grandiflora 'Bracken's Brown Beauty'	Bracken's Brown Beauty Southern Magnolia
	PEL	Pinus elliotti	Slash Pine
	PLO	Platanus occidentalis	American Sycamore
	QVA	Quercus virginiana	Southern Live Oak
	TAD	Taxodium distichum	Bald Cypress
PALMS			
	LNX	Livistona nitida	Carnavon Palm
	RHX	Rhapis excelsa	Lady Palm
	SPX	Sabal palmetto	Cabbage Palmetto
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
SHRUBS			
	POD	Podocarpus macrophyllus	Podocarpus
	VIB	Viburnum odoritissimum	Sweet Viburnum
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
GRASSES			
	MUC	Muhlenbergia capillaris	Pink Muhly Grass
	SPB	Spartina bakeri	Sand Cordgrass
	TRD	Tripsacum dactyloides	Fakahatchee Grass
SHRUBS / GROUNDCOVERS			
	ASP	Aspidistra elatior	Cast Iron Plant
	CAM	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Natal Plum
	CYR	Cyrtomium falcatum	Holly Fern
	DII	Dietes iridioides	African Iris
	FIC	Ficus microcarpa 'Green Island'	Green Island Ficus
	HAP	Hamelia patens 'Compacta'	Dwarf Firebush
	LPM	Liriope muscari 'Big Blue'	Big Blue Lily Turf
	NEP	Nephrolepis exaltata	Boston Fern
	PHI	Philodendron xanadu	Xanadu Philodendron
	PLA	Plumbago auriculata	Blue Plumbago
	TRA	Trachelospermum jasminoides 'Variegatum'	Variegated Confederate Jasmine
	VIO	Viburnum obovatum 'Mrs. Schillers Delight'	Mrs. Schillers Delight Walter's Viburnum
	ZAM	Zamia floridana	Coontie
SOD / MULCH / OTHER			
	GRAV	GRAVEL	#57 LIMEROCK GRAVEL
	MULCH	Pine Bark Nuggets	
	SOD	Paspalum notatum	Bahia Grass

SEE SHEET LP-501 AND LP-502 FOR PLANTING DETAILS
SEE SHEET LP-601 FOR NOTES
SEE SHEET LP-602 FOR PLANT SCHEDULES

N

SCALE: 1"=20'
0' 5' 10' 20' 40'

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County Resubmittal Set	CHS	SAB	2024.03.11

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FL LICENSE NO. LA6667123

Client/Project
MANATEE COUNTY

ATHLETICS & AQUATICS CENTER
AT PREMIER SPORTS CAMPUS NORTH

RANGELAND PKWY, LAKEWOOD RANCH, FL 34211

Project No.:
File Name: 215618152-01I-LP101

Scale: 1"=20'

CHS	CHS	SB	2024.08.16
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
LANDSCAPE PLANTING PLAN

Revision: Sheet: of

Drawing No.
LP-102

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ORIGINAL SHEET - ARCH D

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Project #: PDPI-19-7054 (P)
Date: 1/14/2025
Accela #: PLN2408-0137
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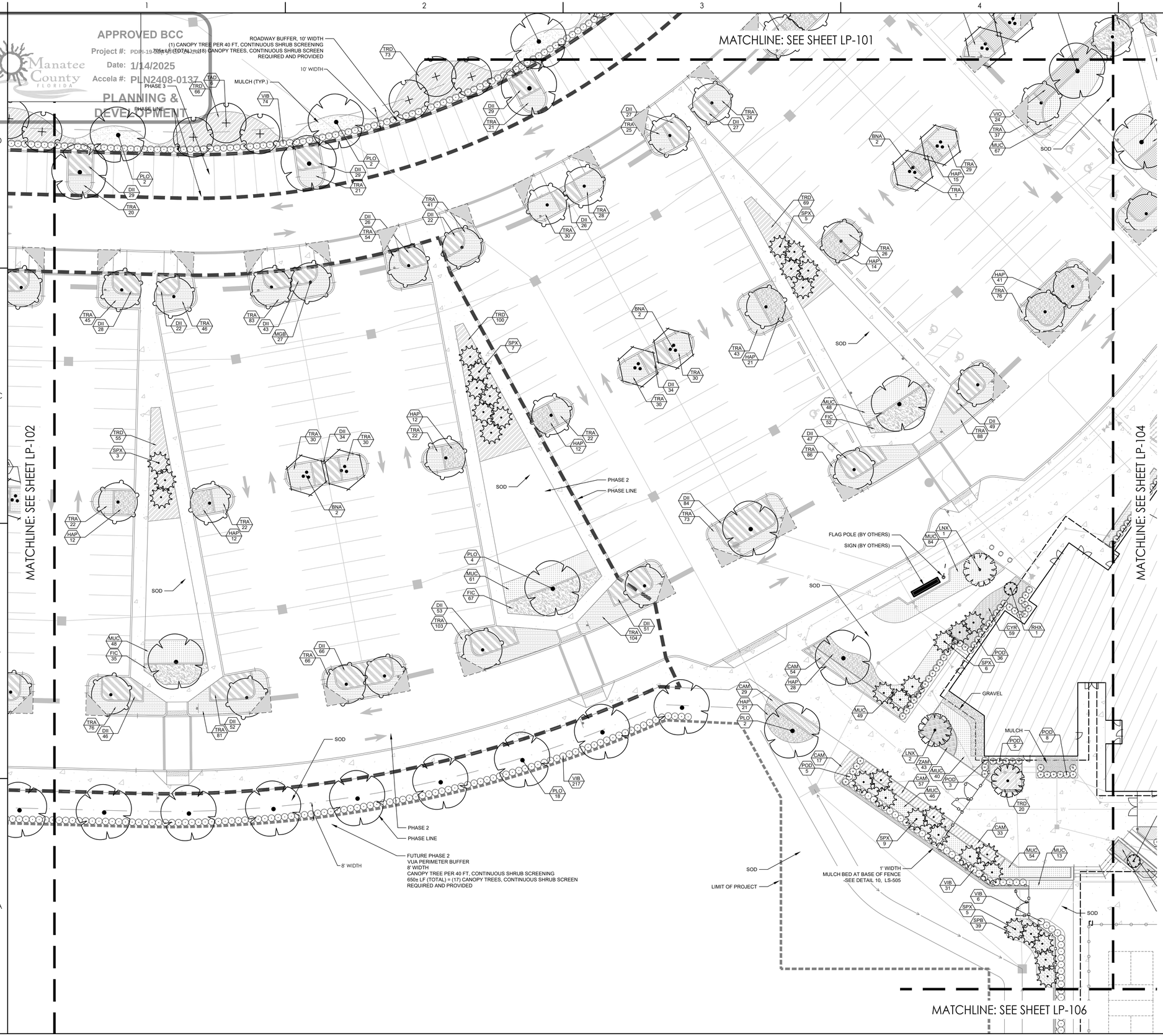

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	BNA	Betula nigra 'BNMTF' TM	Dura Heat River Birch
	JUS	Juniperus silliciola	Southern Red Cedar
	MGB	Magnolia grandiflora 'Bracken's Brown Beauty'	Bracken's Brown Beauty Southern Magnolia
	PEL	Pinus elliotti	Slash Pine
	PLO	Platanus occidentalis	American Sycamore
	QVA	Quercus virginiana	Southern Live Oak
	TAD	Taxodium distichum	Bald Cypress
PALMS			
	LNX	Livistona nitida	Carnavon Palm
	RHX	Rhapis excelsa	Lady Palm
	SPX	Sabal palmetto	Cabbage Palmetto
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
SHRUBS			
	POD	Podocarpus macrophyllus	Podocarpus
	VIB	Viburnum odoritissimum	Sweet Viburnum
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
GRASSES			
	MUC	Muhlenbergia capillaris	Pink Muhly Grass
	SPB	Spartina bakeri	Sand Cordgrass
	TRD	Tripsacum dactyloides	Fakahatchee Grass
SHRUBS / GROUNDCOVERS			
	ASP	Aspidistra elatior	Cast Iron Plant
	CAM	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Natal Plum
	CYR	Cyrtomium falcatum	Holly Fern
	DII	Dietes iridioides	African Iris
	FIC	Ficus microcarpa 'Green Island'	Green Island Ficus
	HAP	Hamelia patens 'Compacta'	Dwarf Firebush
	LPM	Liriope muscari 'Big Blue'	Big Blue Lily Turf
	NEP	Nephrolepis exaltata	Boston Fern
	PHI	Philodendron xanadu	Xanadu Philodendron
	PLA	Plumbago auriculata	Blue Plumbago
	TRA	Trachelospermum jasminoides 'Variegatum'	Variegated Confederate Jasmine
	VIO	Viburnum obovatum 'Mrs. Schillers Delight'	Mrs. Schillers Delight Walter's Viburnum
	ZAM	Zamia floridana	Coontie
SOD / MULCH / OTHER			
	GRAV	GRAVEL	#57 LIMEROCK GRAVEL
	MULCH	Pine Bark Nuggets	
	SOD	Paspalum notatum	Bahia Grass

N

SCALE: 1"= 20'
0' 5' 10' 20' 40'

SEE SHEET LP-501 AND LP-502 FOR PLANTING DETAILS
SEE SHEET LP-601 FOR NOTES
SEE SHEET LP-602 FOR PLANT SCHEDULES

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Construction Document Set	CHS	SAB	2024.08.16
Design Development Set	CHS	SAB	2024.03.11
Issued	By	Appd	YYYY.MM.DD

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FL LICENSE NO. LA6667123

Client/Project
MANATEE COUNTY

ATHLETICS & AQUATICS CENTER
AT PREMIER SPORTS CAMPUS NORTH

RANGELAND PKWY - LAKEWOOD RANCH, FL 34211

Project No.:
File Name: 215618152-01L-LP101

Scale: 1"=20'

CHS	CHS	SB	2024.08.16
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
LANDSCAPE PLANTING PLAN

Revision: Sheet: of

Drawing No.
LP-103

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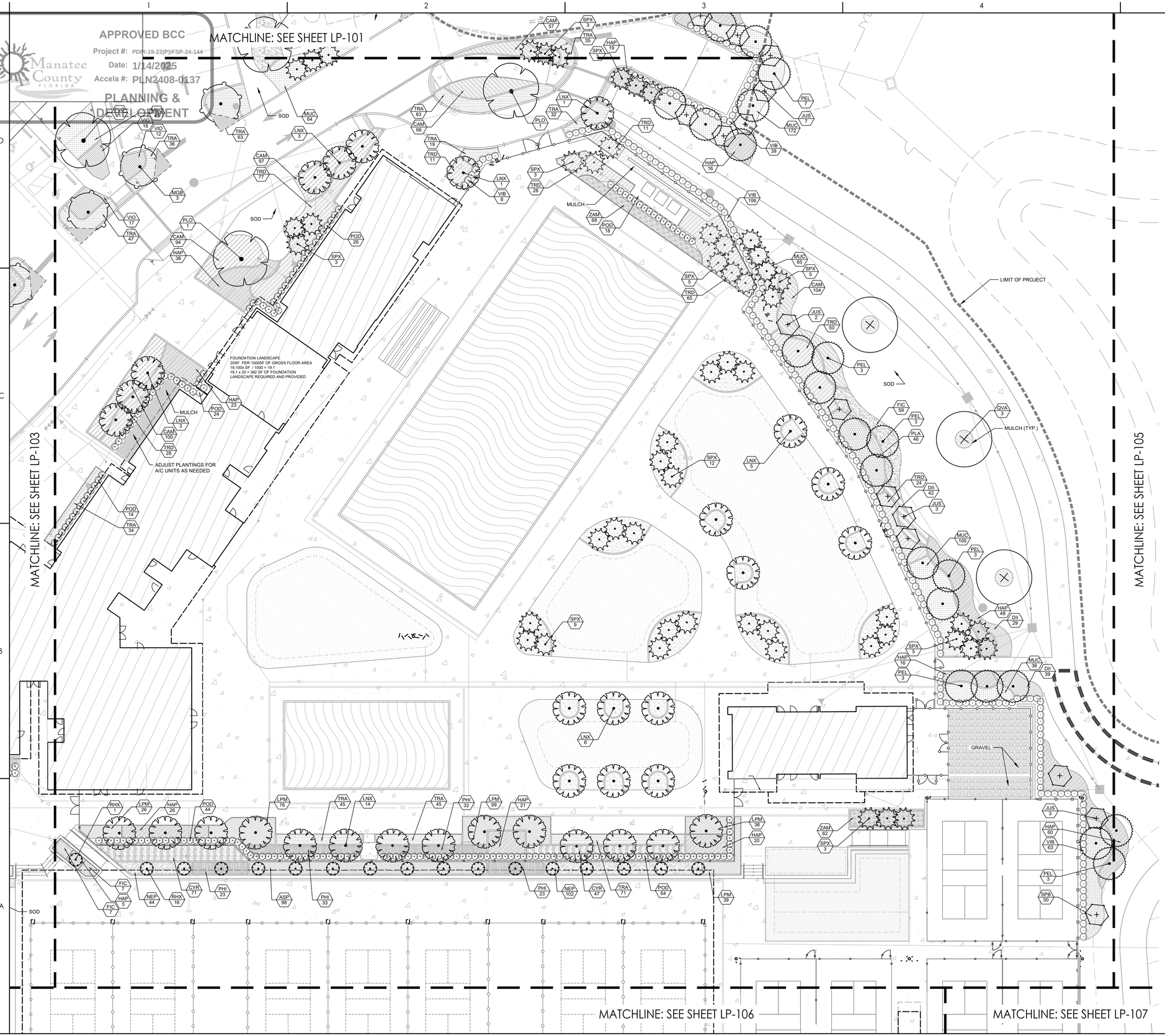
Project #: PDPI-19-22(P)/FSP-24-144
Date: 1/14/2025
Accela #: PLN2408-0137
PLANNING & DEVELOPMENT
Manatee County FLORIDA



SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	BNA	Betula nigra 'BNMTF' TM	Dura Heat River Birch
	JUS	Juniperus silliciola	Southern Red Cedar
	MGB	Magnolia grandiflora 'Bracken's Brown Beauty'	Bracken's Brown Beauty Southern Magnolia
	PEL	Pinus elliotti	Slash Pine
	PLO	Platanus occidentalis	American Sycamore
	QVA	Quercus virginiana	Southern Live Oak
	TAD	Taxodium distichum	Bald Cypress
PALMS			
	LNX	Livistona nitida	Carnavon Palm
	RHX	Rhapis excelsa	Lady Palm
	SPX	Sabal palmetto	Cabbage Palmetto
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
SHRUBS			
	POD	Podocarpus macrophyllus	Podocarpus
	VIB	Viburnum odoritissimum	Sweet Viburnum
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
GRASSES			
	MUC	Muhlenbergia capillaris	Pink Muhly Grass
	SPB	Spartina bakeri	Sand Cordgrass
	TRD	Tripsacum dactyloides	Fakahatchee Grass
SHRUBS / GROUNDCOVERS			
	ASP	Aspidistra elatior	Cast Iron Plant
	CAM	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Natal Plum
	CYR	Cyrtomium falcatum	Holly Fern
	DII	Dietes iridioides	African Iris
	FIC	Ficus microcarpa 'Green Island'	Green Island Ficus
	HAP	Hamelia patens 'Compacta'	Dwarf Firebush
	LPM	Liriope muscari 'Big Blue'	Big Blue Lily Turf
	NEP	Nephrolepis exaltata	Boston Fern
	PHI	Philodendron xanadu	Xanadu Philodendron
	PLA	Plumbago auriculata	Blue Plumbago
	TRA	Trachelospermum jasminoides 'Variegatum'	Variegated Confederate Jasmine
	VIO	Viburnum obovatum 'Mrs. Schillers Delight'	Mrs. Schillers Delight Walter's Viburnum
	ZAM	Zamia floridana	Coontie
SOD / MULCH / OTHER			
	GRAV	GRAVEL	#57 LIMEROCK GRAVEL
	MULCH	Pine Bark Nuggets	
	SOD	Paspalum notatum	Bahia Grass

SCALE: 1"=20'
0' 5' 10' 20' 40'

SEE SHEET LP-501 AND LP-502 FOR PLANTING DETAILS
SEE SHEET LP-601 FOR NOTES
SEE SHEET LP-602 FOR PLANT SCHEDULES

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County Resubmittal Set	CHS	SAB	2024.08.16
County Resubmittal Set	CHS	SAB	2024.03.11

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CHRISTOPHER H. SUTTON, RLA
FL LICENSE NO. LA6667123

Client/Project
MANATEE COUNTY

ATHLETICS & AQUATICS CENTER
AT PREMIER SPORTS CAMPUS NORTH

RANGELAND PKWY, LAKEWOOD RANCH, FL 34211

Project No.:
File Name: 215618152-01L-LP101

Scale: 1"=20'

CHS	CHS	SB	2024.08.16
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
LANDSCAPE PLANTING PLAN

Revision: Sheet: of

Drawing No.
LP-104

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2024.12.16 4:05:08 PM
ORIGINAL SHEET - ARCH D

APPROVED BCC
Manatee County FLORIDA
Project #: PDPH-19-22(P)/FSP-24-144
Date: 1/14/2025
Accela #: PLN2408-0137
PLANNING & DEVELOPMENT

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	BNA	Betula nigra `BNMTF` TM	Dura Heat River Birch
	JUS	Juniperus silliciola	Southern Red Cedar
	MGB	Magnolia grandiflora `Bracken's Brown Beauty`	Bracken's Brown Beauty Southern Magnolia
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	PLO	Platanus occidentalis	American Sycamore
	QVA	Quercus virginiana	Southern Live Oak
	TAD	Taxodium distichum	Bald Cypress
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	RHX	Rhapis excelsa	Lady Palm
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SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
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	VIO	Viburnum obovatum `Mrs. Schillers Delight`	Mrs. Schillers Delight Walter`s Viburnum
	ZAM	Zamia floridana	Coontie
SOD / MULCH / OTHER			
	GRAV	GRAVEL	#57 LIMEROCK GRAVEL
	MULCH	Pine Bark Nuggets	
	SOD	Paspalum notatum	Bahia Grass

MATCHLINE: SEE SHEET LP-104

LIMIT OF PROJECT

QVA 6

TO BE PLANTED WITH PHASE 4

MULCH (TYP.)

SOD

PHASE 4

PHASE LINE

MATCHLINE: SEE SHEET LP-107

N

SCALE: 1"=20'

0' 5' 10' 20' 40'

SEE SHEET LP-501 AND LP-502 FOR PLANTING DETAILS

SEE SHEET LP-601 FOR NOTES

SEE SHEET LP-602 FOR PLANT SCHEDULES

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No.	Revision	By	Appd	YYYY.MM.DD

1	County Resubmittal Set	CHS	SAB	2024.12.16
2	County Resubmittal Set	CHS	SAB	2024.11.11
3	County Submittal Set	CHS	SAB	2024.09.03
4	Construction Document Set	CHS	SAB	2024.08.16
5	Design Development Set	CHS	SAB	2024.03.11
	Issued	By	Appd	YYYY.MM.DD

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

CHRISTOPHER H. SUTTON, RLA
FL LICENSE NO. LA6667123

Client/Project
MANATEE COUNTY

ATHLETICS & AQUATICS CENTER
AT PREMIER SPORTS CAMPUS NORTH

RANGELAND PKWY. LAKEWOOD RANCH, FL 34211

Project No.:
File Name: 215618152-01L-LP101

Scale: 1"=20'

CHS	CHS	SB	2024.08.16
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
LANDSCAPE PLANTING PLAN

Revision: Sheet: of

Drawing No.
LP-105

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2024.12.16 4:30:02 PM
ORIGINAL SHEET - ARCH D

APPROVED
Manatee County FLORIDA
Project #: PDR-1[illegible]SP-24-144
Date: 1/14/2025
Accela #: PLN2408-0137
PLANNING & DEVELOPMENT

MATCHLINE: SEE SHEET LP-103

MATCHLINE: SEE SHEET LP-104

1' WIDTH
MULCH BED AT BASE OF FENCE
-SEE DETAIL 10, LS-505

SOD

VIB
48

END MULCH BED,
START GRAVEL BED

FOUNDATION LANDSCAPE
20SF PER 1000SF OF GROSS FLOOR AREA.
44.715x SF / 1000 = 44.72
44.72 x 20 = 895 SF OF FOUNDATION
LANDSCAPE REQUIRED AND PROVIDED

1' WIDTH
GRAVEL BED AT BASE
OF FENCE, BOTH
SIDES
-SEE DETAIL 8, LS-505

LIMIT OF SOD LINE

LIMIT OF PROJECT

HYDROSEED ALL DISTURBED
AREAS BEYOND PAVED AND
PLANTED AREAS WITHIN
PROJECT LIMITS

MATCHLINE: SEE SHEET LP-107

MATCHLINE: SEE SHEET LP-108

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	BNA	Betula nigra 'BNMTF' TM	Dura Heat River Birch
	JUS	Juniperus silliciola	Southern Red Cedar
	MGB	Magnolia grandiflora 'Bracken's Brown Beauty'	Bracken's Brown Beauty Southern Magnolia
	PEL	Pinus elliotti	Slash Pine
	PLO	Platanus occidentalis	American Sycamore
	QVA	Quercus virginiana	Southern Live Oak
	TAD	Taxodium distichum	Bald Cypress
PALMS			
	LNX	Livistona nitida	Carnavon Palm
	RHX	Rhapis excelsa	Lady Palm
	SPX	Sabal palmetto	Cabbage Palmetto
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
SHRUBS			
	POD	Podocarpus macrophyllus	Podocarpus
	VIB	Viburnum odoritissimum	Sweet Viburnum
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
GRASSES			
	MUC	Muhlenbergia capillaris	Pink Muhly Grass
	SPB	Spartina bakeri	Sand Cordgrass
	TRD	Tripsacum dactyloides	Fakahatchee Grass
SHRUBS / GROUNDCOVERS			
	ASP	Aspidistra elatior	Cast Iron Plant
	CAM	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Natal Plum
	CYR	Cyrtomium falcatum	Holly Fern
	DII	Dietes iridioides	African Iris
	FIC	Ficus microcarpa 'Green Island'	Green Island Ficus
	HAP	Hamelia patens 'Compacta'	Dwarf Firebush
	LPM	Liriope muscari 'Big Blue'	Big Blue Lily Turf
	NEP	Nephrolepis exaltata	Boston Fern
	PHI	Philodendron xanadu	Xanadu Philodendron
	PLA	Plumbago auriculata	Blue Plumbago
	TRA	Trachelospermum jasminoides 'Variegatum'	Variegated Confederate Jasmine
	VIO	Viburnum obovatum 'Mrs. Schillers Delight'	Mrs. Schillers Delight Walter's Viburnum
	ZAM	Zamia floridana	Coontie
SOD / MULCH / OTHER			
	GRAV	GRAVEL	#57 LIMEROCK GRAVEL
	MULCH	Pine Bark Nuggets	
	SOD	Paspalum notatum	Bahia Grass

N

SCALE: 1"=20'
0' 5' 10' 20' 40'

SEE SHEET LP-501 AND LP-502 FOR PLANTING DETAILS

SEE SHEET LP-601 FOR NOTES

SEE SHEET LP-602 FOR PLANT SCHEDULES

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Issued	By	Appd	YYYY.MM.DD

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Client/Project
MANATEE COUNTY

ATHLETICS & AQUATICS CENTER
AT PREMIER SPORTS CAMPUS NORTH

RANGELAND PKWY. LAKEWOOD RANCH, FL 34211

Project No.:
File Name: 215618152-01L-LP101

Scale: 1"=20'

CHS	CHS	SB	2024.08.16
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
LANDSCAPE PLANTING PLAN

Revision: Sheet: of

Drawing No.
LP-106

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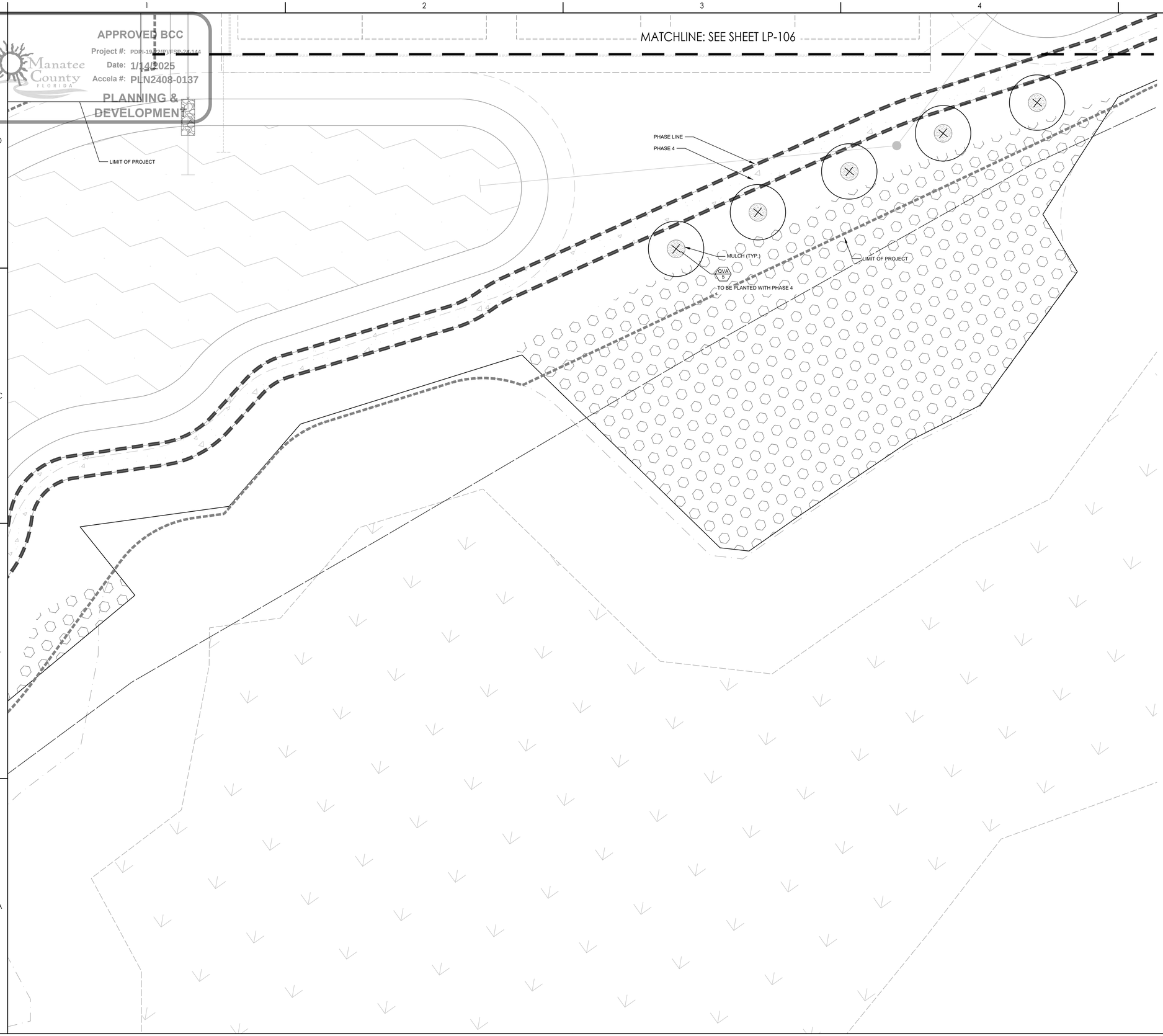
ORIGINAL SHEET - ARCH D

APPROVED BCC
Project #: PDPI-19-22(P)/FSP-24-144
Date: 1/14/2025
Accela #: PLN2408-0137
PLANNING & DEVELOPMENT
Manatee County FLORIDA



SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
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	JUS	Juniperus silicicola	Southern Red Cedar
	MGB	Magnolia grandiflora 'Bracken's Brown Beauty'	Bracken's Brown Beauty Southern Magnolia
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	PHI	Philodendron xanadu	Xanadu Philodendron
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	ZAM	Zamia floridana	Coontie
SOD / MULCH / OTHER			
	GRAV	GRAVEL	#57 LIMEROCK GRAVEL
	MULCH	Pine Bark Nuggets	
	SOD	Paspalum notatum	Bahia Grass

SEE SHEET LP-501 AND LP-502 FOR PLANTING DETAILS

SEE SHEET LP-601 FOR NOTES

SEE SHEET LP-602 FOR PLANT SCHEDULES

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Issued	By	Appd	YYYY.MM.DD

Permit/Seal

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CHRISTOPHER H. SUTTON, RLA
FL LICENSE NO. LA6667123

Client/Project
MANATEE COUNTY

ATHLETICS & AQUATICS CENTER
AT PREMIER SPORTS CAMPUS NORTH

RANGELAND PKWY, LAKEWOOD RANCH, FL 34211

Project No.:
File Name: 215618152-01L-LP101

Scale: 1"=20'

CHS	CHS	SB	2024.08.16
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

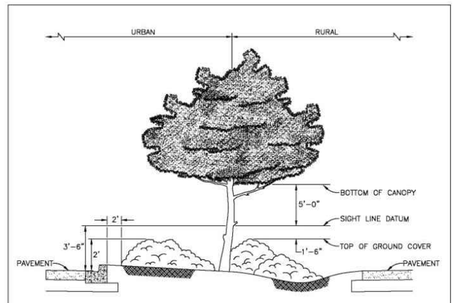
Title
LANDSCAPE PLANTING PLAN

Revision: Sheet: of

Drawing No.
LP-108

ORIGINAL SHEET - ARCH D

APPROVED BCC
Project #: PDPH-19-22(P)/FSP-24-144
Date: 1/14/2025
Accela #: PLN2408-0137
PLANNING & DEVELOPMENT



THE INTENT OF THIS STANDARD IS TO PROVIDE A WINDOW WITH VERTICAL LIMITS OF NOT LESS THAN 5' ABOVE AND 1'-6" BELOW THE SIGHT LINE DATUM, AND HORIZONTAL LIMITS DEFINED BY THE LIMITS OF CLEAR SIGHT.

SIGHT WINDOW DETAIL

NOTES:

A. THE INTERSECTION SIGHT WINDOW DIMENSIONS ARE BASED ON THE "SIGHT DATUM LINE" WHICH IS A STRAIGHT HORIZONTAL LINE FROM THE DRIVER'S EYE IN A CAR ON A SIDE STREET AT AN INTERSECTION TO THE EYE OF A DRIVER ON THE APPROACHING LANE.

B. IN THE CONDITION WHERE THE "SIGHT DATUM LINE" IS LEVEL (EQUAL HEIGHT TO BOTH DRIVERS), THE MINIMUM DISTANCES FOR THE CLEAR ARE ARE:

(1) 1.5 FEET ABOVE THE TOP OF VEGETATION OR 3.5 FEET ABOVE PARALLEL (THIS MEANS THE LOWER VEGETATION MUST BE MAINTAINED AT A HEIGHT OF NO MORE THAN 2 FEET)

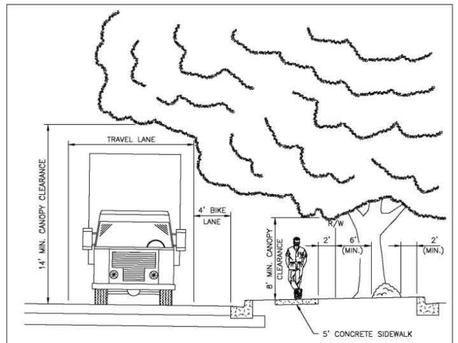
(2) 5.0 FEET BELOW THE BOTTOM OF A TREE CANOPY OR 8.5 FEET ABOVE PARALLEL GROUND.

C. IN THE CONDITION WHERE THE MEDIAN IS RAISED, THE MINIMUM CLEARANCE IS RAISED EQUALLY FOR THE LOWER VEGETATION AND AND LOWERED EQUALLY FOR TREE CANOPIES; THIS IS REVERSED FOR SWALED OR DEPRESSED MEDIANS.

D. TREE STEM AND BRANCHES ARE ALLOWED IN THE SIGHT WINDOW, BUT ALL FOLIAGE MUST BE REMOVED AND THE SIGHT WINDOW MAINTAINED FREE OF SIGHT BLOCKAGE. ALL DEAD PALM BRANCHES MUST BE REMOVED.

E. THE TRUNKS OF TREES IN THE SIGHT WINDOW IN MEDIANS AND ROADSIDES MUST NOT BLOCK MORE THAN 50% OF A DRIVER'S VIEW IN ANY DIRECTION. THIS CONDITION MAY REQUIRE INCREASED SPACING OF TREES OR FEWER TREES.

MANATEE COUNTY PUBLIC WORKS DEPARTMENT				
REV. BY	DATE	4/26/22 DATE OF B.O.C.C. APPROVAL	SIGHT WINDOW DETAIL	500.4



VERTICAL CLEARANCE DETAIL

NOTES:

A. THE LOWER CANOPY OF ALL TREES (BOTH IN AND OUTSIDE OF RIGHTS-OF-WAY) MUST BE KEPT A MINIMUM OF 8' ABOVE ALL SIDEWALKS.

B. THE LOWER CANOPY OF ALL TREES MUST BE KEPT A MINIMUM 14' ABOVE ALL TRAVEL AND TURNING LANES (INCLUDES BRANCHES AND FOLIAGE).

C. WHERE NO SIDEWALK EXISTS, TREES TO BE PLANTED MUST BE A MINIMUM OF 5' BEHIND CURBS OR EDGE OF PAVEMENT. SHRUBS OR FOLIAGE MUST BE A MINIMUM OF 2' BEHIND CURBS OR EDGE OF PAVEMENT.

MANATEE COUNTY PUBLIC WORKS DEPARTMENT				
REV. BY	DATE	4/26/22 DATE OF B.O.C.C. APPROVAL	VERTICAL CLEARANCE DETAIL	500.5

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Permit/Seal

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FL LICENSE NO. LA6667123

Client/Project
MANATEE COUNTY

ATHLETICS & AQUATICS CENTER
AT PREMIER SPORTS CAMPUS NORTH

RANGELAND PKWY - LAKEWOOD RANCH, FL 34211

Project No.:
File Name: 215618152-01L-LPS01

Scale: NTS

CHS	CHS	CHS	2024.08.16
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
LANDSCAPE DETAILS

Revision: Sheet: of

Drawing No.
LP-502

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ORIGINAL SHEET - ARCH D

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Revision	By	Appd	Issued
B REV LAKE LABELS	DFH/89368		12/2024
A REV SWFWMD PROJECT AREA, LAKE 5A TO 2, ADD WATER QUAL MONITOR STAT	DFH/89368		11/2024

Issued By Appd YYYY.MM.DD

Permit/Seal

D. SCOTT McKENNA, P.E.
FLORIDA LICENSE NO. 51435

Client/Project

MANATEE COUNTY

ATHLETICS AND AQUATICS CENTER
AT PREMIER SPORTS CAMPUS NORTH

Sec. 13, 14 Twp. 35S Rng. 35S

Project No.: 215618152
File Name: 215618152-02C-002AP
Scale: 1"=100'

Dwn. Dsgn. Chkd. 08/2024 YYYY.MM.DD

Title

AERIAL LOCATION MAP

Revision:

Sheet: 02 of 29

ORIGINAL SHEET - ARCH D-SAR

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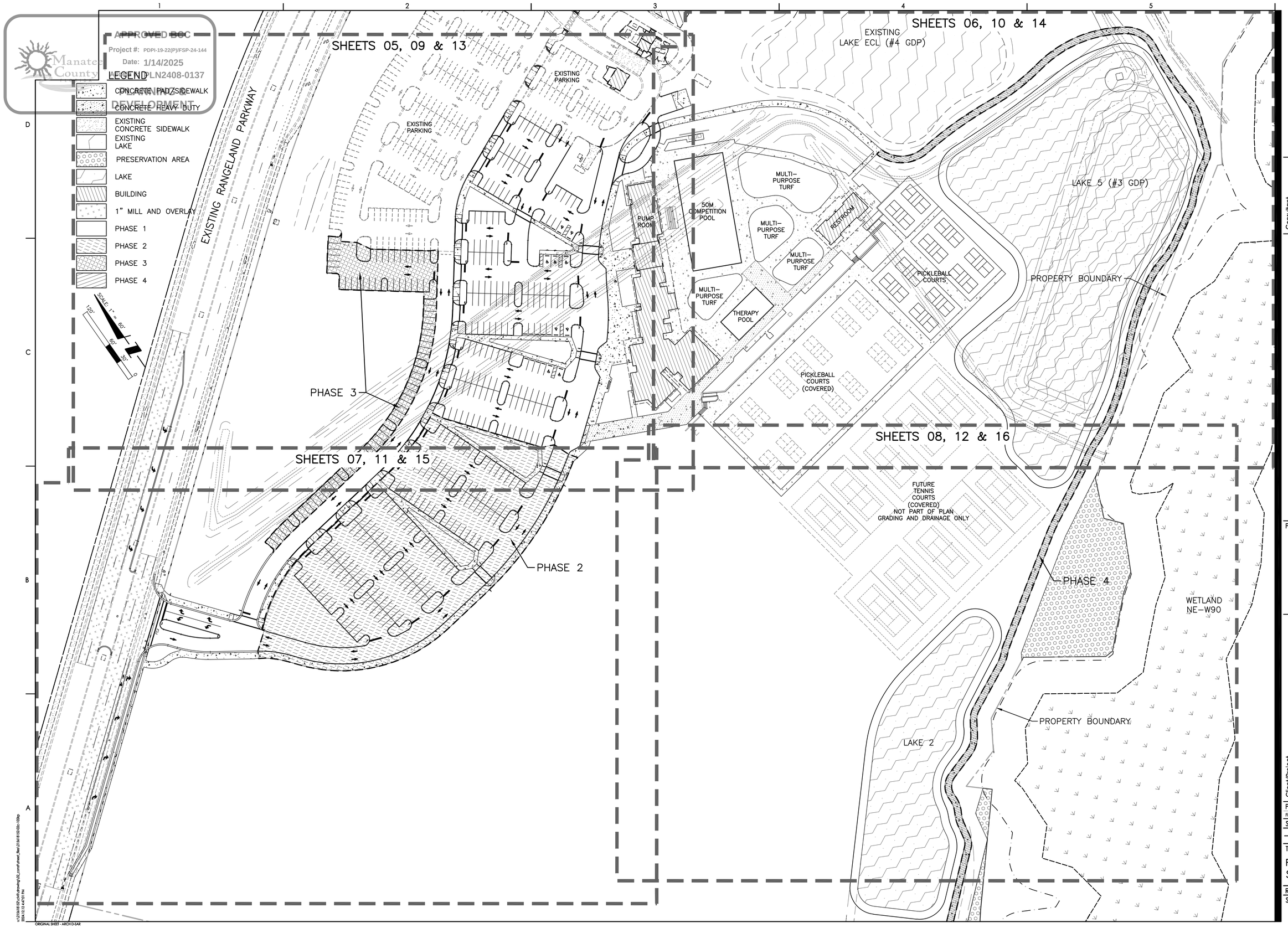

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Revision	By	Appd	YYYY.MM.DD
B REV LAKE LABELS, ADD FUT TENNIS NOTE	DFH/89368		12/2024
A REV LAKE 5A TO 2, LAKE 5 & 2, SIDEWALK, ADD PRESERVATION AREA, PRESERVATION & PHASE 1 LEGEND	DFH/89368		11/2024

Issued

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MANATEE COUNTY

ATHLETICS AND AQUATICS CENTER
AT PREMIER SPORTS CAMPUS NORTH

Sec. 13, 14 Twp. 35S Rng. 35S

Project No.: 215618152
File Name: 215618152-02C-102KP
Scale: 1"=60'

Dwn. Dsgn. Chkd. 08/2024 YYYY.MM.DD

Title

PHASING PLAN & KEY SHEET

Revision:

Sheet: 04 of 29

ORIGINAL SHEET - ARCH D-SAR

APPROVED BCC
Manatee County
Project #: PDPI-23-28(P)(FS-24-14
Date: 1/14/2025
Accela #: PLN2408-0137
PLANNING & DEVELOPMENT

MATCH LINE – SEE SHEET 05

MATCH LINE – SEE SHEET 08

SCALE: 1" = 30'

EXISTING RANGELAND PARKWAY

529' 40 MPH (B1, 4-LANE, LEFT TURN)

340' 40 MPH DESIGN SPEED, 155' DECEL, 185' O

353' 40 MPH (F, 2 LANE, LEFT TURN)

412' 40 MPH (B2, 2-LANE, RIGHT TURN)

340' 40 MPH DESIGN SPEED, 155' DECEL, 185' O

EXISTING 120' PUBLIC RIGHT-OF-WAY

EXISTING 20' PUBLIC UTILITY EASEMENT

PROPERTY BOUNDARY

EXISTING 20' TEMPORARY DRAINAGE EASEMENT ORI 201841109687 (TO BE VACATED)

10' ROADWAY BUFFER

TYPE "D" CURB (TYP)

10' CONCRETE SIDEWALK

6' CONCRETE SIDEWALK

8' VEHICLE USE BUFFER

TYPE "F" CURB

30'x30' VISIBILITY TRIANGLE

TYPE "F" CURB (TYP)

TYPE "D" CURB

R37'

R15'

R4-4 (36"x30")

REGEN / RIGHT TURN LANE YIELD TO BIKER

12' THRU LANE

11' THRU LANE

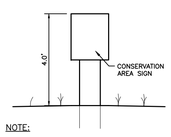
12' LEFT TURN LANE

12' RIGHT TURN LANE

SYMBOL LEGEND

1. 6" WIDE SOLID WHITE STRIPE
2. 6" WIDE SOLID YELLOW STRIPE
3. 12" WIDE SOLID WHITE STRIPE
4. 24" WIDE SOLID WHITE STRIPE
5. 6" WIDE 6'–10' WHITE STRIPE
6. 6" WIDE 6'–10' YELLOW STRIPE
7. 6" WIDE 10'–30' WHITE STRIPE
8. DOUBLE 6" WIDE SOLID YELLOW STRIPE
9. 18" WIDE SOLID YELLOW STRIPE
10. DIRECTIONAL PAVEMENT MARKING PER FDOT INDEX #711–001
11. YELLOW REFLECTIVE PAINT ON BULLNOSE OF MEDIAN PER FDOT INDEX #711–001
12. HANDICAP MARKINGS PER FDOT INDEX #711–001
13. HANDICAP RAMP & TACTILE SURFACE PER FDOT INDEX #522–002
14. BICYCLE MARKINGS PER FDOT INDEX #711–002

NOTES:
1. SIGNAGE AND STRIPING SHALL CONFORM WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE FDOT STANDARD INDEX DRAWINGS FOR SUCH.
2. ALL STRIPING LOCATED WITHIN THE RIGHT–OF–WAY SHALL BE THERMOPLASTIC.
3. ALL SIGNAGE SHALL INCLUDE THE PROPER ERECTION AND HARDWARE (POST, BRACKETS, ETC.) IN CONFORMANCE WITH F.D.O.T. STANDARD INDEX DRAWINGS FOR SUCH.
4. ALL LANDSCAPE ISLAND DIMENSIONS ARE MEASURED FROM BACK OF CURB TO BACK OF CURB.
5. ALL SIGN REFLECTIVITY MUST MEET THE MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE MUTCD.
6. REMOVE CURB & PAVEMENT AS NEEDED AT PROPOSED MEDIAN OPENING.
7. MID–BLOCK CROSSWALK STRIPING PER FDOT INDEX #711–001.
8. ALL OF THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT–OF–WAY, IF ACCEPTABLE, WILL REQUIRE AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
9. RAISED PAVEMENT MARKERS (RPM'S) SHALL BE INSTALLED AT RANGELAND PARKWAY TURN LANES PER FDOT INDEX 706–001.
10. LIGHT POLES AT RANGELAND PARKWAY MEDIAN OPENING/TURN LANES SHALL BE RELOCATED SUCH THAT LIGHTING LEVELS ARE MAINTAINED. FINAL LOCATION TO BE COORDINATED WITH TRAFFIC ENGINEERING.
11. ALL PAVEMENT MARKINGS TO BE RESTRIPED WITHIN THE LIMITS OF MILL AND RESURFACE.
12. ALL STOP SIGN TO BE 30"x30" UNLESS OTHER WISE NOTED ON PLAN.



NOTE:
1. POST TO BE PRESSURE TREATED 4"x4" OR FLANGED CHANNEL STEEL (1–1/2")
2. BURY OF POST TO BE A MINIMUM OF 2.5'

TYPICAL WETLAND BUFFER/ CONSERVATION AREA SIGN DETAIL
NTS

CONSERVATION AREA SIGN
NTS

Stantec

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No.	Revision	By	Appd	YYYY.MM.DD
A	ADD CONSERVATION SIGN DETAIL, RDWAY & VEH BUFFER, SIGHT DIST., DWI TURN LANES, TAPER, OVERLAY	DHN	DBS	11/2024
	Issued	By	Appd	YYYY.MM.DD

Permit/Seal

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Client/Project
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ATHLETICS AND AQUATICS CENTER
AT PREMIER SPORTS CAMPUS NORTH
Sec. 13, 14 Twp. 35S Rng. 35S

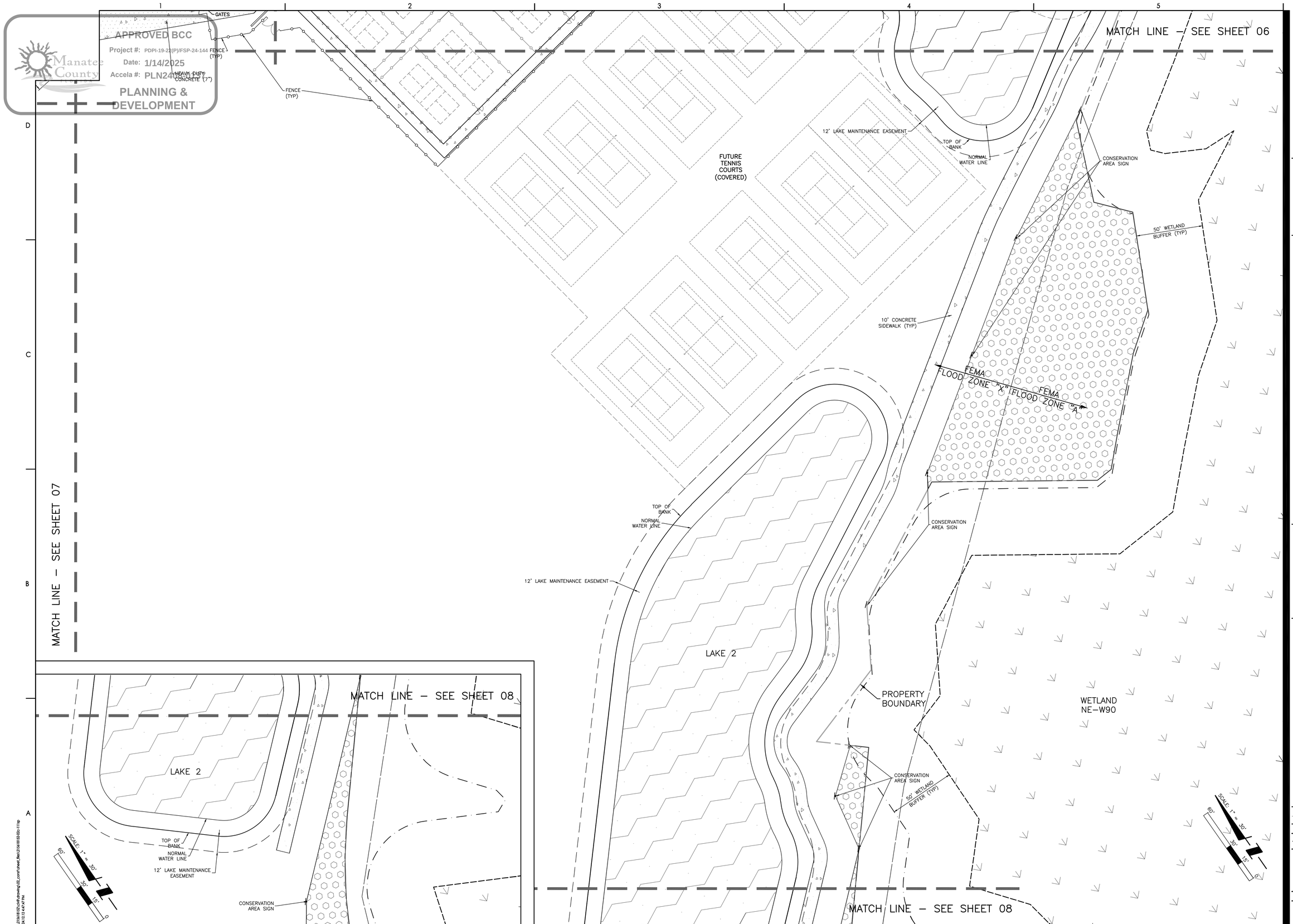
Project No.: 215618152
File Name: 215618152-02C-111SP
Scale: 1"=30'

Dwn.	Dsgn.	Chkd.	08/2024 YYYY.MM.DD

Title
SITE PLAN

Revision:

Sheet: 07 of 29



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Revision	By	Appd	YYYY.MM.DD
B ADD CONSERVATION SIGN	DFH/89368		12/2024
A REV LAKE 5A TO 2 ADD FEMA FLOOD PLAIN LINE, PRESERVATION AREA, CONSERVATION AREA SIGNS	DFH/89368		11/2024

Issued	By	Appd	YYYY.MM.DD
Issued	By	Appd	YYYY.MM.DD

Permit/Seal

D. SCOTT McKENNA, P.E.
FLORIDA LICENSE NO. 51435

Client/Project

MANATEE COUNTY

ATHLETICS AND AQUATICS CENTER
AT PREMIER SPORTS CAMPUS NORTH

Sec. 13, 14 Twp. 35S Rng. 35S

Project No.: 215618152
File Name: 215618152-02C-111SP
Scale: 1"=30'

Dwn.	Dsgn.	Chkd.	08/2024 YYYY.MM.DD

Title

SITE PLAN

Revision:

Sheet: 08 of 29

ORIGINAL SHEET - ARCH D-SAR

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APPROVED BCC
Project #: PDPI-19-22(P)/FSP-24-144
Date: 1/14/2025
Accela #: PLN2408-0137
PLANNING & DEVELOPMENT

LEGEND

- CONCRETE PAD/SIDEWALK
- EXISTING CONCRETE SIDEWALK
- EXISTING LAKE
- PRESERVATION AREA
- LAKE
- BUILDING
- 59.50 FINISHED FLOOR ELEV
- 55 EXISTING CONTOURS

NOTE:

1. ALL PIPE BETWEEN YARD DRAINS TO BE 12" PVC UNLESS OTHER WISE NOTED ON PLANS
2. ALL TRENCH DRAINS TO BE CONNECTED WITH 12" PVC HEADER PIPE
3. TRENCH DRAIN TO BE ZURN OR APPROVED EQUAL.

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ATHLETICS AND AQUATICS CENTER AT PREMIER SPORTS CAMPUS NORTH
Sec. 13, 14 Twp. 35S Rng. 35S

Project No.: 215618152
File Name: 215618152-02C-121SG
Scale: 1"=30'

Dwn.	Dsgn.	Chkd.	08/2024 YYYY.MM.DD

Title
SITE GRADING PLAN

Revision:
Sheet: 09 of 29

ORIGINAL SHEET - ARCH D-SAR

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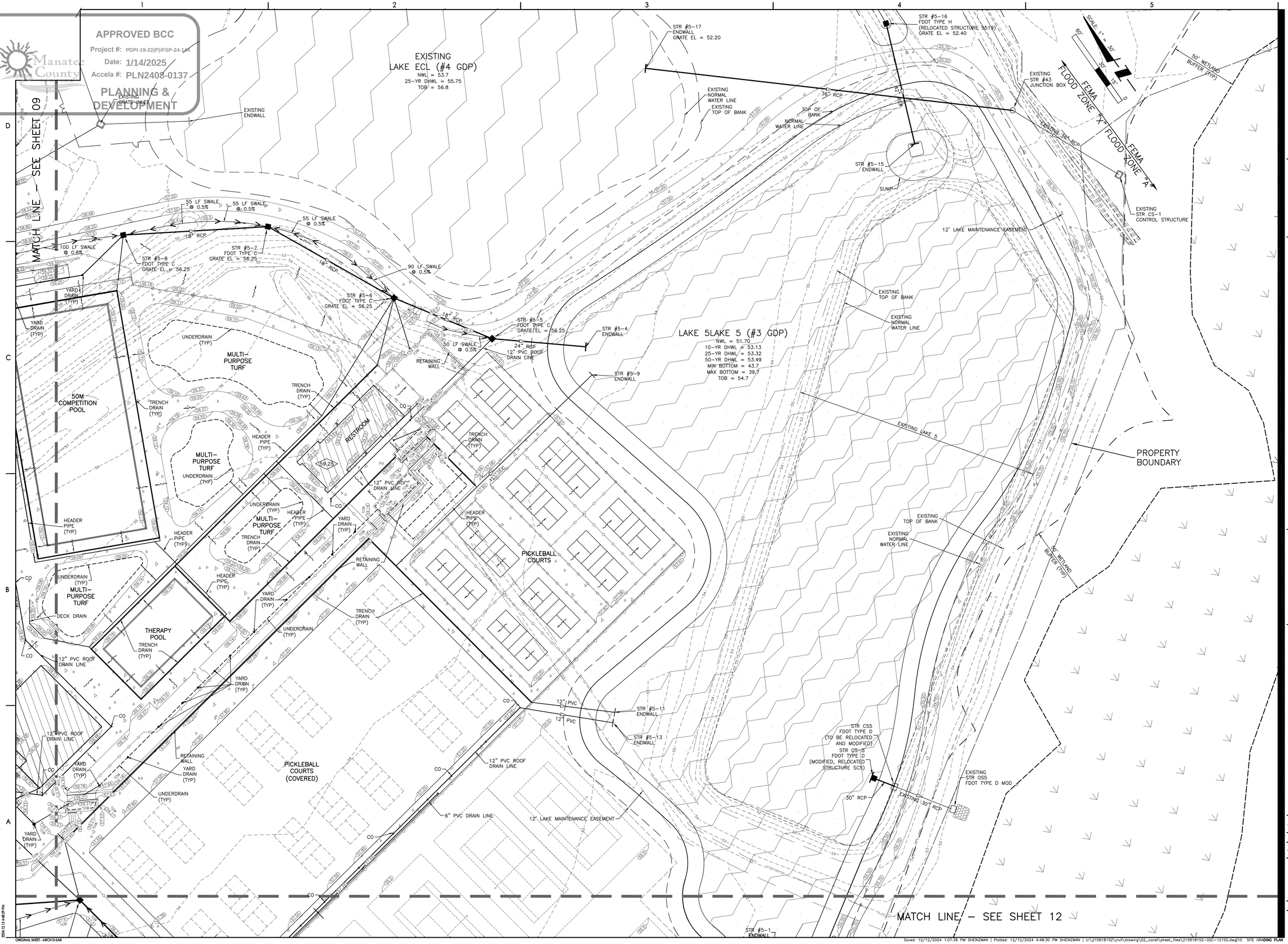

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Revision	By	Appd	YYYY.MM.DD
B REV LAKE LABELS	DHH/89368		12/2024
A REV 4" PVC TO 6", OUTFALL LAKE ECL, LAKE 5, STR 5-15 & 5-16, 25 & 50 YR DHWL, ADD FEMA FLOOD PLAIN LINE, 10YR DHWL & BOTTOM ELEVS, DEL CS-1	DHH/89368		11/2024

Issued	By	Appd	YYYY.MM.DD

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Sec. 13, 14 Twp. 35S Rng. 35S

Project No.: 215618152
File Name: 215618152-02C-121SG
Scale: 1"=30'

Dwn.	Dsgn.	Chkd.	08/2024 YYYY.MM.DD

Title

SITE GRADING PLAN

Revision:
Sheet: 10 of 29

ORIGINAL SHEET - ARCH D-SAR

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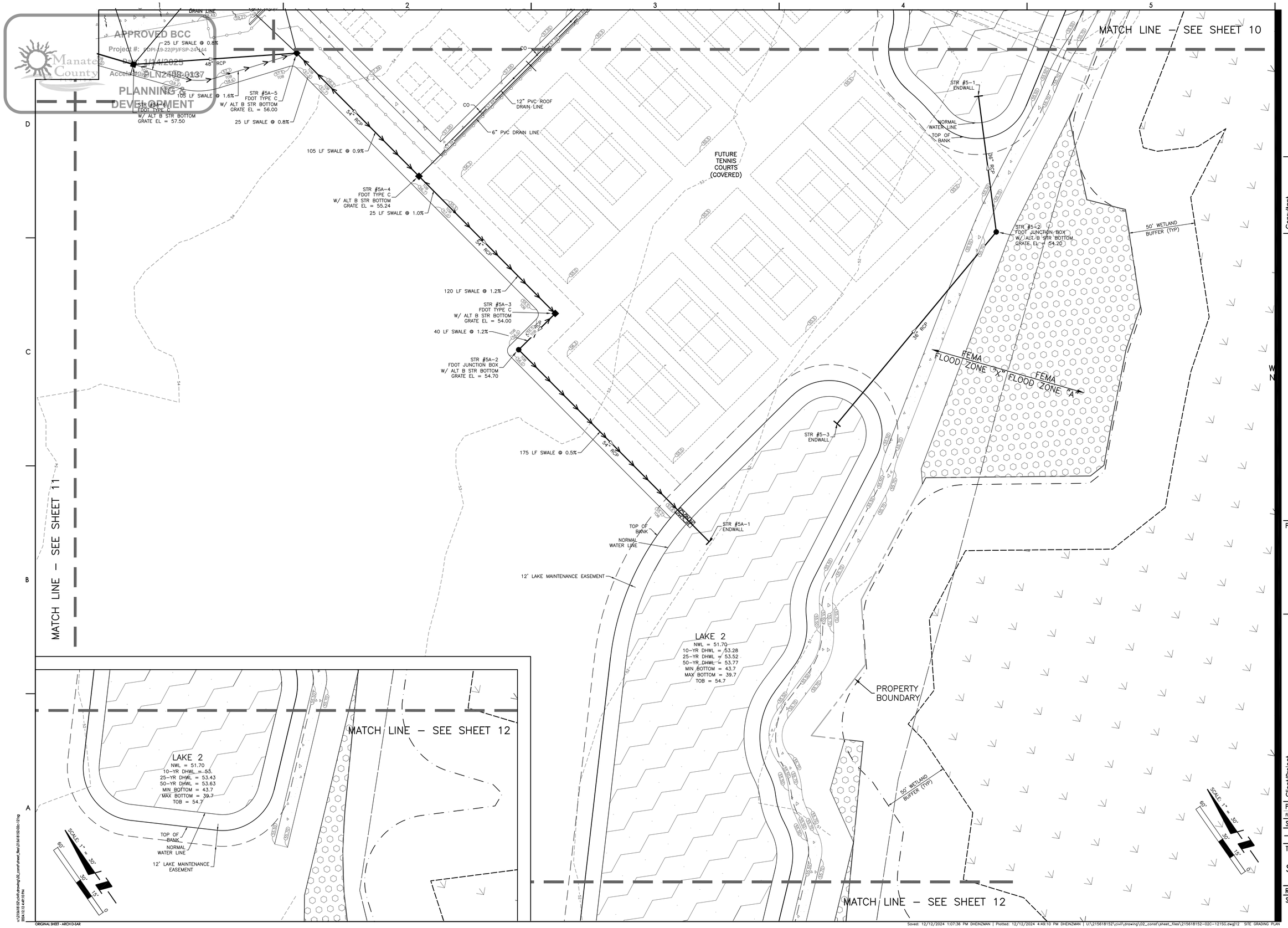

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Issued	By	Appd	YYYY.MM.DD
A REV 4" PVC 6", 25 & 50 YR DHWL, ADD FEMA FLOOD PLAIN, PRES AREA, VIEW, 10YR DHWL & BOT ELEVS	DRH/89368		11/2024

Revision

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MANATEE COUNTY

ATHLETICS AND AQUATICS CENTER AT PREMIER SPORTS CAMPUS NORTH

Sec. 13, 14 Twp. 35S Rng. 35S

Project No.: 215618152

File Name: 215618152-02C-121SG

Scale: 1"=30'

Dwn.	Dsgn.	Chkd.	08/2024 YYYY.MM.DD

Title

SITE GRADING PLAN

Revision:

Sheet: 12 of 29

ORIGINAL SHEET - ARCH D-SAR

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APPROVED BCC
Project #: PDPI-19-22(P)/FSP-24-141
Date: 1/14/2025
Accela #: PLN2408-0137
PLANNING & DEVELOPMENT

Manatee County

MATCH LINE – SEE SHEET 13

EXISTING LAKE ECL (#4 GDP)
NWL = 53.7
25-YR DHWL = 55.75
TOB = 56.8

STR #5-8
FDOT TYPE C
GRATE EL = 56.25
INV EL = 52.54 SE

STR #5-7
FDOT TYPE C
GRATE EL = 56.25
INV EL = 52.32 NW
INV EL = 52.22 SE

108 LF 18" RCP @ 0.20%

108 LF 18" RCP @ 0.20%

STR #5-6
FDOT TYPE C
GRATE EL = 56.25
INV EL = 52.00 NW
INV EL = 51.90 SE

70 LF 18" RCP @ 0.50%

STR #5-5
FDOT TYPE C
GRATE EL = 56.25
INV EL = 51.74 NW
INV EL = 51.64 SE

70 LF 24" RCP @ 6.00%

STR #5-4
ENDWALL
INV EL = 47.45 NW

STR #5-9
ENDWALL
INV EL = 48.53 W

LAKE 5 (#3 GDP)
NWL = 51.70
10-YR DHWL = 53.
25-YR DHWL = 53.
50-YR DHWL = 53.
MIN BOTTOM = 43.7
MAX BOTTOM = 39.7
TOB = 54.7

STR #5-17
ENDWALL
GRATE EL = 52.20
INV EL = 48.37 SE

EXISTING NORMAL WATER LINE
EXISTING TOP OF BANK

275 LF 36" RCP @ 0.82%

STR #5-16
FDOT TYPE H
(RELOCATED STRUCTURE S519)
GRATE EL = 52.40
INV EL = 46.10 S

EXISTING
STR #43
JUNCTION BOX
RIM EL = 50.04
INV EL = 45.97 NW
INV EL = 45.90 SE

SCALE: 1" = 30'
60'
30'
15'
0

50' WETLAND BUFFER (TYP)

FEMA FLOOD ZONE "X"

FEMA FLOOD ZONE "A"

EXISTING 92 LF 36" RCP @ 0.28%

SUMP

STR #5-15
ENDWALL
INV EL = 39.27 N

EXISTING
STR CS-1
CONTROL STRUCTURE
RIM EL = 49.06
INV EL = 45.64 NW

12' LAKE MAINTENANCE EASEMENT

EXISTING TOP OF BANK
EXISTING NORMAL WATER LINE

EXISTING LAKE 5

PROPERTY BOUNDARY

50M COMPETITION POOL

MULTI-PURPOSE TURF

TRENCH DRAIN (TYP)

HEADER PIPE (TYP)

UNDERDRAIN (TYP)

YARD DRAIN (TYP)

RESTROOM

59.25

12" PVC ROOF DRAIN LINE

204 LF 12" PVC @ 1.93%

RETAINING WALL

INV EL = 52.45' E

PICKLEBALL COURTS

THERAPY POOL

DECK DRAIN

INV EL = 52.45 SE

62 LF 12" PVC @ 6.29%

70 LF 12" PVC @ 5.60%

STR #5-11
ENDWALL
INV EL = 48.53 NW

STR #5-13
ENDWALL
INV EL = 48.53 NW

PICKLEBALL COURTS (COVERED)

6" PVC DRAIN LINE

12' LAKE MAINTENANCE EASEMENT

STR CS-5
FDOT TYPE D
(MODIFIED, RELOCATED
STRUCTURE SC5)
RIM EL = 54.70
INV EL = 48.63 SE

17 LF 30" RCP @ 0.20%

EXISTING 47 LF 30" RCP @ 1.07%

EXISTING
STR CS5
FDOT TYPE D
(TO BE RELOCATED
AND MODIFIED)
RIM EL = 54.70
INV EL = 48.60 NW
INV EL = 48.50 SE

EXISTING
STR OS5
FDOT TYPE D MOD
RIM EL = 51.71
INV EL = 48.00 NW

STR #5A-5
FDOT TYPE C
W/ ALT B STR BOTTOM
GRATE EL = 56.00
INV EL = 48.68 NW
INV EL = 48.18 S

STR #5-1
ENDWALL
INV EL = 45.68 SW

MATCH LINE – SEE SHEET 16

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Issued	By	Appd	YYYY.MM.DD
1 ISSUED FOR PERMIT	DRH/BR/MB		12/2024
A REV 4" PVC & 6" OUTFALL LAKE ECL, 25 & 50 YR DHWL, ADD FEMA, 10YR DHWL & BOT ELEVS, DEL CS-1	DRH/BR/MB		11/2024
B REV LAKE LABELS	By	Appd	YYYY.MM.DD
Revision			
Issued	By	Appd	YYYY.MM.DD

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Sec. 13, 14 Twp. 35S Rng. 35S

Project No.: 215618152
File Name: 215618152-02C-1315D
Scale: 1"=30'

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Title
SITE DRAINAGE PLAN

Revision:
Sheet: 14 of 29

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ORIGINAL SHEET - ARCH D-SAR

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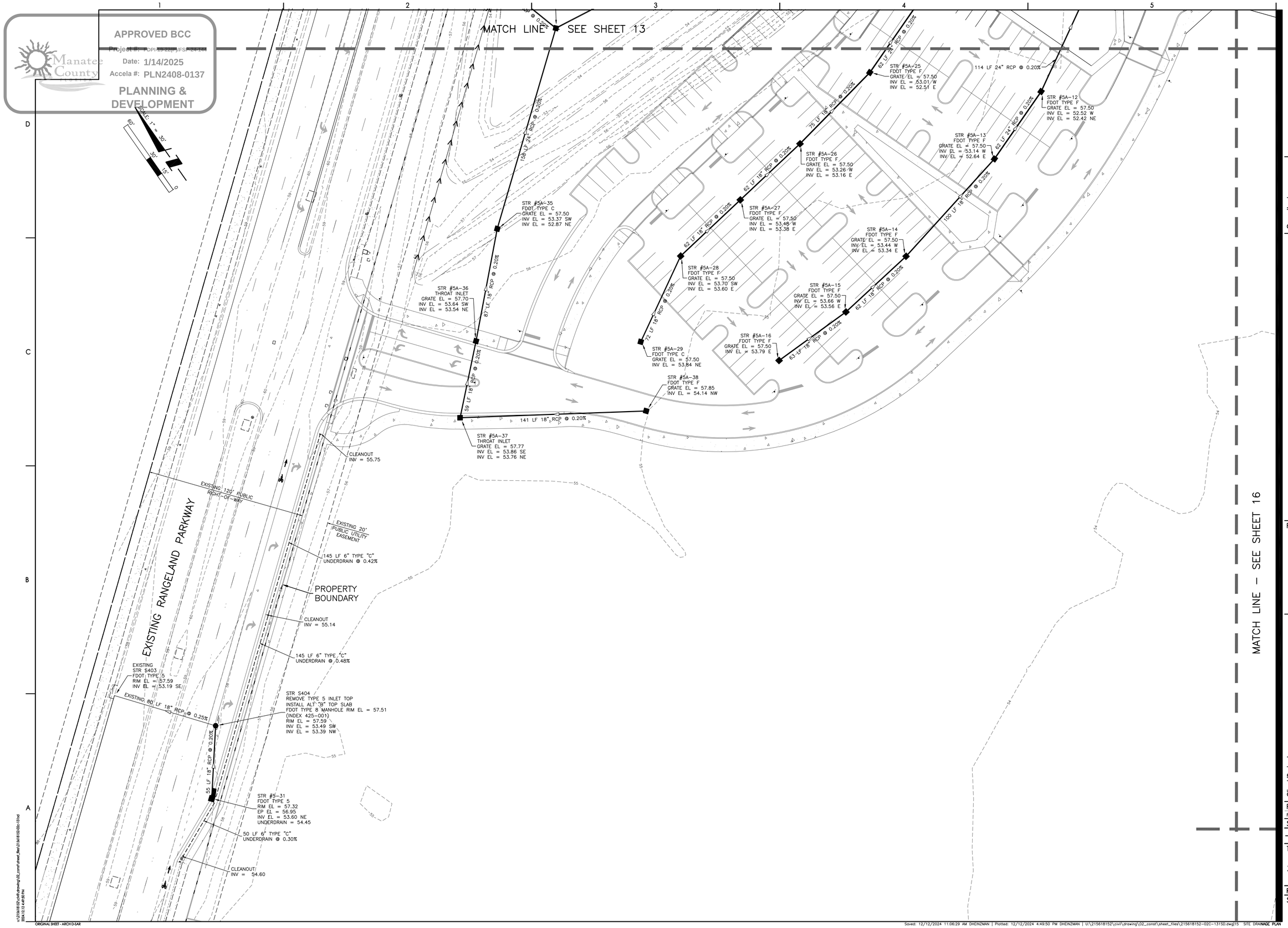

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Revision	By	Appd	YYYY.MM.DD
A ADD LABELS, INVERTS UNDERDRAIN RANGELAND PARKWAY	DRH/89368		11/2024

Issued	By	Appd	YYYY.MM.DD

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MANATEE COUNTY

ATHLETICS AND AQUATICS CENTER
AT PREMIER SPORTS CAMPUS NORTH

Sec. 13, 14 Twp. 35S Rng. 35S

Project No.: 215618152

File Name: 215618152-02C-131SD

Scale: 1"=30'

Dwn. Dsgn. Chkd. 08/2024 YYYY.MM.DD

Title

SITE DRAINAGE PLAN

Revision:

Sheet: 15 of 29

ORIGINAL SHEET - ARCH D-SAR

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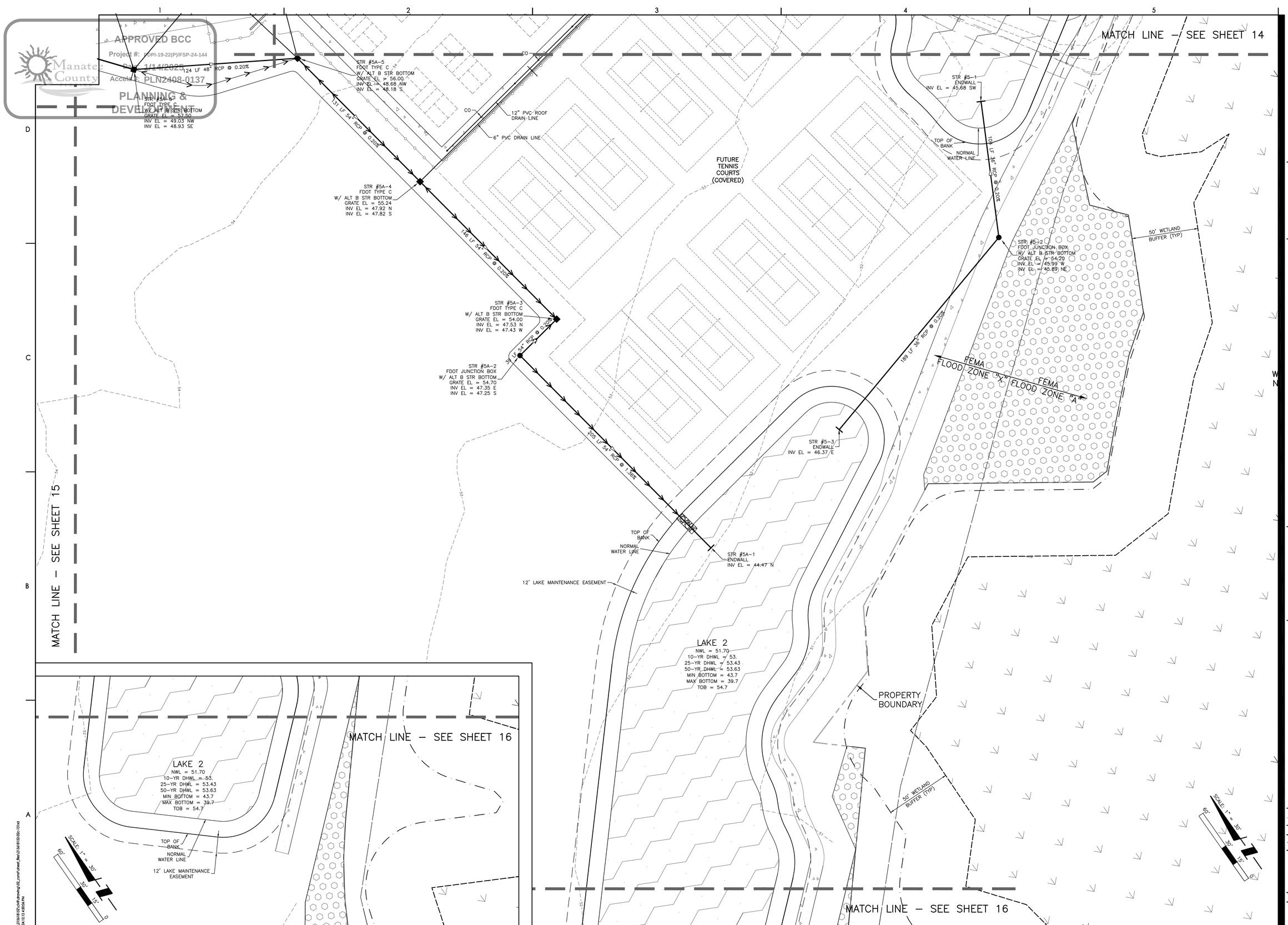

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Issued	By	Appd	YYYY.MM.DD
A REV 4" PVC 6", 25 & 50 YR DHWL, ADD FEMA, PRESERVATION AREA, VIEW, 10YR DHWL & BOTTOM ELEVS	DRH/89368		11/2024

Revision

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MANATEE COUNTY

ATHLETICS AND AQUATICS CENTER
AT PREMIER SPORTS CAMPUS NORTH

Sec. 13, 14 Twp. 35S Rng. 35S

Project No.: 215618152
File Name: 215618152-02C-131SD
Scale: 1"=30'

Dwn.	Dsgn.	Chkd.	08/2024 YYYY.MM.DD

Title

SITE DRAINAGE PLAN

Revision:

Sheet: 16 of 29

ORIGINAL SHEET - ARCH D-SAR

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APPROVED BCC
Project #: PDPI-19-22(P)/FSP-24-144
Date: 1/14/2025
Accela #: PLN2408-0137
PLANNING & DEVELOPMENT
Manatee County FLORIDA

SCALE: 1" = 60'
120' 60' 30' 0

NOTE:
ALL PVC PRESSURE PIPE TO BE DR-18 UNLESS OTHERWISE NOTED

EXISTING RANGELAND PARKWAY
EXISTING 120' PUBLIC RIGHT-OF-WAY
EXISTING 20' PUBLIC UTILITY EASEMENT
EXISTING 10" PVC IRRIGATION MAIN
EXISTING 12" WATER MAIN
EXISTING 4" PVC FORCE MAIN
EXISTING WATER SERVICE
EXISTING MH
EXISTING PARKING
EXISTING 8" GRAVITY SEWER
EXISTING MH #1-7
EXISTING LIFT STATION
EXISTING MH #1-3 (LINED)
EXISTING MH #1-4 (LINED)
EXISTING MH #1-5
EXISTING MH #1-6 (LINED)
EXISTING LAKE ECL (#4 GDP)
LAKE 5 (#3 GDP)
LAKE 2
WETLAND NE-W90
SHEET 18
SHEET 19

8" GATE VALVE W/ BOX
6" 45° BEND
6" GATE VALVE W/ BOX
4" WATER METER AND 6" RPZ
8" RPZ BACKFLOW PREVENTER
8"x8"x6" TEE
12"x12"x8" TAPPING SLEEVE AND VALVE
6" PVC WATER MAIN
8" PVC (DR-14) FIRE LINE
4" 45° BEND
8"x6" REDUCER
8" GATE VALVE W/ BOX
8"x8"x8" TEE
8"x6" REDUCER
4" 22.5° BEND
4" PVC (DR-14) FIRE LINE
6" SEWER SERVICE MIN 1% SLOPE
4" 45° BEND
FDC
4" PVC (DR-14) FIRE LINE
6" 45° BEND
6" 45° BEND
4" 22.5° BEND
4" 45° BEND
6"x4" REDUCER
4"x4"x4" TEE
4" GATE VALVE W/BOX
FIRE HYDRANT ASSEMBLY
8" PVC SANITARY SEWER
8" PVC SANITARY SEWER
8" PVC SANITARY SEWER
8" PVC SANITARY SEWER
MH #1-8
6" SANITARY SEWER SERVICE
4" PLUG
(2)4" 45° BEND
FIRE HYDRANT ASSEMBLY
6" 45° BEND
PUMP ROOM
50M COMPETITION POOL
6" SEWER SERVICE MIN 1% SLOPE
MH #1-4 (LINED)
8"x6" REDUCER
8" GATE VALVE W/ BOX
4" 90° BEND
8"x8"x8" TEE
8"x6" REDUCER
4" 22.5° BEND
4" PVC (DR-14) FIRE LINE
SEE FIRE PROTECTION PLANS FOR CONTINUATION
6" 22.5° BEND
6" SEWER SERVICE MIN 1% SLOPE
8" PVC (DR-14) FIRE LINE
4"x4"x4" TEE
4" GATE VALVE W/BOX
4" PLUG
4" PVC WATER MAIN
4" 45° BEND
4" PVC WATER MAIN
4" 45° BEND
MULTI-PURPOSE TURF
MULTI-PURPOSE TURF
MULTI-PURPOSE TURF
MULTI-PURPOSE TURF
RESTROOM
PICKLEBALL COURTS
THERAPY POOL
ADMINISTRATION BUILDING
PICKLEBALL COURTS (COVERED)
FUTURE TENNIS COURTS (COVERED)
4" PVC WATER MAIN
8" PVC SANITARY SEWER
6" SEWER SERVICE MIN 1% SLOPE
4" 45° BEND
6" 45° BEND
6" 45° BEND
EXISTING 8" GRAVITY SEWER
8" PVC SANITARY SEWER
EXISTING MH #1-7
EXISTING 8" GRAVITY SEWER
EXISTING MH #1-8
EXISTING WATER SERVICE
EXISTING 4" PVC FORCE MAIN
EXISTING PARKING
EXISTING 10" PVC IRRIGATION MAIN
EXISTING 12" WATER MAIN
EXISTING 8" GRAVITY SEWER
EXISTING LIFT STATION
EXISTING MH #1-3 (LINED)
2" PLUG
2" PE WATER SEVICE
EXISTING MH #1-4 (LINED)
EXISTING MH #1-5
EXISTING MH #1-6 (LINED)
EXISTING 8" GRAVITY SEWER
EXISTING MH #1-7
EXISTING MH #1-8
EXISTING LAKE ECL (#4 GDP)
LAKE 5 (#3 GDP)
LAKE 2
WETLAND NE-W90
SHEET 18
SHEET 19

EXISTING FIRE HYDRANT
RELOCATED IRRIGATION AIR RELEASE VALVE APPROXIMATE LOCATION
RELOCATED WATER MAIN AIR RELEASE VALVE APPROXIMATE LOCATION
12" 45° BEND
12" PVC WATER METER
12" 11.25° BEND

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B	REV LAKE LABELS	DRH/BRS68	12/2024	
A	REV WATER MAIN, FIRE LINE, WATER METER SIZE, FIRE BACK FLOW RPZ, WATER SERVICE	DRH/BRS68	11/2024	
	Revision	By	Appd	YYYY.MM.DD
	Issued	By	Appd	YYYY.MM.DD

Permit/Seal

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FLORIDA LICENSE NO. 51435

Client/Project
MANATEE COUNTY
ATHLETICS AND AQUATICS CENTER
AT PREMIER SPORTS CAMPUS NORTH
Sec. 13, 14 Twp. 35S Rng. 35S

Project No.: 215618152
File Name: 215618152-02C-141UP
Scale: 1"=60'

Dwn.	Dsgn.	Chkd.	08/2024 YYYY.MM.DD

Title
MASTER UTILITY PLAN & KEY SHEET

Revision:
Sheet: 17 of 29

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ORIGINAL SHEET - ARCH D-SAR

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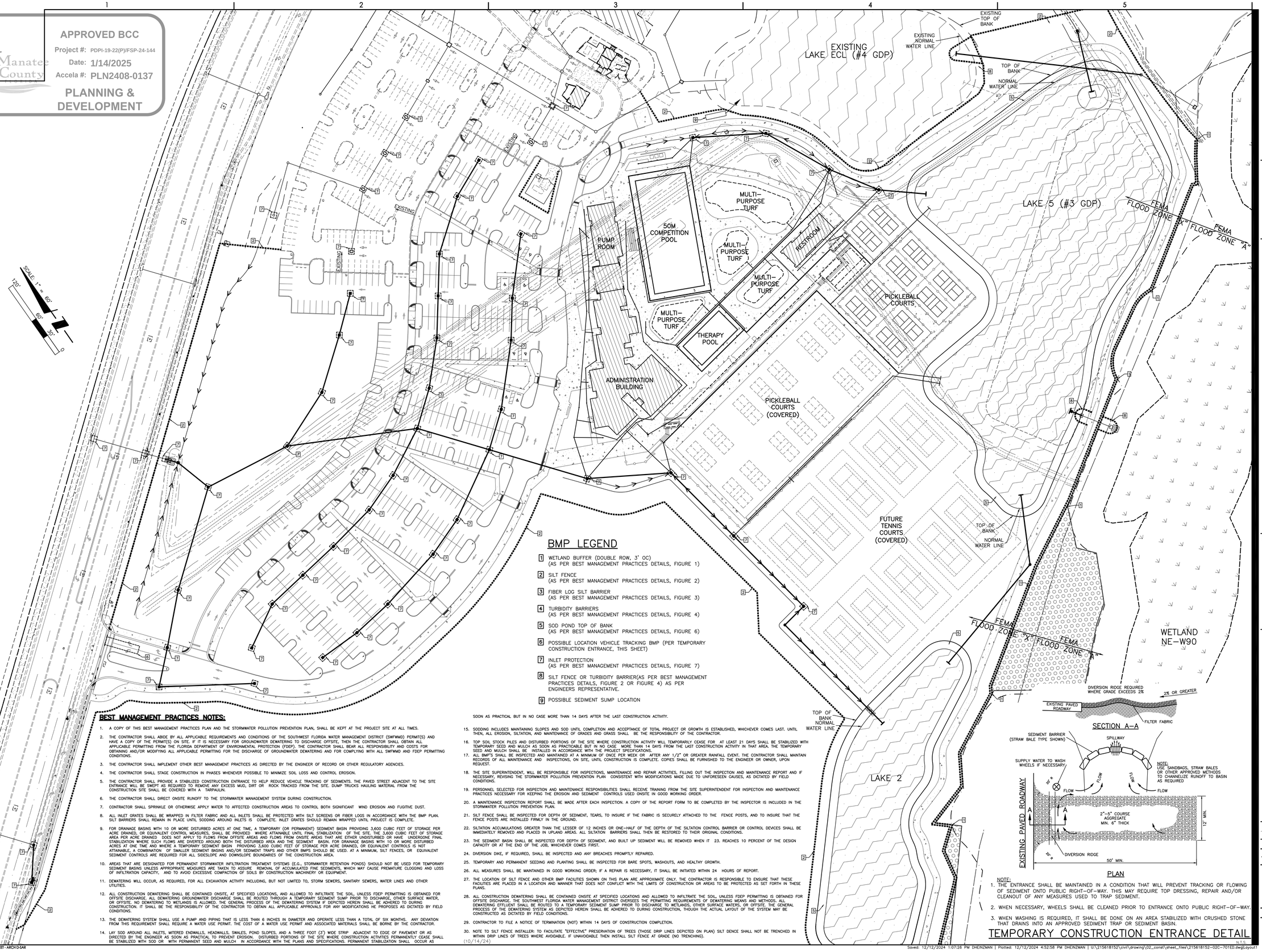
APPROVED BCC
Project #: PDPI-19-22(P)/FSP-24-144
Date: 1/14/2025
Accela #: PLN2408-0137
PLANNING & DEVELOPMENT
Manatee County FLORIDA



BMP LEGEND

1. WETLAND BUFFER (DOUBLE ROW, 3' OC) (AS PER BEST MANAGEMENT PRACTICES DETAILS, FIGURE 1)
2. SILT FENCE (AS PER BEST MANAGEMENT PRACTICES DETAILS, FIGURE 2)
3. FIBER LOG SILT BARRIER (AS PER BEST MANAGEMENT PRACTICES DETAILS, FIGURE 3)
4. TURBIDITY BARRIERS (AS PER BEST MANAGEMENT PRACTICES DETAILS, FIGURE 4)
5. SOD POND TOP OF BANK (AS PER BEST MANAGEMENT PRACTICES DETAILS, FIGURE 6)
6. POSSIBLE LOCATION VEHICLE TRACKING BMP (PER TEMPORARY CONSTRUCTION ENTRANCE, THIS SHEET)
7. INLET PROTECTION (AS PER BEST MANAGEMENT PRACTICES DETAILS, FIGURE 7)
8. SILT FENCE OR TURBIDITY BARRIER(AS PER BEST MANAGEMENT PRACTICES DETAILS, FIGURE 2 OR FIGURE 4) AS PER ENGINEERS REPRESENTATIVE.
9. POSSIBLE SEDIMENT SUMP LOCATION

BEST MANAGEMENT PRACTICES NOTES:

1. A COPY OF THIS BEST MANAGEMENT PRACTICES PLAN AND THE STORMWATER POLLUTION PREVENTION PLAN, SHALL BE KEPT AT THE PROJECT SITE AT ALL TIMES.
2. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE REQUIREMENTS AND CONDITIONS OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) PERMIT(S) AND HAVE A COPY OF THE PERMIT(S) ON SITE. IF IT IS NECESSARY FOR GROUNDWATER DEWATERING TO DISCHARGE OFFSITE, THEN THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). THE CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COSTS FOR OBTAINING AND/OR MODIFYING ALL APPLICABLE PERMITTING FOR THE DISCHARGE OF GROUNDWATER DEWATERING AND FOR COMPLYING WITH ALL SWFWMD AND FDEP PERMITTING CONDITIONS.
3. THE CONTRACTOR SHALL IMPLEMENT OTHER BEST MANAGEMENT PRACTICES AS DIRECTED BY THE ENGINEER OF RECORD OR OTHER REGULATORY AGENCIES.
4. THE CONTRACTOR SHALL STAGE CONSTRUCTION IN PHASES WHENEVER POSSIBLE TO MINIMIZE SOIL LOSS AND CONTROL EROSION.
5. THE CONTRACTOR SHALL PROVIDE A STABILIZED CONSTRUCTION ENTRANCE TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT AS REQUIRED TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE SHALL BE COVERED WITH A TARPAULIN.
6. THE CONTRACTOR SHALL DIRECT ONSITE RUNOFF TO THE STORMWATER MANAGEMENT SYSTEM DURING CONSTRUCTION.
7. CONTRACTOR SHALL SPRINKLE OR OTHERWISE APPLY WATER TO AFFECTED CONSTRUCTION AREAS TO CONTROL BOTH SIGNIFICANT WIND EROSION AND FUGITIVE DUST.
8. ALL INLET GRATES SHALL BE WRAPPED IN FILTER FABRIC AND ALL INLETS SHALL BE PROTECTED WITH SILT SCREENS OR FIBER LOGS IN ACCORDANCE WITH THE BMP PLAN. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE. INLET GRATES SHOULD REMAIN WRAPPED UNTIL PROJECT IS COMPLETE.
9. FOR DRAINAGE BASINS WITH 10 OR MORE DISTURBED ACRES AT ONE TIME, A TEMPORARY (OR PERMANENT) SEDIMENT BASIN PROVIDING 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED, OR EQUIVALENT CONTROL MEASURES, SHALL BE PROVIDED WHERE ATTAINABLE UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE AREA PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. FOR DRAINAGE BASINS WITH 10 OR MORE DISTURBED ACRES AT ONE TIME AND WHERE A TEMPORARY SEDIMENT BASIN PROVIDING 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED, OR EQUIVALENT CONTROLS IS NOT ATTAINABLE, A COMBINATION OF SMALLER SEDIMENT BASINS AND/OR SEDIMENT TRAPS AND OTHER BMPS SHOULD BE USED. AT A MINIMUM, SILT FENCES, OR EQUIVALENT SEDIMENT CONTROLS ARE REQUIRED FOR ALL SIDESLOPE AND DOWNSLOPE BOUNDARIES OF THE CONSTRUCTION AREA.
10. AREAS THAT ARE DESIGNATED FOR PERMANENT STORMWATER INFILTRATION TREATMENT SYSTEMS (E.G., STORMWATER RETENTION PONDS) SHOULD NOT BE USED FOR TEMPORARY SEDIMENT BASINS UNLESS APPROPRIATE MEASURES ARE TAKEN TO ASSURE REMOVAL OF ACCUMULATED FINE SEDIMENTS, WHICH MAY CAUSE PREMATURE CLOGGING AND LOSS OF INFILTRATION CAPACITY, AND TO AVOID EXCESSIVE COMPACTION OF SOILS BY CONSTRUCTION MACHINERY OR EQUIPMENT.
11. DEWATERING WILL OCCUR, AS REQUIRED, FOR ALL EXCAVATION ACTIVITY INCLUDING, BUT NOT LIMITED TO, STORM SEWERS, SANITARY SEWERS, WATER LINES AND OTHER UTILITIES.
12. ALL CONSTRUCTION DEWATERING SHALL BE CONTAINED ONSITE, AT SPECIFIED LOCATIONS, AND ALLOWED TO INFILTRATE THE SOIL, UNLESS FDEP PERMITTING IS OBTAINED FOR OFFSITE DISCHARGE. ALL DEWATERING GROUNDWATER DISCHARGE SHALL BE ROUTED THROUGH A TEMPORARY SEDIMENT SUMP PRIOR TO DISCHARGE, OTHER SURFACE WATER, OR OFFSITE. NO DEWATERING TO WETLANDS IS ALLOWED. THE GENERAL PROCESS OF THE DEWATERING SYSTEM IF DEPICTED HEREIN SHALL BE ADHERED TO DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL APPLICABLE APPROVALS FOR ANY MODIFICATIONS HE PROPOSES AS DICTATED BY FIELD CONDITIONS.
13. THE DEWATERING SYSTEM SHALL USE A PUMP AND PIPING THAT IS LESS THAN 6 INCHES IN DIAMETER AND OPERATE LESS THAN A TOTAL OF SIX MONTHS. ANY DEVIATION FROM THIS REQUIREMENT SHALL REQUIRE A WATER USE PERMIT. THE COST OF A WATER USE PERMIT AND ASSOCIATED MATERIALS SHALL BE BORNE BY THE CONTRACTOR.
14. LAY SOD AROUND ALL INLETS, MITERED ENDWALLS, HEADWALLS, SWALES, POND SLOPES, AND A THREE FOOT (3') WIDE STRIP ADJACENT TO EDGE OF PAVEMENT OR AS DIRECTED BY THE ENGINEER AS SOON AS PRACTICAL TO PREVENT EROSION. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH SOD OR WITH PERMANENT SEED AND MULCH IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. PERMANENT STABILIZATION SHALL OCCUR AS SOON AS PRACTICAL BUT IN NO CASE MORE THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.
15. SODDING INCLUDES MAINTAINING SLOPES AND SOD UNTIL COMPLETION AND ACCEPTANCE OF TOTAL PROJECT OR GROWTH IS ESTABLISHED, WHICHEVER COMES LAST. UNTIL THEN, ALL EROSION, SILTATION, AND MAINTENANCE OF GRADES AND GRASS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. TOP SOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL TEMPORARILY CEASE FOR AT LEAST 21 DAYS SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH AS SOON AS PRACTICABLE BUT IN NO CASE MORE THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED AND MULCH SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
17. ALL BMP'S SHALL BE INSPECTED AND MAINTAINED AT A MINIMUM OF ONCE PER WEEK OR AFTER ANY 1/2" OR GREATER RAINFALL EVENT. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL MAINTENANCE AND INSPECTIONS, ON SITE, UNTIL CONSTRUCTION IS COMPLETE. COPIES SHALL BE FURNISHED TO THE ENGINEER OR OWNER, UPON REQUEST.
18. THE SITE SUPERINTENDENT, WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, FILLING OUT THE INSPECTION AND MAINTENANCE REPORT AND IF NECESSARY, REVISING THE STORMWATER POLLUTION PREVENTION PLAN CONSISTENT WITH MODIFICATIONS MADE DUE TO UNFORESEEN CAUSES, AS DICTATED BY FIELD CONDITIONS.
19. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES SHALL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT FOR INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.
20. A MAINTENANCE INSPECTION REPORT SHALL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS INCLUDED IN THE STORMWATER POLLUTION PREVENTION PLAN.
21. SILT FENCE SHALL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO INSURE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO INSURE THAT THE FENCE POSTS ARE INSTALLED FIRMLY IN THE GROUND.
22. SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF OF THE DEPTH OF THE SILTATION CONTROL BARRIER OR CONTROL DEVICES SHALL BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS. ALL SILTATION BARRIERS SHALL THEN BE RESTORED TO THEIR ORIGINAL CONDITIONS.
23. THE SEDIMENT BASIN SHALL BE INSPECTED FOR DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT 23. REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
24. DIVERSION DIKE, IF REQUIRED, SHALL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
25. TEMPORARY AND PERMANENT SEEDING AND PLANTING SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
26. ALL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.
27. THE LOCATION OF SILT FENCE AND OTHER BMP FACILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THESE FACILITIES ARE PLACED IN A LOCATION AND MANNER THAT DOES NOT CONFLICT WITH THE LIMITS OF CONSTRUCTION OR AREAS TO BE PROTECTED AS SET FORTH IN THESE PLANS.
28. ALL CONSTRUCTION DEWATERING SHALL BE CONTAINED ONSITE AT SPECIFIED LOCATIONS AND ALLOWED TO INFILTRATE THE SOIL, UNLESS FDEP PERMITTING IS OBTAINED FOR OFFSITE DISCHARGE. THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT OVERSEES THE PERMITTING REQUIREMENTS OF DEWATERING MEANS AND METHODS. ALL DEWATERING EFFLUENT SHALL BE ROUTED TO A TEMPORARY SEDIMENT SUMP PRIOR TO DISCHARGE TO WETLANDS, OTHER SURFACE WATERS, OR OFFSITE. THE GENERAL PROCESS OF THE DEWATERING SYSTEM AS DEPICTED HEREIN SHALL BE ADHERED TO DURING CONSTRUCTION, THOUGH THE ACTUAL LAYOUT OF THE SYSTEM MAY BE CONSTRUCTED AS DICTATED BY FIELD CONDITIONS.
29. CONTRACTOR TO FILE A NOTICE OF TERMINATION (NOT) WITHIN 14 DAYS OF CONSTRUCTION COMPLETION.
30. NOTE TO SILT FENCE INSTALLER: TO FACILITATE "EFFECTIVE" PRESERVATION OF TREES (THOSE DRIP LINES DEPICTED ON PLAN) SILT DENCE SHALL NOT BE TRENCHED IN WITHIN DRIP LINES OF TREES WHERE AVOIDABLE. IF UNAVOIDABLE THEN INSTALL SILT FENCE AT GRADE (NO TRENCHING).
(10/14/24)

NOTE:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY CONSTRUCTION ENTRANCE DETAIL

N.T.S.

Stantec
Stantec Consulting Services Inc.
6920 Professional Parkway East
Sarasota FL 34240-8414
Tel: (941) 907-6900
www.stantec.com

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Consultant

No.	Revision	By	Appd	Issued
A	REV SILT FENCE, LAKE 5A-2, ADD PRES. AREA, FEMA LINE, SEDIMENT SUMP, PROPERTY BNDY, NOTE #30	DRH/BR/MB	12/2024	
B	REV LAKE LABELS, NOTE #12	DRH/BR/MB	11/2024	
		By	Appd	YYYY.MM.DD
				Issued
		By	Appd	YYYY.MM.DD

Permit/Seal

D. SCOTT McKENNA, P.E.
FLORIDA LICENSE NO. 51435

Client/Project
MANATEE COUNTY
ATHLETICS AND AQUATICS CENTER AT PREMIER SPORTS CAMPUS NORTH

Rng: 35S
Twp: 35S
Sec: 13, 14

Project No.: 215618152
File Name: 215618152-02C-701ED
Scale: 1"=60'

Dwn.	Dsgn.	Chkd.	08/2024 YYYY.MM.DD

Title
BEST MANAGEMENT PRACTICES PLAN

Revision:

Sheet: 28 of 29

Questions and Concerns About the Proposed Ice Rink Development

Maria Gomez <lache.gomez@gmail.com>
To: drbob.mccann@mymanatee.org
Bcc: jason.m.morgan@gmail.com

Mon, Jun 29, 2026 at 1:41 PM

Dear Dr. McCann,

I hope you are doing well. I am reaching out as a concerned resident regarding the proposed ice rink development near our neighborhood. After reviewing the information discussed during this week's meeting, I wanted to share some questions and concerns that many residents have about how this project may impact our community.

We understand the importance of recreation and growth in our area, but we also want to make sure that the development is carefully planned and that the surrounding neighborhoods are protected.

One of our biggest concerns is the significant change in the proposal between February and June 2026. The February proposal referenced a facility of approximately 70,000–90,000 square feet, while the June proposal increased to approximately 191,500 square feet, along with a 66,000 square foot parking garage.

Could you help the community understand what drove these changes? Also, will the commission commit to ensuring that existing zoning and future land-use regulations are followed, and that residents continue to have a meaningful opportunity to participate as the project moves forward?

Flooding and Stormwater Concerns

Many residents are worried about how this larger development may affect drainage in the area.

* What steps will the developer take to prevent additional flooding impacts?
* Why was the additional drainage pond removed from the latest site plan?

During Tropical Storm Debby, the creek near the Sapphire Point community came very close to overflowing. Since then, additional development has significantly increased the amount of impervious surfaces in the area, and residents have noticed erosion and concerns about impacts to nearby creeks and lakes.

Safety and Security

We also have questions about safety:

* What security measures will be required for the facility?
* Who will oversee security on-site?
* Will the size of this development require additional Sheriff's Office resources?

A parking garage of this size also raises concerns about after-hours activity, lighting, and neighborhood safety.

Noise, Lighting, and Other Impacts

Residents are concerned about possible increases in noise, lighting, odors, and trash.

Because this project is located near residential neighborhoods, what measures will be required to minimize these impacts? A large concrete parking structure can amplify vehicle noise, and the height and lighting of the facility may affect nearby homes.

Many residents already experience noise and light impacts from existing activities at Premier, including tournaments and events. We want to understand how additional impacts will be addressed.

Wildlife Concerns

Will environmental studies be completed before construction begins? The surrounding area includes wildlife corridors and natural areas that residents want to see protected.

Traffic Concerns

Traffic is another major concern for our community.

Will the traffic study be made available to the public before any approvals are considered?

The roads around Premier already experience significant congestion during sporting events, especially on SR 70 and Rangeland. With the new high school development and a facility that could host 2,500 spectators across four ice sheets, we are concerned about additional delays and safety issues.

We are especially concerned about:

* Traffic backups affecting neighborhood entrances
* Pedestrian and cyclist safety
* Impacts near wildlife crossings
* The need for additional law enforcement support during large events

Again, we understand the value of new recreational opportunities, but we hope the county will carefully consider the long-term impact on the families who already live here.

Thank you for taking the time to listen to residents' concerns. We appreciate your commitment to keeping the community informed and involved.

Sincerely,
Maria Cecilia Gómez

From: John Opoku <john.opoku@gmail.com>
Sent: Monday, June 29, 2026 2:13 PM
To: Robert McCann <drbob.mccann@mymanatee.org>
Subject: Community Concerns Regarding the Proposed Ice Rink and Sports Multiplex Development on Rangeland Boulevard

Dear Commissioner McCann,

I am writing on behalf of a group of residents from the Sapphire Point community who recently met to discuss the proposed Ice Rink and Sports Multiplex development planned for Rangeland Boulevard. While we recognize the potential economic and recreational benefits this project may bring to Manatee County and Lakewood Ranch, residents have identified several concerns that we respectfully ask be considered as the project moves forward.

Our primary concerns relate to the scale of the proposed development, including the approximately 190,000-square-foot facility and the proposed 800-space parking garage. Residents would appreciate additional information regarding the final height of the parking structure and whether design modifications could be considered to better integrate the development with the surrounding residential neighborhoods. Many residents feel that maintaining a building height comparable to nearby community facilities would help preserve the character of the area.

Stormwater management is another significant concern. Residents experienced flooding during Tropical Storm Debby, even before the addition of the aquatic center and tennis complex. Given the increased amount of impervious surface associated with this project, we would appreciate a detailed explanation of the stormwater mitigation measures being proposed and how they will protect existing neighborhoods from increased flood risk.

Environmental impacts were also discussed extensively. The proposed site has historically served as open space and wildlife habitat. Residents are interested in understanding what environmental and wildlife impact studies have been conducted, how local species may be affected, and what mitigation measures are planned to address habitat disruption during and after construction.

Additional concerns include traffic congestion, pedestrian and cyclist safety, light pollution, noise impacts from refrigeration equipment and facility operations, and security measures associated with the proposed parking garage. Residents would welcome information regarding traffic studies, security plans, lighting controls, and operational restrictions designed to minimize impacts on nearby communities.

We also respectfully request greater transparency regarding the architectural review process and the criteria used to evaluate projects of this scale adjacent to residential neighborhoods.

We understand that economic development is an important component of the county's long-term vision and that this project may generate substantial revenue and community benefits. Our intent is not to oppose progress but to ensure that the interests, safety, and quality of life of existing residents are carefully considered throughout the planning and approval process.

We appreciate your service to District 5 and look forward to discussing these concerns during the upcoming Town Hall meeting. Thank you for your time and consideration.

Respectfully,
John Opoku
Sapphire Point Resident
Lakewood Ranch, Florida
On behalf of concerned residents of the Sapphire Point community

From: Brenda Green-Alvarez <bsgc17@gmail.com>
Sent: Monday, June 29, 2026 5:13 PM
To: Robert McCann <drbob.mccann@mymanatee.org>
Subject: Community Petition: Formal Opposition and Urgent Concerns Regarding Proposed Ice Rink Complex

Dear Commissioner McCann,

I am writing to you as a local resident to express my strong concerns about the proposed ice rink complex in Lakewood Ranch. After a group of neighbors reviewed the plans, they found that the facility does not comply with existing local zoning regulations regarding building size and setbacks.

We urge your office to address the following high-priority issues before any further approvals are granted:

- **Zoning and Regulatory Non-Compliance:** The proposed facility deviates significantly from existing district standards, specifically regarding allowable building scale, height limits, and setback requirements. The project should not move forward under variances that compromise the integrity of local zoning laws.
- **Flooding and Stormwater Management:** The introduction of massive impervious surfaces—including the rink structure and extensive asphalt parking—poses a severe threat to regional drainage. We demand a transparent, comprehensive stormwater management plan that guarantees zero increased flooding risks for surrounding residential properties.
- **Traffic and Roadway Capacity:** A regional sports complex will inject a massive volume of vehicle trips into our local roads, particularly during peak weekend tournament hours. Current infrastructure cannot safely absorb this influx without causing severe congestion and gridlock.
- **Safety and Security:** The influx of transient foot and vehicle traffic requires robust mitigation. We require binding commitments regarding onsite security personnel, restricted operating hours, and pedestrian safety infrastructure to protect nearby families.
- **Environmental Pollution:** Operating a heavy-commercial refrigeration facility 24/7 introduces significant light pollution from high-intensity parking lots, constant low-frequency noise from massive HVAC and chilling units, and potential chemical or thermal runoff.
- **Wildlife and Habitat Destruction:** The construction site threatens local ecological habitats. We demand that full, independent wildlife impact studies be completed and that strict mitigation strategies are enforced to prevent the displacement of local species.

Our community expects our local government to protect our safety, environment, and property values by enforcing existing laws.

Thank you for your time and attention to this urgent matter.

Respectfully submitted,

Brenda Green
Sapphire Point Neighborhood resident, Lakewood Ranch

From: Rosella Stromberg <strros@aol.com>
Sent: Tuesday, June 30, 2026 9:21 AM
To: CarolAnn Felts <carolann.felts@mymanatee.org>
Subject: Skating Center in Residential Neighborhood

Dear Manatee County Commissioners,

I am writing to respectfully urge you to oppose the proposed ice skating and hockey center in Lakewood Ranch.

Although I support recreational opportunities for our community, I believe this project is incompatible with the surrounding residential neighborhoods and will have lasting negative impacts on the quality of life of nearby residents.

My concerns include:

- Significant increases in traffic congestion, particularly during evenings, weekends, tournaments, and special events.
- Increased noise from sporting events, public gatherings, vehicle traffic, and late-night activities.
- Light pollution affecting nearby homes.
- Overflow parking and traffic spilling into surrounding neighborhoods.
- Increased demand on local infrastructure and public services.
- Additional commercial activity in an area that many residents understood would remain primarily residential.
- Potential impacts on property values if the residential character of the area is diminished.

Many families chose to purchase homes in Lakewood Ranch because of its carefully planned residential neighborhoods, parks, schools, and community atmosphere. A regional ice sports facility has the potential to draw visitors from well beyond Manatee County, creating impacts that extend far beyond those of a typical neighborhood recreation facility.

I respectfully ask the Board to carefully evaluate whether this project is consistent with the Lakewood Ranch master plan and whether the benefits outweigh the long-term impacts on existing residents. If the project moves forward, I ask that the County require a comprehensive and transparent analysis of traffic, parking demand, noise, lighting, public safety, environmental impacts, and the financial costs associated with supporting such a facility.

Please put the interests of current residents first and consider alternative locations that are better suited for a regional sports destination.

Thank you for your service to Manatee County and for considering the concerns of the residents you represent.

Respectfully,
Rosella Stromberg

Sent from the all new AOL app for iOS

From: Jessica Wilson <wilson.jessicalynn@gmail.com>
Sent: Tuesday, June 30, 2026 10:41 AM
To: Robert McCann <drbob.mccann@mymanatee.org>
Subject: Town Hall Discussion - Proposed Ice Rink

Dr. McCann,

I'd like to thank you for hosting your town hall and facilitating the discussion among the community members regarding the proposed Ice Rink. While there is a long list of real concerns we all have, I pointed to a specific issue - the complete disregard of the Comprehensive Plan.

Below is a compilation of my notes, though there is a lot more information to sift through.

Land Development Code: https://library.municode.com/fl/manatee_county

Florida Statute 163.3194 states (in short) that a Comprehensive Plan must supersede zoning.

https://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0163/Sections/0163.3194.html

Future Land Use Category: MU - C/R
Policy 2.2.2.1 sets commercial project size limitation to Medium
Policy 2.10.2.2 limits Medium commercial projects to 150,000 square feet of gross building area
Policy 2.2.2.1 classifies Arenas and Mass Seating Facilities (typically anything that seats over 1,000) as AT - Major Attractors which are not permitted in the MU - C/R category

Zoning: PD-PI
Section 402.4 Part B states '...However, where floor area and similar building ratios, as well as maximum permitted densities have been established by these regulations, the Board shall not grant specific approval to increase such ratios, maximums, or minimums.'

Regarding the required memberships to use the facilities at Premier, below is the link to the article in The Herald that outlines this information. I have more questions regarding general access for use of trails and green space, however:
https://www.bradenton.com/news/local/article314337859.html

Thanks again for the discussion.

Sincerely,

Jessica Wilson
5563 Silverside Pine Court (Sapphire Point)

From: Candice Cancienne <canchope@gmail.com>
Sent: Tuesday, June 30, 2026 3:30 PM
To: George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; georjason.bearden@mymanatee.org; ge.kruse@mymanatee.org
Subject: Opposed Ice Skating Center

Dear Manatee County Commissioners,

I am writing to respectfully urge you to oppose the proposed ice skating center in Lakewood Ranch.

While I support recreational opportunities and amenities that benefit our community, I believe this particular project is not compatible with the surrounding residential neighborhoods and could have lasting impacts on the quality of life for nearby residents. The new restaurants being built and outdoor concert/bar area located south of University in the business district is a perfect spot to add this center.

Additionally, while this facility may be presented as a recreational opportunity, it is important to recognize that this is not an amenity that the majority of local residents will regularly use or enjoy. This type of facility is primarily designed to support organized sports programs, tournaments, clubs, and regional athletic events. The benefit is therefore more limited to specific groups, while the impacts — increased traffic, noise, lighting, and congestion — will be experienced by the surrounding residential community every day.

My concerns include:

- Significant increases in traffic congestion, especially during evenings, weekends, tournaments, and special events.
- Increased noise from sporting events, public gatherings, vehicle traffic, and extended operating hours.
- Additional light pollution impacting nearby homes and residents.
- Overflow parking and increased vehicle traffic spilling into surrounding neighborhoods.
- Added strain on roads, intersections, emergency services, and existing public infrastructure.
- The introduction of additional commercial activity in an area many residents understood to remain primarily residential.
- Potential impacts on property values if the residential character and appeal of the area are negatively affected.

This proposal also cannot be evaluated on its own. Lakewood Ranch is already experiencing tremendous growth, including the addition of a new high school, a premier sports complex, and a new library. Each of these projects will bring increased traffic,

visitors, and demand on local infrastructure. Adding a regional ice skating facility would further compound these impacts and place additional pressure on roads and surrounding communities.

Many families chose Lakewood Ranch because of its thoughtfully planned neighborhoods, parks, schools, and strong sense of community. A regional sports facility designed to attract visitors from across Florida and beyond has the potential to bring a level of traffic, activity, and disruption that does not align with the residential character of the surrounding area. Not to mention taking the small area of green space and a pond that is currently there that is diminishing daily in this area.

I respectfully ask the Board to consider the cumulative impact of all current and planned development—not just this individual project. A comprehensive review of traffic, parking demand, noise, lighting, public safety, and infrastructure capacity should be completed before approving any additional large-scale regional attraction.

I urge the Board to prioritize the concerns of existing residents and either deny this proposal or require that it be relocated to a more appropriate location better suited for a regional sports destination.

Thank you for your service to Manatee County and for your thoughtful consideration of the residents you represent.

Candice Cancienne

From: Nathalie Posthuma <natters05@yahoo.com>
Sent: Wednesday, July 1, 2026 8:36 AM
Subject: LWR Ice Skating Center

Dear Manatee County Commissioners,

I am writing to respectfully urge you to oppose the proposed ice skating center in Lakewood Ranch.

While I support recreational opportunities for our community, I believe this project is incompatible with the surrounding residential neighborhoods and would have lasting negative impacts on the quality of life of nearby residents.

My concerns include:

* Significant increases in traffic congestion, particularly during evenings, weekends, tournaments, and special events.
* Increased noise from sporting events, public gatherings, vehicle traffic, and late-night activities.
* Light pollution affecting nearby homes.
* Overflow parking and traffic spilling into surrounding neighborhoods.
* Increased demand on roads, intersections, emergency services, and other public infrastructure.
* Additional commercial activity in an area that many residents understood would remain primarily residential.
* Potential impacts on property values if the residential character of the area is diminished.

In addition, this proposal should not be considered in isolation. The Lakewood Ranch area is already experiencing substantial growth, including a new high school, a premier sports complex, and a library. Each of these facilities will increase traffic and demand on local infrastructure. Adding a regional ice skating facility would further compound these impacts and place an even greater burden on nearby residents and roadways.

Many families chose to purchase homes in Lakewood Ranch because of its thoughtfully planned neighborhoods, parks, schools, and community atmosphere. A regional ice skating sports facility has the potential to attract visitors from across Florida and beyond, creating levels of traffic and activity that are inconsistent with the character of the surrounding residential community.

I respectfully ask the Board to carefully evaluate the cumulative impacts of all current and planned development—not just this project alone. Please require a comprehensive analysis of traffic, parking demand, noise, lighting, public safety, and infrastructure capacity before approving additional large-scale regional attractions.

I urge you to put the interests of existing residents first and either deny this proposal or require that it be relocated to an area that is more appropriate for a regional sports destination.

Thank you for your service to Manatee County and for your thoughtful consideration of the concerns of the residents you represent.

Respectfully,

Nathalie Posthuma
Sent from my mobile device

From: Tom Kenny <tkennyfl@gmail.com>
Sent: Friday, July 3, 2026 9:35 AM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Web Query

Just a quick note to advise you of my opposition to the construction of the ice rink. Preserving public land is of the utmost importance and I would appreciate your support in this matter. Regards, Thomas Kenny

From: Cheryl Maplesden <cherylmaplesden@gmail.com>
Sent: Friday, July 3, 2026 2:35 PM
To: CarolAnn Felts <carolann.felts@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; george.kruse@mtmanatee.org
Subject: Cresswind Resident opposes the ice skating center in Lakewood Ranch

Manatee County Commissioners,
I am a Cresswind resident. My neighborhood is caddy-corner the proposed Lakewood Ranch skating center site. My husband and I chose Lakewood Ranch because we embraced the well thought out beautiful pre-planned community. Multiple neighborhoods supporting the local library and the Premier Sports Park was perfect. The future community recreation center, currently under construction, provided the same environment we left in Franklin, TN. Community leadership has done an excellent job of not allowing businesses intrude in the neighborhoods until the proposed ice skating center and adjoining multi-level garage.

The proposed ice skating center and multi-level garage, with 2500 seating capacity is being promoted as a tourist attraction for competitive events. This type of business will have a negative impact on the neighborhoods, especially Cresswind. Due to the proximity of the skate center, the late-night noise from the sporting events, public gatherings, and vehicle traffic will significantly impact our neighborhood. Lets not discuss how a business and garage this large will look totally out of place in our neighborhood.

As for the Premier Park, local residents already have to navigate heavy traffic during major sporting events. It usually takes 15 minutes to get to Highway 70 and Lorraine. During the heavy competition weekends at Premier Park, it is not uncommon for that trip to take 30 minutes. We use social media to make neighbors aware of the traffic congestion during weekend competitions. Adding a skate center that anticipates to be busy seven days a week will dramatically impact our day-to-day lives.

Lastly, I am also concerned about how this business will impact our property values. Communities that border major businesses typically do not fare welll when it comes to property valuation.

I understand that Dr. McCann has already proposed another more suitable site. I urge you to preserve the tranquility and beauty of Lakewood Ranch and consider locating the ice skating center to an area that more fitting. Please do not turn our neighborhood into a tourist attraction.

Regards,

Cheryl Maplesden
17916 Cresswind Terrace

Lakewood Ranch, FL 34211
(615) 420-0707

From: Debra Marr <debramarr57@gmail.com>
Sent: Monday, July 6, 2026 9:04 AM
To: Tal Siddique <tal@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>
Subject: Ice Skating Rink at Premier

As a resident of District 5 and part of Manatee Conty since 1980, I support 100% the building of the ice-skating rink at Premier. This is a wonderful idea for the kids of Manatee County. This is an opportunity for the kids to be in a controlled environment and safe. Having fun, off the streets, active, away from digital devices, promoting a positive opportunity that will lead a well-rounded adult.

For the record, I do not have children but anything that assists the kids of tomorrow, I support. I rather be pro-active than reactive with the kids of Manatee County.

Thank you,

Debra Marr
Resident District 5

From: Karen Dimsey <kldim918@icloud.com>
Sent: Monday, July 6, 2026 2:35 PM
To: Robert McCann <drbob.mccann@mymanatee.org>
Subject: Ice Rink

Dr McCann -

As a citizen of Manatee County for the last 13+ years I want to express my strong opposition to the commercial construction on the corner of Rangeland & Uhlien Road.

We already have traffic issues when the soccer fields are being used and now we added a library, swim complex and high school. IN A RESIDENTIAL AREA. What will be the noise and traffic impact going further? Did we need a substation for the Sheriffs Dept because of these issues?

Does Manatee County really need to spend the money on such an extravagant building? I read recently that one of the commissioners said Manatee is a “poor” county. Well we don’t act like a poor county. We don’t tax residents like we are a poor county with what is expected of them to pay in taxes.

I also read addl tax income for short term rentals would be used by the county to pay for the structure, going forward. What is that money being used for currently?

The county needs to reel in the spending. Show some fiscal responsibility. My taxes are now as high as they were when I lived in NYS. I’ve written to Governor DeSantis twice asking him to DOGE Manatee county and voicing my concerns.c I’m totally in favor of raising the homestead exemption. The county has so many new home developments and are receiving so much more tax revenue than they were when it was taxed as vacant land. And yet taxes keep going up and the county continues frivolous spending.

All of these new developments have their own amenities for their use. Even the apartment complexes have top notch amenities. The county doesn’t need to keep adding more.

Please think about the residents and their financial well being and stop spending money like it doesn’t come off the backs of hard working people.

Sincerely,
Karen Dimsey
Bradenton FL

From: E & F Weghorn <few@mindspring.com>
Sent: Thursday, July 9, 2026 2:41 PM
To: Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>
Subject: Comments on Ice Center on Lakewood Ranch / Project Grace.

Dear Manatee County Commissioners,
I am writing to respectfully urge you to oppose the proposed ice skating center in Lakewood Ranch. While I support recreational opportunities for our community, I believe this project is incompatible with the surrounding residential neighborhoods and would have lasting negative impacts on the quality of life of nearby residents.

My concerns include:

* Significant increases in traffic congestion, particularly during evenings, weekends, tournaments, and special events.
* Increased noise from sporting events, public gatherings, vehicle traffic, and late-night activities.
* Light pollution affecting nearby homes.
* Overflow parking and traffic spilling into surrounding neighborhoods.
* Increased demand on roads, intersections, emergency services, and other public infrastructure.
* Additional commercial activity in an area that many residents understood would remain primarily residential.
* Potential impacts on property values if the residential character of the area is diminished.

In addition, this proposal should not be considered in isolation. The Lakewood Ranch area is already experiencing substantial growth, including a new high school, a premier sports complex, and a library. Each of these facilities will increase traffic and demand on local infrastructure. Adding a regional ice skating facility would further compound these impacts and place an even greater burden on nearby residents and roadways.

Many families chose to purchase homes in Lakewood Ranch because of its thoughtfully planned neighborhoods, parks, schools, and community atmosphere. A regional ice skating sports facility has the potential to attract visitors from across Florida and beyond, creating levels of traffic and activity that are inconsistent with the character of the surrounding residential community.

I respectfully ask the Board to carefully evaluate the cumulative impacts of all current and planned development—not just this project alone.

Please require a comprehensive analysis of traffic, parking demand, noise, lighting, public safety, and infrastructure capacity before approving additional large-scale

regional attractions. I urge you to put the interests of existing residents first and either deny this proposal or require that it be relocated to an area that is more appropriate for a regional sports destination.

Thank you for your service to Manatee County and for your thoughtful consideration of the concerns of the residents you represent.

Respectfully,
Ellen Wagner

From: John Lucking <jtlucking@gmail.com>
Sent: Saturday, July 11, 2026 1:57 PM
To: Selena Cunningham <selena.cunningham@mymanatee.org>
Subject: Project Grace - Authorizing Madison Square Garden 2 at Uihlein and Rangeland Parkway

Dear Selena -

I live on Cresswind Terrace in the Bradenton community known as Cresswind. I moved here from the Chicago area and am now at my summer residence in Plymouth, MA. Cresswind occupies the opposite corner at Uihlein Road and Rangeland Parkway from the proposed ice complex and parking garage. My home backs onto Rangeland Parkway.

I realize Commissioner McCann now supports moving this project out of our residential area to another far more suitable commercial site. This project has nearly everyone I know in the community sick to their stomachs. It will virtually destroy their quiet and peaceful enjoyment of their neighborhood and the value of their homes. Nobody would have bought into Cresswind had this monstrosity previously existed and I seriously doubt the developer would have even developed our property. The traffic, noise, aesthetic horror and complete urbanization of our neighborhood being supported by our local Manatee government is deeply troubling. Since when is it that the role of Manatee County government included being in the sports entertainment business using our tax dollars? If we can afford that - shouldn't you be giving it back to the taxpayers? Or using it for police, fire, education, roads, public safety, waste disposal. water and sewerage needs? Not a massive entertainment palace for ice hockey, basketball, concerts, skating, etc. with a massive 800 car parking garage in the middle of a residential neighborhood!!

I cannot impress upon Commissioner McCann enough how upset people are about this horrific development. It has significantly damaged the confidence they have in their local Manatee County government. The common view, fair or unfair, is that Manatee approves every construction project put before it and our area, as a result, is now starting to look and feel like greater Los Angeles. I pray that Commissioner McCann's effort to remove this project to another location will restore some faith in our county government. Thanks for listening.

Sincerely,

J. T. Lucking

From: Philip Giocondi <pjgiocondi@gmail.com>
Sent: Sunday, July 12, 2026 3:52 PM
To: Robert McCann <drbob.mccann@mymanatee.org>
Subject: Project Grace development proposed for 22-acre parcel on the SWC of Rangeland Pkwy and Uihlein Road, Lakewood Ranch.

Dr. Bob McCann

I have been a resident of Lakewood Ranch residing in the Cresswind Community for close to 4 years. I am a retired Commercial RE Appraiser that has worked on numerous land use developments over the years.

I also have a Master in Regional Planning hence I understand the issues regarding integration of land uses in a community.

The proposed development has a few inconsistencies related to appropriate land use methodology and continued growth of the surrounding area.

- Land Use decisions should primarily take into consideration the function of the land use and proposed development - meaning the benefits to the surrounding local community. This decision should strive to enhance the surrounding development and support integrated growth for the community. In this case the local community is a residential corridor.
- The zoning designation PDPI is too broad for this site and is reserved for unified developments that serve larger area needs.
- The proposed development which includes a multi-level parking garage, 2,500 seat arena as well as other proposed uses that are geared towards year-round regional sports and tourist attractions – implies that the frequency of use and attraction of population needed to support such a development is County wide, which is larger than the local community can support.
- The result is that this development may present issues as follows:
  - Increased traffic – traffic is already encumbered during sporting and golf events and will increase with the Notarium and pickle ball facilities.
  - Noise issues with chillers working 24/7 to main ice surfaces.
  - High electricity demand to maintain HVAC requirements
  - Thermal runoff from chemically treated drain off for the ice rinks.
  - Aesthetic issues due the density of development, including a multi-story garage.
- The surrounding residential developments will undoubtable see a diminution of value as well as the entire residential corridor due to the congestion and density of proposed uses as well as the aesthetic issue of such a large development

I have been apprised that there is an amendment being proposed by you at the next meeting on July 28th which would consider a venue change for this Grace development.

As a seasoned professional and resident, I respectfully strongly urge that this amendment be passed which would preserve the integrity of the local residential corridor that we as residences have chosen as our home.

Sincerely,
Philip J. Giocondi
pjgiocondi@gmail.com

From: Kevin Markee <kevin.markee@yahoo.com>
Sent: Monday, July 13, 2026 9:23 AM
To: George Kruse <george.kruse@mymanatee.org>
Subject: Opposition to Project Grace Development

Dear Commissioner Kruse,

I am writing as a resident of Cresswind, a residential community in Lakewood Ranch, to express my serious concerns regarding the proposed development of an indoor sports and entertainment complex within walking distance of my community and well as many others very close by. Project Grace is proposed within a predominantly suburban residential area that is not currently zoned as a major commercial entertainment destination. The property in question is located on the approximately 22 acres of Manatee County-owned land at Premier Sports Campus North in Lakewood Ranch at Uhlein Rd and Rangeland Avenue

There are approximately 47,000 households and well over 100,000 residents located within an approximate 5-mile radius of the project site and more communities are being built now.

I understand growth is inevitable and that recreational facilities can provide benefits to the broader community. However, I believe the proposal would fundamentally change the character of our neighborhood while placing an unreasonable burden on the residents who live within miles of the site.

Our area is already experiencing significant growth. The nearby Premiere Sports Campus and the near completion of the Swimming Complex and the new Rangeland High School are serious concerns and will be adding significantly to traffic congestion. Adding a year-round Entertainment Complex hosting a proposed 250 events per year will dramatically intensify already existing and planned problems.

My concerns include:
- Increased Traffic Congestion on local roads and neighborhoods
- Overflow parking into nearby neighborhoods if on-site parking proves inadequate
- Increased Noise from vehicles, spectators, outdoor activity and event-related operations extending into evenings and weekends
- Additional lighting from parking areas and the facility itself affecting nearby homes
- Increased demand on law enforcement, fire, EMS and other public safety
- A Decline in the residential character and quality of life that attracted many of us to this community
- Potential impact on nearby property values due to the intensity of this commercial style development immediately adjacent
  to established neighborhoods

I would ask respectfully that the County require comprehensive and independent traffic impact studies that accurately reflect year-round tournament activity and that you carefully evaluate noise, lighting, stormwater, parking demand and public safety impacts and fully consider the cumulative effect of this project in combination with the new high school and existing sports facilities.

Most importantly, I ask that the voices of the residents who will live with the consequences off this project everyday be given significant weight during your deliberations.

Development should enhance our community, not diminish the quality of life of those who already call it a home.

Thank you for your time, your service, and your thoughtful consideration of these concerns. I respectfully ask that you carefully weigh the long-term impacts of this proposal before making your decision.

Sincerely,

Kevin Markee
5248 Barnett Circle
Bradenton, Fl 34211

From: mikeshawne@gmail.com <mikeshawne@gmail.com>
Sent: Monday, July 13, 2026 5:16 PM
To: Robert McCann <drbob.mccann@mymanatee.org>
Cc: Jim Flora <jflora10@gmail.com>; 'Kathy Flora' <kflora11@gmail.com>; 'shawnepecar' <shawnepecar@gmail.com>; mikeshawne@gmail.com <mikeshawne@gmail.com>
Subject: FW: Project Grace alternative site

To drbob.mccann@mymanatee.org

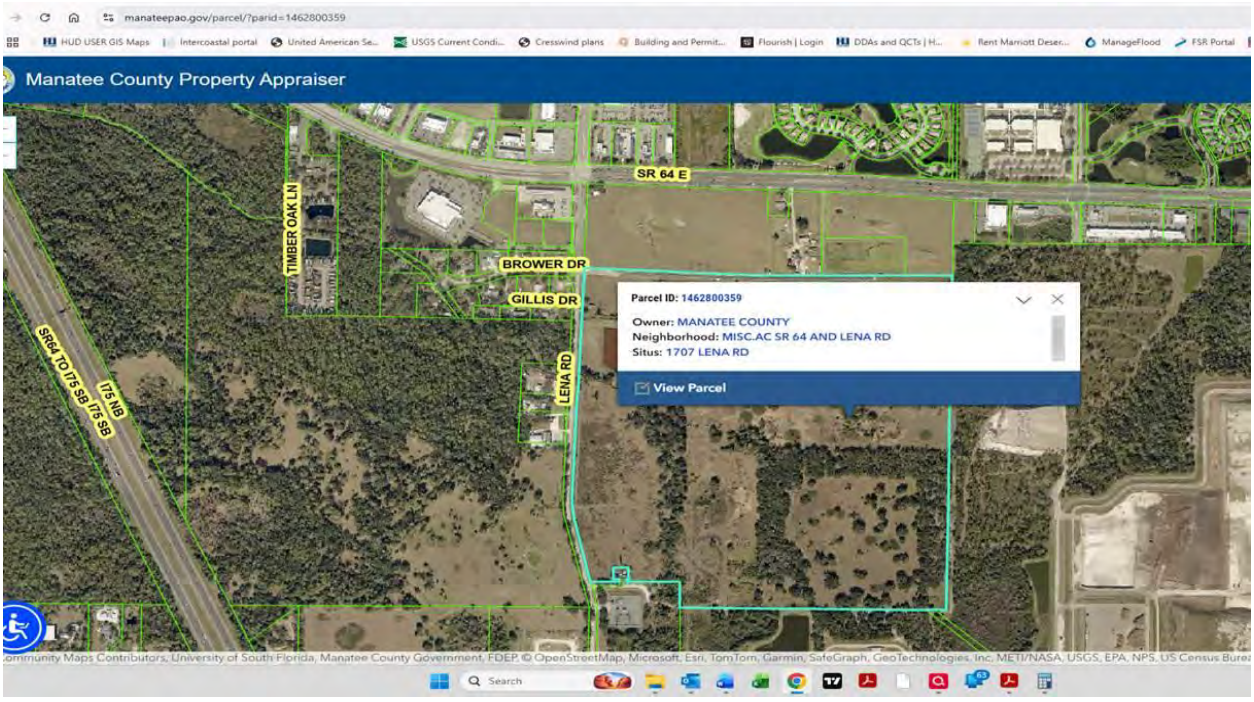
Dear Commissioner McCann,

We live in Cresswind Lakewood Ranch, which is at the corner of Uehlein and Rangeland where the proposed Sports Megaplex might be built. As you know, there is a lot of opposition to the Project Grace proposed complex from the surrounding villages.

We would like to know if the county owned 159+ acres south of SR 64 on Lena Rd is a viable alternative location. It is less than 1.3 miles to the I-75 interchange in a commercial area with complementing amenities to support the attendees to tournaments, concerts and other uses as spelled out in the Economic Development Agreement dated February 17, 2026.

Thank you for listening to us who live nearby. We would appreciate to know what you think about this location.

Michael and Shawne Pecar
Sent from Michael's computer



From: brenda markee <bbybmr@yahoo.com>
Sent: Tuesday, July 14, 2026 8:19 AM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Opposition to Project Grace Development-Rink Megaplex

Dear Commissioner Bearden,

I am writing as a resident of Cresswind, a residential community in Lakewood Ranch, to express my serious concerns regarding the proposed development of an indoor sports and entertainment complex within walking distance of my community and well as many others very close by. Project Grace is proposed within a predominantly suburban residential area that is not currently zoned as a major commercial entertainment destination. The property in question is located on the approximately 22 acres of Manatee County-owned land at Premier Sports Campus North in Lakewood Ranch at Uhlein Rd and Rangeland Avenue

There are approximately 47,000 households and well over 100,000 residents located within an approximate 5-mile radius of the project site and more communities are being built now.

I understand growth is inevitable and that recreational facilities can provide benefits to the broader community. However, I believe the proposal would fundamentally change the character of our neighborhood while placing an unreasonable burden on the residents who live within miles of the site.

Our area is already experiencing significant growth. The nearby Premiere Sports Campus and the near completion of the Swimming Complex and the new Rangeland High School are serious concerns and will be adding significantly to traffic congestion. Adding a year-round Entertainment Complex hosting a proposed 250 events per year will dramatically intensify already existing and planned problems.

My concerns include:
- Increased Traffic Congestion on local roads and neighborhoods
- Overflow parking into nearby neighborhoods if on-site parking proves inadequate
- Increased Noise from vehicles, spectators, outdoor activity and event-related operations extending into evenings and weekends
- Additional lighting from parking areas and the facility itself affecting nearby homes
- Increased demand on law enforcement, fire, EMS and other public safety
- A Decline in the residential character and quality of life that attracted many of us to this community
- Potential impact on nearby property values due to the intensity of this commercial style development immediately adjacent
  to established neighborhoods

I would ask respectfully that the County require comprehensive and independent traffic impact studies that accurately reflect year-round tournament activity and that you

carefully evaluate noise, lighting, stormwater, parking demand and public safety impacts and fully consider the cumulative effect of this project in combination with the new high school and existing sports facilities.

Most importantly, I ask that the voices of the residents who will live with the consequences off this project everyday be given significant weight during your deliberations.

Development should enhance our community, not diminish the quality of life of those who already call it a home.

Thank you for your time, your service, and your thoughtful consideration of these concerns. I respectfully ask that you carefully weigh the long-term impacts of this proposal before making your decision.

Sincerely,

Brenda Markee
5248 Barnett Circle
Bradenton, Fl 34211

From: Chris Tollette <christineltollette.50@gmail.com>
Sent: Wednesday, July 15, 2026 2:30 PM
To: Robert McCann <DrBob.McCann@mymanatee.org>
Subject: Project Grace - Lakewood Ranch

Dear Dr. McCann - As a 20 year resident of Manatee County and seven of those years here in Lakewood Ranch in the Community of Cresswind - at the corner of Uilein and Rangeland - the project does not belong in the middle of our residential community.

The traffic is already heavy because of Premier Sports - the Aqua Center that will be opening - the new high school - the baseball fields and the library - in that order. Putting a Mega Complex and scheduling 200 to 250 events annually will create a safety issue with pedestrian and vehicle traffic. The noise and light pollution will be unbearable.

It's a great idea - just not in the middle of our already over built neighborhood. We were promised a park/recreational area on the parcel...not this...

Thank you for your consideration...Please continue to vote against this project...

--
Chris and Tom Tollette
5296 Barnett Cir, Bradenton, FL 34211
941-812-0699

--
Chris Tollette

From: Dan Richardson <danrich523@gmail.com>
Sent: Wednesday, July 15, 2026 7:01 PM
To: Robert McCann <drbob.mccann@mymanatee.org>
Subject: Move the rink

I am a resident of Cresswind Lakewood Ranch and although I've been told this project is a done deal, I would like to voice my opposition to the planned location. Our park and library are welcome additions to the community but a regional skating rink and concert venue with its proposed multi/level parking garage and the expected traffic is not the previously planned use for our neighboring property. Please reconsider.

Dan Richardson
630-546-6804

From: Danielle Domicolo <danidomacj@gmail.com>
Sent: Saturday, 18 July 2026 15:22:45
To: Robert McCann <drbob.mccann@mymanatee.org>; Selena Cunningham <selena.cunningham@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>
Subject: Opposition to Ice Skating Complex in Lakewood Ranch

Manatee County Commissioners,

I am writing to you as a resident of Manatee County to express my strong opposition to the proposed ice skating complex slated for our area. I am aware that Dr. McCann has been advocating for an alternative location and I appreciate his concern and consideration of residents. I would like to add my voice to the concerns of my neighbors and I am hopeful you will consider another location for this project.

When my family and I chose to move to this community, we did so with the understanding that the designated recreation spaces would be managed by the county to serve the everyday needs of local families. Instead, this proposed project is an oversized, commercial-scale venture that completely disregards the quality of life for the surrounding residential neighborhoods.

An ice skating complex of this magnitude—complete with a multi-level parking garage—is entirely unsuited for a residential area. Introducing a massive, high-density commercial facility into our quiet community is an irresponsible decision that poses severe risks to our neighborhood, including:

- **Severe Traffic Congestion:** Our local roads are not built to handle the heavy, consistent influx of traffic that a major regional sports complex and a multi-level parking garage will inevitably attract.
- **Quality of Life Concerns:** The resulting noise, light pollution from the garage, and constant turnover of visitors will permanently disrupt the safety, peace, and security of our residential streets.
- **Departure from Community Growth Plans:** This project breaks the promise of localized, county-managed recreational spaces that residents were led to expect, replacing community-first spaces with an over-scaled commercial footprint.

We support smart development and recreational spaces that align with the scale of our neighborhood, but this project falls dangerously short of that standard. I urge you to vote against the approval of this complex and protect the integrity of our community.

Thank you for your time, your leadership, and your consideration of your constituents' voices. I look forward to your response on this critical matter.

Danielle Domicolo
5424 Silverside Pine Court
Bradenton, FL 34211

From: shawnepecar@gmail.com <shawnepecar@gmail.com>
Sent: Monday, July 27, 2026 3:19 PM
To: Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; jason.beardon@mymanatee.org <jason.beardon@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>
Cc: Robert McCann <drbob.mccann@mymanatee.org>
Subject: Move Project Grace

You don't often get email from shawnepecar@gmail.com. Learn why this is important

CAUTION:This email originated from an external source.
Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

Dear Manatee County Commissioners

My husband and I moved into Cresswind Lakewood Ranch 3-1/2 years ago. As we researched where to build our retirement home (leaving Palm Beach County), we looked at many 55+ active adult communities in Florida and South Carolina. We read about Lakewood Ranch – the #1 multi-generational master planned community in the U.S. We wanted to see it since we had already visited Nocatee, which is #2. We were impressed how LWR has been carefully developed with plenty of green space. We chose to move here and hope we don't regret it.

We never imagined the 22 acres of green space closest to Cresswind would be re-zoned for a massive commercial megaplex building containing 4 ice rinks, restaurant/bar, hold 200+ events/concerts yearly, etc. – plus a 800 car parking lot which will be 3+ levels. And this it all is being squeezed on the 22 acres and will sit very close to Uihlein and Rangeland. Who wants to drive by something larger than a Super Target – and who ever thought something this massive and unattractive would be built in the beautiful Premier Sports Campus.

We applaud the three new additions in the Premier Sports Campus -- the Library, Aquatic Center, and Pickleball Courts, which were built with a proper setback from Rangeland. There are better uses for this land as has been promised until you rezoned. I beg you to **MOVE PROJECT GRACE** to a commercial area with the necessary infrastructure and location near highways, hotels, restaurants, airports, etc. The proposed location is inappropriate, too remote, and will increase traffic.

If Project Grace is not moved, it will greatly impact the quality of life for many – especially the 10,000 homes within a one-mile radius. While some want it so their children can learn to skate and compete, youth ice hockey is the most expensive sport ($3,000 to $17,000 a year). I fear this megaplex will not get the business and traffic to be successful since it is in the wrong location. Plus, many new ice rinks fail in the first few years.

The proposed developer, Icemann Development, owns the impressive AdventHealth Ice Center in Wesley Chapel. This complex is smaller (150,000 square feet), is perfectly located in a commercial area and not near any residential homes. They have ground parking and the overflow parks in the nearby hotels.

I would like to see good governance with the desired transparency, integrity, and responsiveness to citizens' concerns. I concur with my friend and neighbor, Kathleen Flora, that the following are At Issue:

- "The project has been euphemistically titled, "Project Grace." There is no mention in the title of the Ice Rink or commercial regional entertainment complex. By choosing such an unrelated title in all your notifications and agendas, you chose to keep citizens in the dark while you rezoned and planned the enormous commercial/private partnership. That lack of transparency leads to distrust.

- Rezoning the proposed site from General Agricultural/Watershed Protection Evers/Special Treatment Overlay Districts (A/WP-E/ST) to Planned Development/Public Interest Zoning District (PDPI) zoning was done without appropriate site signage, notification, or public input. Again, we learn about this rezoning after the fact, outside of the usual notification process. No transparency.

- We have witnessed a powerful PR campaign by the Commissioners to convince citizens that *"the project has already been approved and that shovels are ready to go into the ground."* This messaging via the print and electronic media, repeated over and over, seems to be intended to thwart public input. *"Tell 'em "aspirational truth" often enough and people will believe what you say."* Telling the FULL truth instead would generate trust.

- Where are the required traffic studies, environmental impact studies, light, water impact studies? How does the size of this proposed enterprise correspond to existing laws about protected watersheds? Are these studies complete and if so, where are they published for public review? Our team of skilled professionals from many occupations cannot find them in public records. No transparency here.

As for the requirement for responsiveness to citizen's concerns, each of you has the opportunity tomorrow, July 28th at your regular meeting to exemplify your responsiveness by carefully considering our public comments, the facts we present, and the amendment put forth by our District 5 Commissioner Dr. McCann to move Project Grace, the ICEMANN ICE RINK MEGAPLEX public/private partnership to a more appropriate commercial location. You can vote to explore other sites within the county that have the infrastructure, accessibility and user amenities needed to make this project a booming success.

It is clear you believe this project will bring great benefit to the county. I respectfully encourage you to back this belief with action to amend - moving the venue to a site that will support rather than thwart its success. To do so is responsive to citizens' concerns. In turn, to do so will engender our trust and our future support."

Best regards,

Shawne Burke Pecar
5052 Kiva Circle
Lakewood Ranch, FL 34211
Email: shawnepecar@gmail.com

From: Linda Siggia <lsiggia66@gmail.com>
Sent: Friday, July 24, 2026 11:13 AM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Fwd: Ice Rink

---------- Forwarded message ---------
From: **Linda Siggia** <lsiggia66@gmail.com>
Date: Fri, Jul 24, 2026 at 11:02 AM
Subject: Ice Rink
To: <george.kruse@mymanatee.org>, <james.bearden@mymanatee.org>

Commissioners Kruse and Bearden -

Please DO NOT approve the ice rink to be located near Rangeland and Uihlein.

The residents of this area are very upset that you would bring more traffic and congestion to the Rangeland corridor.

We already have a high school, pools pickleball courts, soccer fields, and a library along Rangeland.

Why would you approve a project that will have 800 parking spaces?

Common sense would dictate that another location would be far more sensible and work better for everyone involved!!

I am counting on your support to defeat this proposal.

Sincerely -

Linda Siggia
18237 Rockport Place
Lakewood Ranch
734-223-0797

From: Peggy Ball <pball265@gmail.com>
Sent: Saturday, July 25, 2026 7:24 AM
To: George Kruse <george.kruse@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>
Cc: William Ball <wball265@gmail.com>
Subject: Manatee County Animal Welfare

The volunteer application process for Animal Welfare must become an immediate top priority, and volunteer applications should be expedited without delay. The current hiring freeze is having a detrimental impact on both our animals and our staff. Shelter employees are already stretched thin and need additional support now, not months from now. Qualified volunteers are ready and willing to help, but delays in processing applications prevent them from providing much-needed assistance. Prioritizing and accelerating the volunteer onboarding process is a practical, immediate step that will help improve animal care, reduce staff burnout, and better serve our community.
Thank you,
William and Peggy Ball
Concerned residents that vote in Manatee County

From: joe.moninski@icloud.com <joe.moninski@icloud.com>
Sent: Saturday, 25 July 2026 08:58:07
To: Robert McCann <drbob.mccann@mymanatee.org>; Selena Cunningham <selena.cunningham@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>
Cc: lmoninski@comcast.net <lmoninski@comcast.net>
Subject: MOVE the Rink Megaplex!

To: Board of Manatee County Commissioners

We are residents of Lakewood Ranch living in the Cresswind development at the intersection of Uihlein Rd and Rangeland Blvd. We are concerned with the proposed construction of a major regional sports and entertainment facility in the heart of our residential community, under the questionable name “Project Grace”.

We are not asking you to deny construction of this facility, but rather require it be placed in a much more appropriate location. We ask for common sense. A major regional destination expected to host 200 to 250 events each year bringing in thousands of visitors from far and wide, with associated increases in traffic, noise, and safety risks, raises our concern about our safety and property value.

A four-sheet ice facility is not a typical neighborhood recreation amenity. The proposal includes “shoehorning” a 191,000 sq. ft. structure, plus an additional multi-level parking garage into an area that was designated as parks and recreation. The size exceeds that of an average Walmart Supercenter. Introducing a massive, high-density commercial facility into our quiet community is an irresponsible decision that poses severe risks to our neighborhood. Lakewood Ranch was intended to be a carefully planned community with thoughtful transitions between residential neighborhoods, parks, civic uses, and commercial development. Residents purchased homes with the expectation that future development would remain compatible with surrounding neighborhoods and consistent with the Manatee County Comprehensive Plan. The existing proposal fails to do that.

We urge the Board to prioritize the concerns of residents, deny this proposal and require it be moved to a location better suited to a regional sports destination. For example, Manatee County owns 159.49 acres just south of SR 64 on Lena Rd. This location is not only sizable, large enough to include a hotel, but it is within minutes of the I-75 interchange and a commercial area with restaurants, shopping, gas stations and medical facilities that are complementary to support attendees for tournaments, concerts and other uses. And it is more centrally located, thus readily accessible to all residents of Manatee County.

We ask that the voices of residents who will live with the consequences of this project every day be given significant weight. Development should enhance our community, not diminish the quality of life of those who already call it “Home”.

Respectfully,
Joseph & Laura Moninski
5040 Kiva Circle
Lakewood Ranch, FL 34211

From: schumacm1@gmail.com <schumacm1@gmail.com>
Sent: Saturday, July 25, 2026 12:45 PM
To: George Kruse <George.kruse@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; mike.rahn@manatee.org; Tal Siddique <tal@mymanatee.org>
Cc: schumacm1@gmail.com
Subject: Ice Arena in Lakewood Ranch

I live in Solera (right across from the proposed ice arena) and have no issue with the proposal based on these conditions:

- It is revenue positive for the county. $100,000 lease>incremental costs.
- Landscaped to match Lakewood Ranch
- Local residents have priority in using it. This includes the soccer fields, pool etc. Local kids should be allowed to use them whenever they are not in use.
- If a team reserves it, they pay to cover the expenses to include additional police for security and traffic. This goes for everything in the sports complex including the soccer fields.
- The entire sports complex/park gets completed at same time. Playground, baseball fields, dog park, BMX track, skate park, basketball courts and volleyball courts. Stop the endless construction.
- The entire High School gets completed at the same time. Stop the endless construction.
- The sports bar is completed at the same time. This is a great place for adults to meet. Today there is nothing east of Lakewood Ranch Blvd.
- Suggestion: Put it at Post Road and Rangland
    - Make buildings match architectural design of high school
    - Parking shared with soccer
    - Additional parking for High School Football.
    - Easier access to SR 70

This sports complex is great for Lakewood Ranch. Give people something to do. Give the kids something to do.

Mark Schumacher
17314 Harvest Moon Way
Bradenton, FL 34211
908-334-4984
schumacm1@gmail.com

From: Lynn Stewart <lynnstewart@comcast.net>
Sent: Saturday, July 25, 2026 1:57 PM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Project Grace

Right project but very wrong location!! I understand the appeal and financial benefits to the county but a large project like this does not belong in a highly residential area. There are traffic, noise , chemical and environmental concerns to be considered. Surely there is a more suitable location for this project.
Thank You,
Lynn Stewart
4927 Carova Way
LWR
Sent from my iPhone

From: Tina Rose <tmrosenp@gmail.com>
Sent: Saturday, July 25, 2026 5:07 PM
To: Robert McCann <drbob.mccann@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>
Subject: STRONG OPPOSITION TO LOCATION OF PROJECT GRACE

Dear Commissioners,

We are writing as a concerned Manatee County residents to express our strong opposition to locating Project Grace, including the proposed four-sheet ice arena and parking garage, at the Premier Sports Campus.

Our concern is not with the concept of Project Grace or the recreational and economic benefits it could bring to our county. Rather, it is with placing a regional sports and entertainment destination of this magnitude immediately adjacent to established residential neighborhoods. Four neighborhoods border the intersection where this property is located, and the impact on thousands of nearby residents would be significant.

This location is simply not designed to accommodate a facility expected to host more than 200 events each year. The surrounding roads already experience heavy congestion during tournaments and special events. Adding year-round traffic from visitors, buses, rideshare vehicles, deliveries, and employees will further strain our roadways, increase emergency response times, create pedestrian safety concerns, and lead to parking overflow into nearby neighborhoods.

Beyond traffic, the project would negatively affect the quality of life for surrounding residents through increased noise, bright parking lot and security lighting, litter, and the loss of open space that has long been part of our community. These impacts could also affect property values and permanently change the residential character of the area.

We are also concerned about the environmental implications. At a time when Manatee County is experiencing extreme water shortage conditions, constructing and operating a large ice arena—with its significant water and energy demands—raises important questions about resource use. The addition of extensive buildings, pavement, and a parking garage will also increase stormwater runoff and reduce natural groundwater recharge.

In the background discussion for the meeting agenda to move Project Grace, it is stated that Premier Sports Campus is "in the middle of a high-growth bottleneck," noting that the area lacks the infrastructure necessary to support a project of this magnitude. We agree. Forcing Project Grace into a location that cannot adequately accommodate it risks setting the project up to fail while placing an unnecessary burden on the thousands

of residents who live in the four neighborhoods surrounding the site. The surrounding roads already experience heavy congestion during tournaments and special events. Adding year-round traffic from visitors, buses, rideshare vehicles, deliveries, and employees will only worsen congestion, increase emergency response times, create pedestrian safety concerns, and lead to parking overflow into nearby neighborhoods.

Project Grace has the potential to be a tremendous asset for Manatee County, but only if it is built in a location with the transportation network, infrastructure, and commercial setting necessary to support it. The Premier Sports Campus is simply not that location.

We respectfully urge you to reject the Premier Sports Campus as the site for Project Grace and instead pursue a location that better serves both the project's goals and the long-term interests of Manatee County residents.

Thank you for your service and for considering our comments. We respectfully request that this letter be entered into the public record.

Sincerely,
Tina Rose & Tom Stanton
17908 Cresswind Ter
Lakewood Ranch, FL, 34211

From: Martha Tomko <mtomko@wgtomko.com>
Sent: Sunday, July 26, 2026 10:39 AM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Move the Ice Megaplex

Dear Commissioner Bearden:

I would like for you to know about my objection to the location planned for the Ice Rink Megaplex in the Lakewood Ranch area. An Ice Rink is not the issue, but the location is the issue.

The traffic will be terrible. We have new facilities; a high school, pool, pickle ball courts, soccer fields and library on Rangland. Then, there is a plan for the Ice Rink on Ulheim. I live in Cresswind, and traffic will be terrible.

Our property values will go down with a commercial establishment such as the ice rink. We also pay the fee for 20 years for our infrastructure. Why should we be paying this if an Ice Rink will be utilizing our roads????

There is also a concern about maintenance of refrigeration failure, dehumidification or HVAC problems cooling plan malfunctions. The planned new owner's other location is closed due to cooling issues. If the owner is not taking care of their other location, what happens when this new planned location gets older??? Again, affecting our property value! Also, the ice rinks take a lot of water and we are in a drought only being able to water our lawns once a week. So, we cannot water, but you are ok with giving so much water to the ice rink?

Again, I totally understand the need for facilities such as an Ice Rink, but not in a residential area.

Thank you for your time and consideration in this matter.
Sincerely,
Martha Tomko
5006 Surfside Circle
Lakewood Ranch, FL 34211
412-995-8631

From: Debbie Kollet <debkollet@gmail.com>
Sent: Sunday, July 26, 2026 10:47 AM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Move the Ice Megaplex

Dear Commissioner Bearden:

I would like to respectfully note my objection to the location planned for the planned Ice Rink Megaplex in the Lakewood Ranch area. Please feel free to share this email with the other County Commissioners.

-I was a hockey mom and I do not believe that the parents in the area know what it costs to have a child in hockey. 25 years ago was the last time that I had to replace my high school age son's goalie equipment at the cost of $3500.00. That is only for the equipment and does not include ice time. I agree that we need activities for our children. The area could include a skate park/playground area for local people who pay taxes in this area.

Secondly, the traffic will be terrible. We have a new high school, pool, pickleball courts, soccer fields and library on Rangeland. Now, there is the proposal for the Ice Rink on Ulheim. I live in Cresswind and traffic will be an issue.

Third: We are in a drought and can only water our lawns once a week. I do understand this need. Then, why would we agree to pay for all the water needed for the ice rink.

Fourth: Our property values will go down. We also pay the fee for 20 years for our infrastructure. Why should we be paying this if an Ice Rink will be utilizing our roads????

I agree with an ice rink, but it needs to be placed in a more commercial area.

Thank you for your consideration in this matter.
Respectfully Submitted:
Deborah S Kollet
5006 Surfside Circle
Bradenton, FL. 34211
724-207-3253

From: Rosella Stromberg <strros@aol.com>
Sent: Sunday, July 26, 2026 1:47 PM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Move Project Grace

Please move the huge 4 sheets ice skating rink, bar, restaurant, high rise parking garage, and medical facilities out of our neighborhood! How would you like your children catching the bus outside a large parking garage with diesel fumes, traffic, and delivery trucks! How about would you like sitting in your backyard with a view of a large commercial building with bright light, noise from refrigerator chillers 24 hours a day. Plus Solera is not a gated community , is Icemann going to pay and maintain gates so overflowing traffic doesn't part up and down their streets? How would you like to have your children navigate excessive traffic riding their bikes, scooters and walking neighborhood to neighborhood? This needs to be moved to Lena Rd and 64. There are already bars, restaurants, shopping and room for hotels. Plus Coastal Orthopedics is right there which is awesome!
Please move this!
Rosella Stromberg

Sent from the all new AOL app for iOS

From: S Croom <bsscroom@cs.com>
Sent: Sunday, July 26, 2026 3:35 PM
To: Robert McCann <drbob.mccann@mymanatee.org>
Cc: Tal Siddique <tal@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>
Subject: Suggestion for New Sports Complex

Please add an indoor running/walking track around the inside of the new sports complex.It is so hot that many older folks cant tolerate it and thus don't get the exercise they need. In the north, indoor tracks are a fixture at community sports complexes due to cold weather…so why not add a feature for old people to this complex…(though actually it will provide opportunities for all ages). if it is planned for, it can be designed in around a gym or court…even an ice rink. Since so many elderly people live—and pay taxes—here, how about a facility to meet our needs along with kids and families? I made this suggestion previously for the aquatics facility but was told it was too late to add it. Is anyone considering the needs of older citizens and not just families?

Thank you for doing this!

Sincerely
Sally Croom
Sent from my iPad

From: ah lek tay <ahlektay16036@gmail.com>
Sent: Sunday, July 26, 2026 6:09 PM
To: Robert McCann <drbob.mccann@mymanatee.org>
Subject: Strong opposition to the multi-sports ice rinks

Hi Mr. McCann,

I am a resident of Lorraine Lakes which is located just on the north of Rangeland and Uhlein Rd. We can the see the new library and the soon to be opened pickleball courts from our development.
I am strongly opposed to the proposal to build the massive arena building to house 4 ice rinks! The surrounding is all residential and a building like this will completely ruin the residential feel of our area. It is more appropriate to relocate this to a more suitable location closer to SR 70 or SR64 where proper road infrastructures could handle the anticipated traffic and also this will not create any noise pollution to our quiet neighborhood. We pay CDD fees for maintenance of our roads used mostly by us. Having that much outside traffic will surely increase the need to maintain these roads.

Thank you

Jimmy Tay

From: Jay Manik <jay.manik61@gmail.com>
Sent: Monday, July 27, 2026 11:59 AM
To: Robert McCann <drbob.mccann@mymanatee.org>
Subject: Proposed Ice Rink - Lakewood Ranch

Dr McCann,

I am a resident of Lakewood Ranch, living in the Cresswind community near the intersection of Uhlein and Rangeland Roads. I am writing to express my thoughts on the proposed ice rink that is contemplated to be sited at the southwest side of the Uhlein and Rangeland Road intersection. The ice rink is clearly a commercial enterprise that is wholly incompatible with the municipal functions as currently sited in this parcel . The municipal functions iin this parcel include community services such as police, library, sports and outdoor recreation. The site zoning should remain wholly dedicated to municipal/community services. The ice rink should be located within a commercial corridor in Manatee County, and not in a residential/municipal area.

Thank you for your service to your community. I trust you will support our collective call for re-siting this propsoed ice rink to a commercial zone.

Regards,

Jay Manik
17620 Cresswind Terrace

From: Kathy Flora <kflora11@gmail.com>
Sent: Monday, July 27, 2026 12:15 PM
To: Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; jason.beardon@mymanatee.org; George Kruse <george.kruse@mymanatee.org>
Cc: Robert McCann <drbob.mccann@mymanatee.org>
Subject: Move Project Grace

To: The Honorable Board of County Commissioners.

My name is Kathleen Flora. I am a 23-year resident homeowner in Manatee County, and I am a Hockey Mom. Along with my husband, Jim, we raised two young men – both hockey players. They are now in their 40's. Our family still loves hockey.

After a trip to Wesley Chapel AdventHealth Center Ice, and open and responsive conversations with Mr. Elliott Falcione and Ms. Stephanie Garrison, I understand why "Project Grace" could be a boon to the county, both for the tourism draw and the economic dollars it may bring. I also understand that our county must maintain a diversity of entertainment and commercial opportunities in order to draw people of all ages and the supporting businesses to continue our reputation as a diverse, welcoming master-planned community.

As a former 3-term State Representative in New Hampshire and Assistant Majority Whip in the NH General Court, in a role also responsible for managing our county operations, I understand that government officials must balance competing needs. I get it. Your job is challenging. In general, I applaud the master plan developments you originally approved for the Premier Sports Campus. The Lakewood Ranch Library, the soccer fields and stadium, the Aquatic Center, and sports courts, as well as the new High School, are all compatible with that plan. Missing is the promised multi-generationally focused park.

Up until the proposed "Project Grace," your approach has helped make Lakewood Ranch one of the most desirable master planned communities in the country; one that my husband and I chose very purposely 23 years ago after considerable due diligence. But this is where I feel a wrong turn may have been made, and more wrong turns may still be pending in your decision-making.

My perspective is that transparency, integrity, and responsiveness must underpin every decision to ensure good governance. I am certain that you have acted with integrity. What is missing is the transparency and responsiveness to citizens' concerns that we need in order to trust that your decisions take into account the quality of life the 10,000+ homeowners within a one mile radius of the proposed site are working hard to build for ourselves, our families, and our future generations. What is missing is a bigger picture perspective of the impact for the citizens of the entire county.
At issue:

· The project has been euphemistically titled, “Project Grace.” There is no mention in the title of the Ice Rink or commercial regional entertainment complex. By choosing such an unrelated title in all your notifications and agendas, you chose to keep citizens in the dark while you rezoned and planned the enormous commercial/private partnership. That lack of transparency leads to distrust.
· Rezoning the proposed site from General Agricultural/Watershed Protection Evers/Special Treatment Overlay Districts (A/WP-E/ST) to Planned Development/Public Interest Zoning District (PDPI) zoning was done without appropriate site signage, notification, or public input. Again, we learn about this rezoning after the fact, outside of the usual notification process. No transparency.
· We have witnessed a powerful PR campaign by the Commissioners to convince citizens that *“the project has already been approved and that shovels are ready to go into the ground.”* This messaging via the print and electronic media, repeated over and over, seems to be intended to thwart public input. *“Tell ‘em “aspirational truth” often enough and people will believe what you say.”* Telling the FULL truth instead would generate trust.
· Where are the required traffic studies, environmental impact studies, light, water impact studies? How does the size of this proposed enterprise correspond to existing laws about protected watersheds? Are these studies complete and if so, where are they published for public review? Our team of skilled professionals from many occupations cannot find them in public records. No transparency here.

As for the requirement for responsiveness to citizen’s concerns, each of you has the opportunity tomorrow, July 28th at your regular meeting to exemplify your responsiveness by carefully considering our public comments, the facts we present, and the amendment put forth by our District 5 Commissioner Dr. McCann to move Project Grace, the ICEMANN ICE RINK MEGAPLEX public/private partnership to a more appropriate commercial location. You can vote to explore sites within the county that have the infrastructure, accessibility and user amenities needed to make this project a booming success.

It is clear you believe this project will bring great benefit to the county. I respectfully encourage you to back this belief with action to amend - moving the venue to a site that will support rather than thwart its success. To do so is responsive to citizens' concerns. In turn, to do so will engender our trust and our future support.

Best regards,
Kathleen M. Flora
5070 Surfside Circle
Lakewood Ranch, FL 34211
Kflora11@gmail.com
941-779-6061

From: Jim Flora <jflora10@gmail.com>
Sent: Monday, July 27, 2026 1:19 PM
To: Robert McCann <drbob.mccann@mymanatee.org>
Subject: Resident Petitition - 1200 signatures regarding Project Grace

To The Honorable Dr. Bob McCann

Dear Commissioner McCann,

Attached is a petition signed by **more than 1,200 residents** of Lakewood Ranch and Manatee County supporting the amendment to move the proposed Project Grace regional sports and entertainment complex.

Our message is simple: **Good Project. Wrong Place.**

We are not asking the Board to reject Project Grace. We respectfully ask that you consider relocating this regional sports and entertainment complex to a more appropriate site.

This proposal would place a **250,000-square-foot commercial sports and entertainment megaplex immediately adjacent to a residential community of more than 10,000 homes in the heart of Lakewood Ranch.** With an estimated **200 to 250 events each year** attracting thousands of visitors, we believe a commercial enterprise of this magnitude belongs in a location better suited to accommodate its traffic, public safety demands, noise, lighting, and commercial activity while preserving the quality of life of surrounding neighborhoods.

Each signature represents a resident, a family, a taxpayer, and a voter asking to be heard. Together, these **1,200+ voices** reflect a broad community consensus that this project should be **relocated—not rejected.**

The Board has a rare opportunity to demonstrate that responsible growth and neighborhood compatibility can go hand in hand. We respectfully ask you to seize that opportunity by finding a location where Project Grace can succeed without placing an undue burden on the residents who call Lakewood Ranch home.

We respectfully request that this petition be included in the public record and given careful consideration as you evaluate Project Grace.

Thank you for your service to Manatee County and for your thoughtful consideration of this important matter.

Respectfully,

Jim Flora
Cresswind at Lakewood Ranch
On behalf of more than **1,200 petition signers**
Attachment: Project Grace Resident Petition (PDF – 1,200+ Signatures)
Jim Flora
941-932-0511 cell
jflora10@gmail.com

Public Comment

Manatee County Government

Submitted On:
Jul 23, 2026, 10:12PM EDT

Full Name	**First Name:** Danny **Last Name:** Richardson
Email	danrich523@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Move Project Grace
Comment	I'm certain the uproar has been recognized. I live in Cresswind and the fears are real but may or may not be justified. As neighboring residents, our concerns are 1. increased traffic. We are already inconvenienced by large events at Premier and sometimes have to reroute our drives. Events there aren't daily so it has been tolerable. The unknown traffic impact of the ice arena should have been disclosed to the community prior to approval of the plan. 2. Increased noise. The news report stated that events other than skating can be held in the arena. Cheerleading was mentioned on the news but rumor is there could be concerts. We would like to know if this is planned. Having a concert venue adjacent to our community would likely have a detrimental impact on our property values for obvious reasons. Shouldn't we have been aware of this when we purchased our homes expecting that land to not be rezoned but used for recreational use by the community? We have questions about the approval of the "business plan." Were large incentives given or will this really provide increased revenues for the county to help fund the much needed infrastructure in northeast Manatee County? What we need most is transparency. Can the commissioners explain why this is good for us? Can they convince us that if they lived in one of our neighboring communities, they would be happy to have this development on their corner and why?

Public Comment

Manatee County Government

Submitted On:
Jul 24, 2026, 07:15PM EDT

Full Name	**First Name:** Joseph **Last Name:** Moninski
Email	joe.moninski@icloud.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Item 68. Move Project Grace
Comment	From: Joseph & Laura Moninski TO: Dr. Robert McCann, Selena Cunningham, Tal Siddique, George Kruse, Jason Bearden, Amanda Ballard, Mike Rahn Subject: Move Project Grace We are residents of Lakewood Ranch living in the Cresswind development at the intersection of Uihlein Rd and Rangeland Blvd. We are concerned with the proposed construction of a major regional sports and entertainment facility in the heart of our residential community, under the questionable name “Project Grace”. We are not asking you to deny construction of this facility, but rather require it be placed in a much more appropriate location. We ask for common sense. A major regional destination expected to host 200 to 250 events each year bringing in thousands of visitors from far and wide, with associated increases in traffic, noise, and safety risks, raises our concern about our safety and property value. A four-sheet ice facility is not a typical neighborhood recreation amenity. The proposal includes “shoehorning” a 191,000 sq. ft. structure, plus an additional multi-level parking garage into an area that was designated as parks and recreation. The size exceeds that of an average Walmart Supercenter. Introducing a massive, high-density commercial facility into our quiet community is an irresponsible decision that poses severe risks to our neighborhood. Lakewood Ranch was intended to be a carefully planned community with thoughtful transitions between residential neighborhoods, parks, civic uses, and commercial development. Residents purchased homes with the expectation that future development would remain compatible with surrounding neighborhoods and consistent with the Manatee County Comprehensive Plan. The existing proposal fails to do that. We urge the Board to prioritize the concerns of residents, deny this proposal and require it be moved to a location better suited to a regional sports destination. For example, Manatee County owns 159.49 acres just south of SR 64 on Lena Rd. This location is not only sizable, large enough to include a hotel, but it is within minutes of the I-75 interchange and a commercial area with restaurants, shopping, gas stations and medical facilities that are complementary to support

attendees for tournaments, concerts and other uses. And it is more centrally located, thus readily accessible to all residents of Manatee County.

We ask that the voices of residents who will live with the consequences of this project every day be given significant weight. Development should enhance our community, not diminish the quality of life of those who already call it “Home”.

Respectfully,

Joseph & Laura Moninski

5040 Kiva Circle

Lakewood Ranch

Public Comment

Manatee County Government

Submitted On:
Jul 24, 2026, 08:15PM EDT

Full Name	**First Name:** Pamela **Last Name:** Mosser
Email	pmosser1@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Project Grace
Comment	Good project/Wrong location. I am concerned about the traffic, noice, & utility usage of the mega sports complex for an established RESIDENTIAL neighborhood.

Public Comment

Manatee County Government

Submitted On:
Jul 24, 2026, 08:22PM EDT

Full Name	**First Name:** Lester **Last Name:** Mangle
Email	lesmangle1@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Project Grace
Comment	Good Project/Wrong Location. I am concerned about the traffic, noise and utility usage in CLOSE proximity to an established RESIDENTIAL community.

Public Comment

Manatee County Government

Submitted On:
Jul 25, 2026, 04:29PM EDT

Full Name	**First Name:** Wendy **Last Name:** Solhan
Email	wendycsolhan@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Move Ice Rink
Comment	I am a resident of Solera, which is located directly across the street from the proposed ice rink site. I am one of over 10,000 residents living within 1 mile of the site whose quality of life will be drastically and negatively impacted by this ill-conceived project. There is NO other ice rink facility anywhere in the state that is located in a residential neighborhood because the serious traffic, safety, noise and environmental issues associated with such facilities so obviously incompatible with residential neighborhoods. Aside from the inevitable traffic congestion along Route 70 and on the neighborhood roads (Uilein Rd, Rangeland Blvd, etc), this project will forever alter the landscape and reduce residential property values; sap the already stressed potable water supply; create noise and environmental pollution; compromise the safety of our children as they ride bicycles, e-bikes and scooters to and from the nearby high school; reduce the efficiency of fire and rescue services; and choke our neighborhood streets with parked cars. For the Manatee County Commissioners to have approved such a plan is nonsensical and reckless in every respect. Additionally, there is an existing ice rink facility in Ellenton which is about to undergo an expansion and total renovation, allowing for increased use of that facility. There is no demonstrated demand for another facility, but if Ice Man believes that such a facility will be profitable, then the facility should be built on industrial land near I-75 and existing hotels so that the facility and the services users require are easily accessible without unnecessarily choking neighborhood roads used by thousands of residents traveling to and from school, work, shopping, etc. The Commissioners must complete traffic, safety and environmental studies before allowing this project to move ahead, or simply acknowledge the obvious incompatibility of the project with the proposed site and relocate it. There are 10,000 voters in the immediate vicinity of the proposed site and tens of thousands more nearby, all of

	whom will be negatively impacted. The Commissioners have an obligation to serve the best interests of these residents.

Public Comment

Manatee County Government

Submitted On:
Jul 25, 2026, 04:34PM EDT

Full Name	**First Name:** Sheryl **Last Name:** Taylor
Email	taylorsheryl23@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Move Project Grace
Comment	Please consider a new location for this project. Putting it in the middle of a residential area that doesn't have the roads or hotels/restaurants to support it makes no sense. The traffic, noise, ice rinks and parking garage do not fit in with this area. Please consider putting it in a commercial area near highways that can support it. Families in this area do not want this project when we were originally promised a park area. We already have the Sports Complex and new high school being built in our area which will increase traffic beyond what our roads can handle.

Public Comment

Manatee County Government

Submitted On:
Jul 25, 2026, 06:29PM EDT

Full Name	**First Name:** Dian **Last Name:** Wescott
Email	dianw100@aol.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Project Grace
Comment	Whoever proposed the mega ice hockey venue in the middle of a residential neighborhood knew it was wrong from the very beginning. Tried to hide it under an inconspicuous name! Move it to a non residential area where it should have been proposed in the first place. I am 💯 against the project and everyone who decided it was a good idea.

Public Comment

Manatee County Government

Submitted On:
Jul 26, 2026, 01:05AM EDT

Full Name	**First Name:** Harvey **Last Name:** Shifrin
Email	pookah@resourceful.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Move Project Grace
Comment	Putting a large-scale event venue in the midst of a residential area, especially on watershed buffer will cause a strain on community infrastructure. What was originally planned to be a park, will now be a concert venue. This will hurt land values. There are more appropriate places for this project, such as near the convention center or on Luna Road—closer to 75, hotels and restaurants. Further, it's hard to imagine the venue being profitable for the developer, despite the County not receiving commensurate revenues for decades. Move the project elsewhere.

Public Comment

Manatee County Government

Submitted On:
Jul 26, 2026, 09:33AM EDT

Full Name	**First Name:** Sophie **Last Name:** Konya
Email	2az2nc@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Project Grace
Comment	When is enough enough. We moved into the area and all that was there was Lakewood National and the beginning of Cresswind. Then Uihlein became multiple communities which was expected but to throw in a multi complex, garage etc is ruining our Uihlein neighborhood. It does not belong in a neighborhood. Do you have any idea how much traffic you will be causing with Project Grace, the high school and premier sports park. We now have to find another way out of our neighborhood and somewhere further out of our area to go eat when there is an event at premier. ENOUGH!

Public Comment

Manatee County Government

Submitted On:
Jul 26, 2026, 02:00PM EDT

Full Name	**First Name:** Susan **Last Name:** Contarino
Email	susan.contarino@comcast.net
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Project Grace
Comment	I am strongly opposed to the proposed location of Project Grace and opposed to public funds being used to provide a sweetheart deal to a private company. The area proposed for this Super Walmart sized project is a residential area where there is current construction of a new High Scool and a Water park. When these projects are completed they will stress the local roads to capacity. Now the commissioners want to add a 250,000 square foot Multiplex into the mix? This location was earmarked for parkland, not an 800 car parking structure. When my husband and I chose to move to Lakewood Ranch 2 years ago one of things that attracted us to the area is the fact that it is a well thought out planned community. It does not appear that much thought was put into the desicion to locate a Multiplex in a residential area. The county commissioners are only thinking about the tourist tax dollars the county will receive and not about the residents of Lakewood Ranch that will be forced to endure increased traffic, parking issues, outsiders coming into our peaceful neighborhoods, and an eye sore at the corner of Rangeland and Uhlien. In addition, there is already a privately owned ice rink 14 miles away from this.prposed site. Susan Contarino Cresswind, Lakewood Ranch

Public Comment

Manatee County Government

Submitted On:
Jul 26, 2026, 02:36PM EDT

Full Name	**First Name:** Shelly **Last Name:** Bishop
Email	shellyabishop@hotmail.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Project Grace
Comment	This rink should not be built on the location proposed (Uihlein & Rangeland). This is not for public use and will create undue traffic stress and create additional water shortage issues. Resident if Solera, and did not buy to have an 800 car parking garage and 4 rink megaplex across from the entrance. This is a safety concern.

Public Comment

Manatee County Government

Submitted On:
Jul 26, 2026, 03:07PM EDT

Full Name	**First Name:** Jan **Last Name:** Jones
Email	jan@servicebravo.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Project Grace
Comment	Dear Commissioners, Before the Board takes further action on Project Grace, I ask that the attached questions be formally addressed and made part of the public record. They cover six areas: traffic and parking, stormwater management and flooding, noise, refrigeration system safety and emergency preparedness, construction impacts, and the overall review and long-term operations process. These are not new or unusual concerns — they reflect the standard information a project of this scale should be expected to provide before approval. I would ask that the Board confirm which of these questions have already been answered through staff review, which remain open, and where supporting studies (traffic, stormwater, acoustical, and emergency response) can be accessed by the public. I request that this letter, along with the attached questions, be included in the official record for this matter and considered prior to any vote. Thank you for your time and consideration. Respectfully, Jan Jones Attachment: Project Grace — Community Questions for County Review Project Grace — Questions for County Consideration 1. Traffic and Parking Traffic Study • Was a Traffic Impact Analysis completed for this project, and is it available to the public? • What assumptions or data sources were used to project peak traffic volumes? • Do the traffic projections reflect tournaments, competitions, and other large events at the facility? • What volume of vehicle trips is expected on weekday evenings and weekends? Road Capacity • Do the roads serving the site currently have sufficient capacity for this use? • Will roadway upgrades be needed before the facility can open? • Who is responsible for funding any required road improvements?

Neighborhood and Pedestrian Safety

- What steps will be taken to protect pedestrian safety near the site?
- Are new sidewalks, crosswalks, or signals included in the plan?
- Will delivery vehicle routes or hours be restricted?

Parking

- How many parking spaces are included in the proposal?
- What justifies this number as adequate for tournament-level attendance?
- What prevents overflow parking from spilling into nearby neighborhoods?
- Will the facility provide parking enforcement during major events?

2. Stormwater Management and Flooding

Flood Risk

- Has a stormwater study been completed for this site?
- Could the project add runoff burden to neighboring properties?
- How will this development alter existing drainage patterns?

Design Standards

- What storm event size (25-year, 50-year, 100-year) is the system designed around?
- Does the design account for future increases in storm intensity?

Maintenance

- Who is responsible for maintaining stormwater ponds and drainage infrastructure?
- What is the inspection schedule for these systems?
- What is the response plan if the stormwater system fails?

Existing Conditions

- Is the County aware of existing flooding problems nearby?
- How does the project avoid compounding those existing issues?

3. Noise

Acoustic Study

- Has a professional noise study been conducted?
- Will that study be made public?

Equipment and Siting

- Where will compressors, HVAC units, cooling towers, and generators be located on-site?
- What noise levels are anticipated at the nearest residential property lines?

Hours of Operation

- What operating hours are proposed?
- Could events run late into the evening?
- Will outdoor speakers or amplified announcements be used?

Mitigation Measures

- Are sound walls, berms, or landscaping planned to buffer noise?
- Will rooftop equipment be acoustically shielded?
- Will binding noise limits be part of the permit conditions?

4. Refrigeration System and Emergency Preparedness

System Design

- What refrigeration technology is proposed for the facility?
- Will ammonia, CO_2, or another refrigerant be used?

Public Safety

- If ammonia is used, how much will be stored on-site?
- Has an off-site consequence analysis been completed?
- Has the fire department reviewed the emergency response plan?

Emergency Planning

- What is the notification protocol in case of a leak?
- Will residents be briefed on emergency procedures in advance?
- How often will emergency drills be run?

Monitoring and Accountability

- Will continuous leak detection be installed?
- What is the inspection and maintenance schedule for the system?
- Who holds regulatory responsibility for compliance and response?

5. Construction Impacts

Schedule

- How long will construction take?
- What construction hours will be permitted?

Construction Traffic

- How many truck trips per day are expected during construction?
- What routes will construction traffic use?
- How will residential streets be shielded from construction wear?

Air Quality

- What dust-control measures will be required?
- How will air quality be monitored during construction?

Construction Noise

- Will loud activities like pile driving be restricted to certain hours?
- Will residents be notified ahead of major construction milestones?

Site Management

- What measures will keep debris and mud off public roads?
- What erosion-control plan will be in place?
- Who should residents contact with construction-related concerns?

Questions on the County Review Process

- Has the County identified major environmental concerns with this project?
- What approval conditions is staff recommending?
- Which agencies have reviewed this project so far?
- Has the Fire Department finished its review?
- Was an Environmental Assessment or similar study required?
- Will the public have further comment opportunities if the project changes?
- How will permit compliance be monitored once operations begin?
- What enforcement options exist if conditions are violated?

Questions on Long-Term Operations

- Will annual limits be placed on the number or scale of special events?
- Will outdoor lighting be restricted to protect neighboring homes?
- Will landscaping buffers be required, and who maintains them?
- Will generator testing be limited to specific hours?
- How will noise, traffic, or parking complaints be handled after opening?

	• Is there a process to revisit conditions if real-world impacts exceed projections?

Public Comment

Manatee County Government

Submitted On:
Jul 26, 2026, 03:58AM EDT

Full Name	**First Name:** Susan **Last Name:** Solz
Email	shainachaps@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	LWR RINK MEGAPLEX #68
Comment	I think it's despicable that anybody with a conscious would allow something so dangerous in a residential area of over 10,000 of your constituents. Evidently you did not do any of your homework on this project it was just out of greed

Public Comment

Manatee County Government

Submitted On:
Jul 26, 2026, 02:40PM EDT

Full Name	**First Name:** Duane **Last Name:** Jones
Email	cedarstreet@mac.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Project Grace
Comment	26 June 2026 Dear Commissioners, I am writing to urge the Board to carefully consider the attached list of questions before taking any further action on Project Grace. These questions address traffic and parking, stormwater management and flooding, noise, refrigeration system safety and emergency preparedness, and construction impacts, as well as broader questions about the review process and long-term operations. Each of these areas has direct implications for the surrounding community and for the County's ongoing obligations after the facility opens. I ask that the Board require complete, publicly available answers to these questions — including any technical studies referenced below — before moving forward with approval. I respectfully request that this letter and the attached questions be entered into the public record for this project. Thank you for your attention to this matter. Sincerely, Duane Jones cedarstreet@mac.com Project Grace — Community Questions for County Review Traffic and Parking Traffic Analysis Has a Traffic Impact Analysis been prepared for this project, and can it be released publicly? What data and methodology were used to project peak-hour traffic volumes? Do the traffic projections account for tournaments, competitions, and other special events at the facility? What is the expected number of vehicle trips on weekday evenings and on weekends? Roadway Capacity Are the roads serving this site currently operating at or below their designed capacity? Will any road improvements be necessary before the facility can open?

Who bears the cost of any required roadway upgrades?
Pedestrian and Neighborhood Safety
What measures are planned to protect pedestrian safety in the surrounding area?
Are new crosswalks, sidewalks, or traffic signals part of the project plan?
Will delivery vehicles be limited in their routes or hours of operation?
Parking
How many parking spaces does the project include?
What evidence supports that this parking supply will be adequate during tournaments and peak events?
What measures will prevent event attendees from parking in nearby residential streets?
Will dedicated parking enforcement be provided during large events?
Stormwater Management and Flooding
Flood Risk
Has a stormwater management study been conducted for this site?
Could the project increase the volume of runoff reaching adjacent properties?
What changes, if any, will the project make to existing drainage patterns?
Design Criteria
What size storm event (e.g., 25-year, 50-year, 100-year) is the stormwater system built to handle?
Does the design account for anticipated increases in storm intensity from a changing climate?
Ongoing Maintenance
Who will be responsible for maintaining stormwater ponds and related infrastructure over time?
What is the planned inspection schedule for these systems?
What is the contingency plan if the stormwater infrastructure underperforms?
Existing Neighborhood Conditions
Is the County aware of any pre-existing flooding issues in the surrounding area?
If so, what safeguards ensure this project won't worsen those conditions?
Noise
Acoustic Study
Was an acoustical assessment conducted for this project?
Will that study be shared with the public?
Equipment Placement
Where will noise-generating equipment — refrigeration compressors, HVAC systems, cooling towers, generators — be sited?
What noise levels are projected at the property lines of the nearest homes?
Hours and Activities
What operating hours are proposed for the facility?
Could tournaments or special events run into late evening hours?

Is amplified sound or outdoor announcement equipment part of the plan?

Noise Mitigation

Are sound barriers, berms, or landscaping buffers planned to reduce noise impact?

Will rooftop mechanical equipment be acoustically screened?

Will the County impose binding noise limits as a condition of approval?

Refrigeration System and Emergency Readiness

System Type

What type of refrigeration system is being proposed for the facility?

Will it rely on ammonia, CO2, or a different refrigerant?

Safety Considerations

If ammonia is used, how much will be stored or circulated on-site?

Has an off-site consequence analysis been conducted for a potential release?

Has the local fire department reviewed and signed off on the emergency response plan?

Emergency Response

What is the notification process in the event of a refrigerant leak?

Will neighboring residents be informed of relevant emergency procedures in advance?

How frequently will emergency drills or exercises take place?

Ongoing Monitoring

Will the facility have continuous leak-detection monitoring in place?

What is the maintenance and inspection protocol for the refrigeration system?

Which party is accountable for regulatory compliance and emergency response?

Construction-Phase Impacts

Timeline

How long is construction expected to take?

What hours will construction activity be permitted?

Construction Traffic

How many truck trips per day are anticipated during construction?

What haul routes will construction vehicles follow?

What steps will protect residential streets from construction-related wear and traffic?

Air Quality and Dust

What dust-suppression measures will be required on-site?

How will air quality be monitored throughout construction?

Construction Noise

Will noisy activities like pile driving be time-restricted?

Will nearby residents be given advance notice ahead of major construction milestones?

Site Management

What controls will keep mud and debris off public streets?

What erosion-control measures are planned for the site?

Who should nearby residents contact if problems arise during construction?

Questions on the County's Review Process
Has the County flagged any major environmental concerns with the project?
What conditions of approval is County staff recommending?
Which agencies have participated in reviewing this project?
Has the Fire Department completed its assessment?
Has an Environmental Assessment or similar study been required?
Will there be further opportunities for public comment if the project scope changes?
How will the County monitor compliance with permit conditions once the facility is operating?
What enforcement tools exist if the project violates its permit conditions?
Questions on Long-Term Operations
Will there be a cap on the number or scale of special events per year?
Will outdoor lighting be restricted to limit spillover onto neighboring homes?
Will landscape buffers be required, and who maintains them long-term?
Will backup generator testing be restricted to certain hours to limit disruption?
How will noise, traffic, or parking complaints be handled once the facility is operational?
Is there a mechanism to revisit operational conditions if real-world impacts exceed what was projected?

Thank you for your consideration.

Public Comment

Manatee County Government

Submitted On:
Jul 26, 2026, 06:22PM EDT

Full Name	**First Name:** Jimmy **Last Name:** Tay
Email	jimmyttay@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Ice rinks
Comment	I am resident of Lorraine Lakes which is located just on the north of Rangeland and Uhlein Rd. We can the see the new library and the soon to be opened pickleball courts from our development. I am strongly opposed to the proposal to build the massive arena building to house 4 ice rinks! The surrounding is all residential and a building like this will completely ruin the residential feel of our area. It is more appropriate to relocate this to a more suitable location closer to SR 70 or SR64 where proper road infrastructures could handle the anticipated traffic and also this will not create any noise pollution to our quiet neighborhood. We pay CDD fees for maintenance of our roads used mostly by us. Having that much outside traffic will surely increase the need to maintain these roads. Thank you

Public Comment

Manatee County Government

Submitted On:
Jul 26, 2026, 09:39PM EDT

Full Name	**First Name:** Jessica **Last Name:** Wilson
Email	wilson.jessicalynn@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Relocate Project Grace
Comment	Project Grace, as proposed, does not comply with the existing Manatee County Land Development code based on the Future Land Use Category designation of MU -C/R for the parcel identified as Parcel ID: 581700409 (Southwest corner of Uhlein and Rangeland). I confirmed the designated Future Land Use category using the Manatee County GIS system interactive FLU map. Florida Statute 163.3194 states (in short) that a Comprehensive Plan must supersede zoning. All commissioners should be well aware of this statute. Manatee County Land Development Code References: Policy 2.2.2.1 sets commercial project size limitation for the MU-C/R category to Medium (see Table 2-1) Policy 2.10.2.2 limits Medium commercial projects for the MU-C/R category to 150,000 square feet of gross building area Policy 2.2.2.1 classifies ‘Arenas’ and ‘Mass Seating Facilities’ (commonly defined as anything that seats over 1,000 spectators) as AT - Major Attractors which are not permitted in the MU - C/R category Section 402.4 Part B states '...However, where floor area and similar building ratios, as well as maximum permitted densities have been established by these regulations, the Board shall not grant specific approval to increase such ratios, maximums, or minimums.' There is good reason behind land use and zoning planning methods. A facility of this scale and impact simply does not belong and is not permitted on the parcel in question. No facility like this should be built abutting any single family zone, anywhere. I urge all commissioners to educate yourselves and confirm these existing policies and their applicability with the experts in the county land development division. Thank you for your time.

Public Comment

Manatee County Government

Submitted On:
Jul 27, 2026, 04:08AM EDT

Full Name	**First Name:** Dana **Last Name:** Ulstad
Email	dnhappy96@yahoo.vom
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Project Grace
Comment	This project is not suitable for uhline - the road is not suitable To many people in the are of a school and park- that will already have so many people. It will also drag down the value of our homes. You will adjust our home taxes due to the value going down We do t have the fencing around our community which will cost us more money in HOAs

Public Comment

Manatee County Government

Submitted On:
Jul 27, 2026, 07:34AM EDT

Full Name	**First Name:** Rosella **Last Name:** Stromberg
Email	strros@aol.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Project Grace
Comment	Good afternoon, Chairman, Commissioners. My name is Rosella Stromberg. I live in Lorraine Lakes, and members of my family live in Solera. I am also a registered nurse with more than 30 years of experience in CVOR, Trauma and organ harvesting. I am currently on the Open Heart Surgery Team at HCA Blake Hospital I'm not here because I'm against hockey or ice skating. I'm here because this is the wrong location for a regional sports and entertainment complex. My greatest concern is public safety. Every day, I care for patients whose lives have been changed forever by motor vehicle and pedestrian accidents. I know firsthand how quickly a normal day can become a tragedy. The proposed entrance to the multi-level parking garage is directly across from the Solera community main entrance where children gather for school buses and where many ride bicycles, scooters, and e-bikes between neighborhoods. They will be expected to navigate increased traffic from residents, visitors, tournaments, restaurant, bar, and other events. Even one preventable injury to a child is one too many. Our area is already experiencing tremendous growth with a new high school, sports facilities, an aquatic center, and the county library. Adding thousands of additional vehicle trips generated by a private regional entertainment complex will place even more stress on roads that are already becoming congested. I am also concerned about quality of life for the families who chose to live here. Ice rinks require large industrial refrigeration systems that operate continuously. Combined with late-night traffic, parking garage

activity, bright lighting, and event noise, this will permanently change the character of our residential neighborhoods.

The proposed parking garage also raises environmental concerns. Thousands of vehicles produce exhaust containing carbon monoxide, nitrogen oxides, particulate matter, and other pollutants. Residents deserve to know how these emissions, along with garage ventilation systems, could affect nearby homes, and children waiting at bus stops. Have you done traffic,noise,light, air quality and environmental studies

Finally, I ask that you consider the wildlife and natural resources that continue to disappear as development expands. We should be protecting the green spaces that make East Manatee County special, not replacing them with more concrete and commercial development.

This project is more appropriate in a commercial or industrial area designed for this type of regional destination. It is simply not compatible with neighborhoods where families live, children play, and residents expected a peaceful residential community.

I respectfully ask you to put the health, safety, and welfare of your residents first and reject this proposal for this location.

Thank you for your time and your consideration.
Rosella Stromberg

Public Comment

Manatee County Government

Submitted On:
Jul 27, 2026, 11:43AM EDT

Full Name	**First Name:** Kathleen (Kathy) **Last Name:** Flora
Email	kflora11@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Move Project Grace
Comment	To: The Honorable Board of County Commissioners. My name is Kathleen Flora. I am a 23-year resident homeowner in Manatee County, and I am a Hockey Mom. Along with my husband, Jim, we raised two young men – both hockey players. They are now in their 40's. Our family still loves hockey. After a trip to Wesley Chapel AdventHealth Center Ice, and open and responsive conversations with Mr. Elliott Falcione and Ms. Stephanie Garrison, I understand why "Project Grace" could be a boon to the county, both for the tourism draw and the economic dollars it may bring. I also understand that our county must maintain a diversity of entertainment and commercial opportunities in order to draw people of all ages and the supporting businesses to continue our reputation as a diverse, welcoming master planned community. As a former 3-term State Representative in New Hampshire and Assistant Majority Whip in the NH General Court, in a role also responsible for managing our county operations, I understand that government officials must balance competing needs. I get it. Your job is challenging. In general, I applaud the master plan developments you originally approved for the Premier Sports Campus. The Lakewood Ranch Library, the soccer fields and stadium, the Aquatic Center, and sports courts, as well as the new High School, are all compatible with that plan. Missing is the promised multi-generationally focused park. Up until the proposed "Project Grace," your approach has helped make Lakewood Ranch one of the most desirable master planned communities in the country; one that my husband and I chose very purposely 23 years ago after considerable due diligence. But this is where I feel a wrong turn may have been made, and more wrong turns may still be pending in your decision-making. My perspective is that transparency, integrity, and responsiveness must underpin every decision to ensure good governance. I am certain that you have acted with integrity. What is missing is the transparency and

responsiveness to citizens' concerns that we need in order to trust that your decisions take into account the quality of life the 10,000+ homeowners within a one-mile radius of the proposed site are working hard to build for ourselves, our families, and our future generations. What is missing is a bigger picture perspective of the impact for the citizens of the entire county.

At issue:

• The project has been euphemistically titled, "Project Grace." There is no mention in the title of the Ice Rink or commercial regional entertainment complex. By choosing such an unrelated title in all your notifications and agendas, you chose to keep citizens in the dark while you rezoned and planned the enormous commercial/private partnership. That lack of transparency leads to distrust.

• Rezoning the proposed site from General Agricultural/Watershed Protection Evers/Special Treatment Overlay Districts (A/WP-E/ST) to Planned Development/Public Interest Zoning District (PDPI) zoning was done without appropriate site signage, notification, or public input. Again, we learn about this rezoning after the fact, outside of the usual notification process. No transparency.

• We have witnessed a powerful PR campaign by the Commissioners to convince citizens that "the project has already been approved and that shovels are ready to go into the ground." This messaging via the print and electronic media, repeated over and over, seems intended to thwart public input. "Tell 'em "aspirational truth" often enough and people will believe what you say." Telling the FULL truth instead would generate trust.

• Where are the required traffic studies, environmental impact studies, light, water impact studies? How does the size of this proposed enterprise correspond to existing laws about protected watersheds? Are these studies complete and if so, where are they published for public review? Our team of skilled professionals from many occupations cannot find them in public records. No transparency here.

As for the requirement for responsiveness to citizen's concerns, each of you has the opportunity tomorrow, July 28th at your regular meeting to exemplify your responsiveness by carefully considering our public comments, the facts we present, and the amendment put forth by our District 5 Commissioner Dr. McCann to move Project Grace, the ICEMANN ICE RINK MEGAPLEX public/private partnership to a more appropriate commercial location. You can vote to explore sites within the county that have the infrastructure, accessibility and user amenities needed to make this project a booming success.

It is clear you believe this project will bring great benefit to the county. I respectfully encourage you to back this belief with action to amend - moving the venue to a site that will support rather than thwart its success. To do so is responsive to citizens' concerns. In turn, to do so will engender our trust and our future support.

Best regards,
Kathleen M. Flora
5070 Surfside Circle
Lakewood Ranch, FL 34211
Kflora11@gmail.com
941-779-6061

Public Comment

Manatee County Government

Submitted On:
Jul 27, 2026, 11:49AM EDT

Full Name	**First Name:** Nicholas **Last Name:** Keen
Email	n.d.k33n@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Move Project Grace Item # 68
Comment	More than one thousand residents have signed a petition asking you to relocate Project Grace -- not cancel it. We recognize the value of an ice complex. The question is whether one of this scale belongs here. Premier is already a regional sporting destination. Our objection is not destination but scale: a 250,000-square-foot development, including a 190,000-square-foot enclosed building, four ice sheets, a 2,500-seat arena and parking for 800 vehicles. On this parcel, parking cannot spread outward. It has to go up. That means a multi-story commercial structure fronting Uihlein Road and Rangeland Parkway -- residential boulevards, not commercial frontage. The scale is established; the precise site plan is preliminary. But that plan shows what this parcel may force. If carried forward, the garage's upper levels would have a direct line of sight to a school bus stop and across into a community amenity center and pool. Children and families would be visible from above, with hundreds of additional vehicles nearby. That creates avoidable risks to safety and privacy, and raises serious questions of judgment. This vote is about more than one project. Approval would establish that commercial development of this magnitude is acceptable directly against Lakewood Ranch's residential frontages. Once set, that precedent will make the next proposal harder to resist. Lakewood Ranch could gradually change from a community defined by buffers and transition into one where vast commercial structures press directly against established neighborhoods. Relocation preserves the project while protecting the future character of the community. It allows you to support the ice complex without accepting the wrong site. Please support the motion to move Project Grace.

From: Kevin Markee <kevin.markee@yahoo.com>
Sent: Monday, July 27, 2026 3:20 PM
To: Robert McCann <drbob.mccann@mymanatee.org>
Subject: #68 MOVE PROJECT GRACE

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Commissioner McCann,

I am in strong opposition to the proposed Ice Megaplex being considered for east Lakewood Ranch.
It is a good idea, but this is not the right location!

It will have a severely negative effect on our residential community in the following ways:

-Increased traffic congestion and safety for our children
-Slower Emergency Response, peak-event congestion for all of our Emergency Services will very slow
-Challenging Civic Access-Library, pool, soccer-field and the new High School compete with event traffic on the
same roads
-Environmental Risk-Industrial refrigeration over the shallow high-water table raises the leak levels
-Quality of Life Issues
-Severe damage to our property values

There are more suitable locations for this complex, near freeways and hotels

Thank you for your service and careful consideration,

Kevin Markee
5248 Barnett Circle
Bradenton, FL 34211

From: andre cadieux <andrec493@gmail.com>
Sent: Monday, July 27, 2026 3:43 PM
To: Robert McCann <drbob.mccann@mymanatee.org>
Subject: Fwd: Data Center Moratoriums

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Dear Commissioner,

As a resident of Lakewood Ranch, I would like to add my voice in support of a moratorium on the implementation of AI Data centers in our county.

Your responsibility is to take actions on any program detrimental to the wellbeing of your residents. There is no doubt that these data centers come with serious risks on water, power, noise and health.

I understand you have a vote on this topic this week. Please support the moratorium and act as responsibly as most of the cities and counties in Florida that stopped or blocked such projects in their community.

Best Regards,

Andre Cadieux
7319 Desert Ridge Glen,
Lakewood Ranch, FL 34202

From: Kevin Markee <kevin.markee@yahoo.com>
Sent: Monday, July 27, 2026 3:21 PM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: #68 MOVE PROJECT GRACE

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Commissioner Bearden,

I am in strong opposition to the proposed Ice Megaplex being considered for east Lakewood Ranch.

It is a good idea, but this is not the right location!

It will have a severely negative effect on our residential community in the following ways:

-Increased traffic congestion and safety for our children

-Slower Emergency Response, peak-event congestion for all of our Emergency Services will very slow

-Challenging Civic Access-Library, pool, soccer-field and the new High School compete with event traffic on the

same roads

-Environmental Risk-Industrial refrigeration over the shallow high-water table raises the leak levels

-Quality of Life Issues

-Severe damage to our property values

There are more suitable locations for this complex, near freeways and hotels

Thank you for your service and careful consideration,

Kevin Markee

5248 Barnett Circle

Bradenton, FL 34211

Public Comment

Manatee County Government

Submitted On:
Jul 27, 2026, 03:22PM EDT

Full Name	**First Name:** Shawne Burke **Last Name:** Pecar
Email	shawnepecar@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	68. Move Project Grace
Comment	Dear Manatee County Commissioners My husband and I moved into Cresswind Lakewood Ranch 3-1/2 years ago. As we researched where to build our retirement home (leaving Palm Beach County), we looked at many 55+ active adult communities in Florida and South Carolina. We read about Lakewood Ranch – the #1 multi-generational master planned community in the U.S. We wanted to see it since we had already visited Nocatee, which is #2. We were impressed how LWR has been carefully developed with plenty of green space. We chose to move here and hope we don't regret it. We never imagined the 22 acres of green space closest to Cresswind would be re-zoned for a massive commercial megaplex building containing 4 ice rinks, restaurant/bar, hold 200+ events/concerts yearly, etc. – plus a 800 car parking lot which will be 3+ levels. And this it all is being squeezed on the 22 acres and will sit very close to Uihlein and Rangeland. Who wants to drive by something larger than a Super Target – and who ever thought something this unattractive would be built in the beautiful Premier Sports Campus. We applaud the three new additions in the Premier Sports Campus -- the Library, Aquatic Center, and Pickleball Courts, which were built with a proper setback from Rangeland. There are better uses for this land as has been promised until you rezoned. I beg you to MOVE PROJECT GRACE to a commercial area with the necessary infrastructure and location near highways, hotels, restaurants, airports, etc. The proposed location is inappropriate, too remote, and will increase traffic. If Project Grace is not moved, it will greatly impact the quality of life for many – especially the 10,000 homes within a one-mile radius. While some want it so their children can learn to skate and compete, youth ice hockey is the most expensive sport ($3,000 to $17,000 a year). I fear this megaplex will not get the business and traffic to be successful since it is in the wrong location. Plus, many new ice rinks fail in the first few years. The proposed developer, Icemann Development, owns the impressive AdventHealth Ice Center in Wesley Chapel. This complex is smaller (150,000 square feet), is perfectly located in a commercial area and not

near any residential homes. They have ground parking and the overflow parks in the nearby hotels.

I would like to see good governance with the desired transparency, integrity, and responsiveness to citizens' concerns. I concur with my friend and neighbor, Kathleen Flora, that the following are At Issue:

· "The project has been euphemistically titled, "Project Grace." There is no mention in the title of the Ice Rink or commercial regional entertainment complex. By choosing such an unrelated title in all your notifications and agendas, you chose to keep citizens in the dark while you rezoned and planned the enormous commercial/private partnership. That lack of transparency leads to distrust.

· Rezoning the proposed site from General Agricultural/Watershed Protection Evers/Special Treatment Overlay Districts (A/WP-E/ST) to Planned Development/Public Interest Zoning District (PDPI) zoning was done without appropriate site signage, notification, or public input. Again, we learn about this rezoning after the fact, outside of the usual notification process. No transparency.

· We have witnessed a powerful PR campaign by the Commissioners to convince citizens that "the project has already been approved and that shovels are ready to go into the ground." This messaging via the print and electronic media, repeated over and over, seems to be intended to thwart public input. "Tell 'em "aspirational truth" often enough and people will believe what you say." Telling the FULL truth instead would generate trust.

· Where are the required traffic studies, environmental impact studies, light, water impact studies? How does the size of this proposed enterprise correspond to existing laws about protected watersheds? Are these studies complete and if so, where are they published for public review? Our team of skilled professionals from many occupations cannot find them in public records. No transparency here.

As for the requirement for responsiveness to citizen's concerns, each of you has the opportunity tomorrow, July 28th at your regular meeting to exemplify your responsiveness by carefully considering our public comments, the facts we present, and the amendment put forth by our District 5 Commissioner Dr. McCann to move Project Grace, the ICEMANN ICE RINK MEGAPLEX public/private partnership to a more appropriate commercial location. You can vote to explore other sites within the county that have the infrastructure, accessibility and user amenities needed to make this project a booming success.

It is clear you believe this project will bring great benefit to the county. I respectfully encourage you to back this belief with action to amend - moving the venue to a site that will support rather than thwart its success. To do so is responsive to citizens' concerns. In turn, to do so will engender our trust and our future support."

Best regards,

Shawne Burke Pecar
5052 Kiva Circle
Lakewood Ranch, FL 34211
Email: shawnepecar@gmail.com

Public Comment

Manatee County Government

Submitted On:
Jul 27, 2026, 03:35PM EDT

Full Name	**First Name:** Tina **Last Name:** Rose
Email	tmrosenp@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Item 68: Move Project Grace
Comment	Dear Commissioners, We are writing as a concerned Manatee County residents to express our strong opposition to locating Project Grace, including the proposed four-sheet ice arena and parking garage, at the Premier Sports Campus. Our concern is not with the concept of Project Grace or the recreational and economic benefits it could bring to our county. Rather, it is with placing a regional sports and entertainment destination of this magnitude immediately adjacent to established residential neighborhoods. Four large neighborhoods border the intersection where this property is located, and the impact on thousands of nearby residents would be significant. This location is simply not designed to accommodate a facility expected to host more than 200 events each year. The surrounding roads already experience heavy congestion during tournaments and special events. Adding year-round traffic from visitors, buses, rideshare vehicles, deliveries, and employees will further strain our roadways, increase emergency response times, create pedestrian safety concerns, and lead to parking overflow into nearby neighborhoods. Beyond traffic, the project would negatively affect the quality of life for surrounding residents through increased noise, bright parking lot and security lighting, litter, and the loss of open space that has long been part of our community. These impacts could also affect property values and permanently change the residential character of the area. We are also concerned about the environmental implications. At a time when Manatee County is experiencing extreme water shortage conditions, constructing and operating a large ice arena—with its significant water and energy demands—raises important questions about resource use. The addition of extensive buildings, pavement, and a parking garage will also increase stormwater runoff and reduce natural groundwater recharge.

In the background discussion for the meeting agenda to move Project Grace, it is stated that Premier Sports Campus is "in the middle of a high-growth bottleneck," noting that the area lacks the infrastructure necessary to support a project of this magnitude. We agree. Forcing Project Grace into a location that cannot adequately accommodate it risks setting the project up to fail while placing an unnecessary burden on the thousands of residents who live in the four neighborhoods surrounding the site. The surrounding roads already experience heavy congestion during tournaments and special events.

Project Grace has the potential to be a tremendous asset for Manatee County, but only if it is built in a location with the transportation network, infrastructure, and commercial setting necessary to support it. The Premier Sports Campus is simply not that location.

We respectfully urge you to reject the Premier Sports Campus as the site for Project Grace and instead pursue a location that better serves both the project's goals and the long-term interests of Manatee County residents.

Thank you for your service and for considering our comments. We respectfully request that this letter be entered into the public record.

Public Comment

Manatee County Government

Submitted On:
Jul 27, 2026, 05:03PM EDT

Full Name	**First Name:** Dianna **Last Name:** Kersnick
Email	kersnick@hotmail.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Item #68 Move Project Grace
Comment	I am writing to express my strong opposition to the proposed 190,000 to 250,000-square-foot "Project Grace" indoor ice and sports complex planned for the 22-acre county-owned parcel at Uihlein Road and Rangeland Parkway. As a resident of Lakewood Ranch, I am deeply troubled by how this regional mega-complex completely undermines our local quality of life. I urge the Board to reconsider this public-private partnership based on three critical points: • Violation of Original Park Intent: This county-owned parcel was originally slated and anticipated to become a community park. Replacing promised neighborhood green spaces with a massive, high-impact commercial entertainment facility is a profound breach of trust with the thousands of families who invested their lives and savings into Lakewood Ranch. • Severe Traffic and Infrastructure Strain: The intersection of Uihlein Road and Rangeland Parkway is fundamentally unfit to handle a regional commercial destination. Project Grace is expected to host hundreds of tournament and concert events every year. The resulting gridlock will spill onto our local thoroughfares, trap residents in their neighborhoods, delay emergency response vehicles, and create immense safety hazards for pedestrians near the new Lakewood Ranch Library. Premier Sports Complex is getting ready to open the new natatorium and pickleball courts, this with the addition of the new High School, will currently overpower the current road system. I live only a couple of miles from Premier Sports Complex and already without the opening of the new facilities I have to avoid the area when an event is occurring because of traffic. • Disruption of Established Residential Neighborhoods: Project Grace is not a small, community-focused recreation center. Project Grace will bring thousands of out-of-town visitors, heavy tournament traffic, concert noise, and intensive stadium lighting into the direct center of established residential areas. This will destroy the quiet, family-oriented neighborhood character we rely on. Many of us chose to invest our retirement savings and spend our senior years in Lakewood Ranch

precisely because of its promise of peace, safety, and master-planned predictability. This massive commercial venue directly threatens the independent lifestyle we came here to enjoy. predictability.

We do not oppose development, but we strongly oppose inserting a massive regional tourism hub into the middle of our residential community. Please honor the original spirit of this property as a community park rather than approving land leases for a massive commercial venue.

Thank you for listening to your constituents and protecting the neighborhoods of Lakewood Ranch.

Public Comment

Manatee County Government

Submitted On:
Jul 27, 2026, 07:53PM EDT

Full Name	**First Name:** Marcie **Last Name:** Cynamon
Email	mlcynamon@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	#68 Project Grace
Comment	While an ice-skating facility would be a wonderful addition to the county's recreational offerings. It should not be placed in a residential area. It needs to be located in a more industrial area with ready access to a major highway. The size and scope of the proposed facility would overwhelm the neighborhood for which it is proposed. Because the facility will be large and expensive, it will need to be in constant use for large functions. The amount of traffic will seriously stress the residential area bringing large numbers of cars and buses. If located in an industrial area with easy access to a highway, there would be little concern about overtaxing surface area roads, noise, and congestion. I have three grandchildren, who will love having access to the ice rink. I would like to see this project happen, but not in the location where it is currently proposed.

Public Comment

Manatee County Government

Submitted On:
Jul 27, 2026, 08:46PM EDT

Full Name	**First Name:** Diane **Last Name:** Kleinman
Email	divadi2@hotmail.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Megaplex Ice Rink
Comment	As a resident living in close proximity to the proposed location of the Megaplex ice rink, I am opposed to the project location. Although I understand the excitement surrounding the project, this ice rink needs to be in a commercial area. The chosen location would be the only ice rink of its size in the country to be placed in a residential community. The size of this facility and its related venues would create noise, pollution, increase traffic congestion, and affect residential property values. Please reconsider the location of this project.

From: Tom Hirt <tomhirt@gmail.com>
Sent: Monday, July 27, 2026 9:11 PM
To: Robert McCann <drbob.mccann@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>
Cc: Dana Summers <dana.summers@mymanatee.org>; Marianne Bejster <marianne.bejster@mymanatee.org>; Cindy Nelson <cindy.nelson@mymanatee.org>; Kelli OMalley <kelli.omalley@mymanatee.org>; Selena Cunningham <selena.cunningham@mymanatee.org>; Maria Zuleta <maria.zuleta@mymanatee.org>
Subject: Agenda Item 68 - Move Project Grace

Thank you, Mr. Chairman and Commissioners. My name is Tom Hirt and I reside in commission district 5, in the Solera neighborhood, less than 1100 ft from the proposed Project Grace site.

When deciding on Solera back in early 2021, the builder DR Horton wasn't offering much in terms of Amenities. I was told by the sales office the reason for this was that the county had purchased Premier Sports complex and was planning to build a park with amenities including a Library, Aquatic Center, walking paths, and Pickleball courts. They had me at Pickleball, I was sold! And then later in November 2021 the country unveiled their park plans. And it was truly a plan fitting for Lakewood Ranch, one that would benefit children and adults alike. There was a lot of excitement and anticipation for the park.

Over the past five years, you've guided the Premier Sports North Campus park with patience, care, and a real commitment to architectural quality and functionality. The aquatic center, the library, the pickleball courts, even the Sheriff station— all of it reflects thoughtful planning and responsiveness to community feedback. The aquatic center alone went through multiple redesigns based on input you received, which did cause multiple years' delays, but you took the time to get it right. And because of that, when The Premier Sports Aquatic and Racket center opens this fall, our community is going to be genuinely proud of what you've built. So truly — thank you for that work, it's going to be amazing!

Now, with that said, I want to talk about something that has taken us by surprise. After five years of careful, community-aligned planning, in the 11th hour, a massive ice rink megaplex has been added to the plan. And I want to explain why this is such a concern — not emotionally, not politically — but from a planning, infrastructure, and precedent standpoint.

The Ice Rink Megaplex Does Not Fit This Location. Let me start by showing you an image (Top left) of the Icemann sister project in Wesley Chapel. This is a facility of similar scale, placed exactly where a facility like this belongs: Right next to an interstate exchange,
Surrounded by hotels, Restaurants, Commercial infrastructure, Roads designed for

high-volume tournament traffic. This is the correct location for such a facility.

Now, let's contrast that with Premier Sports park. Here is the map image (Top Right) of our park location. As you can see, it is surrounded entirely by residential neighborhoods. Not industrial or commercial districts, but neighborhoods, Families, Kids, Schools.

And unlike the sister project, we have: No hotels,No food chains or commercial clusters, Roads that are already congested, and a 25-minute drive to the nearest interstate exchange.

Lakewood Ranch is a master-planned community. Everything here is intentionally placed. Residential areas are designed for residential life. Commercial venues are located in commercial districts. That's the entire philosophy of the community. Placing a facility of this scale in the middle of a residential neighborhood breaks that philosophy entirely. And when you consider that this rink is expected to operate seven days a week, hosting tournaments and events, the impact becomes even clearer: Overflow parking into neighborhoods, Noise, Congestion, Safety concerns, and roads that simply were not designed for this volume of traffic

This isn't about opposing progress or Project Grace. It's about matching the right facility to the right environment.

Now the original plan for Premier Sport Complex North Campus was perfect. Bottom image shows the plan unveiled by the county in Nov 2021. It shows everything this park was meant to be:
Aquatic center, Pickleball, Library, Safety facilities, Walking trails, BMX and skate park, Baseball fields, Event lawn, Basketball and Volleyball Courts, Gymnasium, and a dog park.

A community-centered, family-friendly, recreational space. Much like we see with GT Bray Park. This is a wonderful plan. It's a plan the community has supported for years. It's a plan that reflects Lakewood Ranch's character and the thoughtful master planning that makes this community what it is.

We just ask to continue the dedication to the original park vision and support this amendment to relocate Project Grace to an appropriate location that can support it.

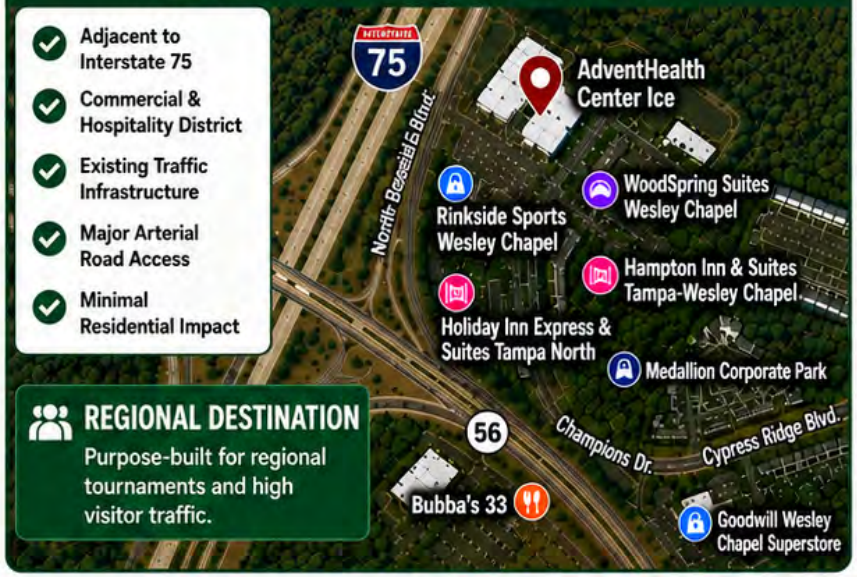
Thank you for your time.
Reference Material

https://www.yourobserver.com/news/2021/nov/10/manatee-county-unveils-plans-for-premier-park-in-lakewood-ranch/

SAME FACILITY. TWO VERY DIFFERENT LOCATIONS.

WESLEY CHAPEL GOOD LOCATION

- Adjacent to Interstate 75
- Commercial & Hospitality District
- Existing Traffic Infrastructure
- Major Arterial Road Access
- Minimal Residential Impact



REGIONAL DESTINATION
Purpose-built for regional tournaments and high visitor traffic.

GOOD PLAN...

WRONG LOCATION.

The Ice Rink isn't the problem. The location is.

PREMIER SPORTS PARK WRONG LOCATION

THE COMMUNITY VISION – A WELL THOUGHT OUT PLAN LWR RESIDENTS HAVE SUPPORTED FOR YEARS

KEY

1 Proposed pond
2 Existing pond
3 MSO/EMS fuel station
4 Satellite services
5 Library
6 Playground
7 Racket facility
8 Aquatic facility
9 Gymnasium
10 Parking
11 Baseball/softball complex
12 Dog park
13 BMX track
14 Basketball court
15 Skate park
16 Volleyball courts
17 Event lawn
18 Maintenance building

Pedestrian pathway
Existing/proposed pond
Development area

Balanced & Thoughtful Design
Supports recreation, nature, and community connection.

Multiple Amenities for All Ages
Aquatic center, racquet facility, playgrounds, courts, fields, and more.

Preserves Green Space
Protects lakes, natural areas, and open space.

Community Investment
Years of planning and public support for this vision.

MOVE THE ICE RINK TO A LOCATION WITH THE TRANSPORTATION INFRASTRUCTURE AND COMMERCIAL SETTING NEEDED FOR A REGIONAL DESTINATION WHILE PRESERVING THE COMMUNITY PARK LWR RESIDENTS WERE PROMISED.

KEEP TO THE ORIGINAL VISION.

Public Comment

Manatee County Government

Submitted On:
Jul 28, 2026, 07:04AM EDT

Full Name	**First Name:** Michael **Last Name:** Pecar
Email	MIKEPECAR@GMAIL.COM
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Move Project Grace
Comment	Thank you Mr. Chair and Commissioners for the opportunity to speak. I am Michael Pecar and live in Cresswind, district 5 I have read 58 public comments submitted as of Sunday. There is only 1 in support of Project Grace. I began my commercial real estate development career 40 years ago in the Land Development Division of the Irvine Company, master developer of the best of class master planned city of Irvine, California. When I learned the number one master planned community was Lakewood Ranch Florida, my wife and I visited the next weekend from Palm Beach County to check it out. We agreed that the developer of Lakewood Ranch was doing everything right. We signed a contract for a home in Cresswind on New Year's Eve 2020. At that time a191,000 square foot multi-plex and 800 car garage was not the plan for the north campus. The plan was much different as reported by the Herald Tribune in 2018 and in the Observer in 2021. (show pages of the 2 articles) Many homeowners, including myself in the neighborhood recently found out about what Project Grace really was from the June 16th BOCC meeting. We visited the AdventHealth Center Ice in Wesley Chapel, Sunday, July 19th. It is a wonderful facility and was packed with skaters from local communities and from states as far away as Michigan and the Carolinas. There are about 10,000 homes within a 1-mile radius of the Premier Park location. The Advent Center has no single-family neighborhoods affected within one mile. Its neighbors are hotels, car dealerships, office parks and rental townhomes. (show two radiuses) AdventHealth Ice has 4 sheets of ice, a 500-seat arena and a stated occupancy of 3,657. Project Grace is proposed at 191,500 square feet with a 2,500-seat arena. How many people will occupy Project Grace at any one time? (show plan from wall of WC) The proposed lease terms are: • $100,000 per year starting after the third (3rd) year of operation • Maximum increase 2% per year

	• 20% of parking garage gross revenues In 2025, Advent Ice paid $335,832 in property taxes not counting sales and tourism tax. ---------- Tourist Development Tax (bed tax) cannot be used for standard county services, police, fire, or routine public road maintenance unrelated to tourist activates per Florida Statue. How much of the sales taxes generated will be available to the County to cover essential services? Commissioners, what are we the citizens giving up, and what is the county getting? Before moving forward, we urge you to pause on this location. Give the 10,000 nearby households a seat at the table, hold a roundtable with the community and conduct a genuine master plan for Premier Park. Thank you

Public Comment

Manatee County Government

Submitted On:
Jul 28, 2026, 01:12PM EDT

Full Name	**First Name:** Jason **Last Name:** Morgan
Email	jason.m.morgan@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Project Grace
Comment	Since writing this letter, I have additional concerns with the location of Project Grace and secondarily that my family and I (as well as other residents of the county) may be denied service to the Manatee County Public Library at any given time due to any of the projected 200 events that are forecasted to occur at this site because of a possible lack of Manatee County Public Library (Lakewood Ranch) parking availability. By all measures, the location chosen for Project Grace appears to be inadequate. Typically, ice rinks elsewhere across the nation, which are similar to this proposal, are located at sites that are largely commericial/industrial in nature. Project Grace's proposed location is directly in the middle of a large number of residential homes, this placement in unheard of across the Ice Rink the industry nationwide. The support infrastructure i.e. hotels and restaurants are not present. On top of that, the location does not make for an easy commute given that it is 10-15 minutes from I75. Many of these types of facilities are typically just off of the highway making it more convenient to all. I also believe that Project Grace could negatively impact Manatee County residents from being able to use the Manatee County Public Library's "free" parking lot. Due to the proximity of the library and the proposed location of Project Grace, if a Ice rink customer sought to avoid the cost of a paid parking garage, their first and best option would be the library's parking lot. In doing so, it could prevent Manatee County residents from visiting the library's resources due to parking constraints. There are other security concerns of Ice rink customers avoiding the paid parking garage to local neighborhoods, but it's the potential public impact due to parking at the public library that I find most concerning since finding relief to that problem could be difficult to remedy. Jason === To all commissioners: My name is Jason Morgan, and my wife and I are raising our family in

the Sapphire Point community. We chose Sapphire Point because it offered a safe, family-oriented neighborhood with access to parks, natural areas, and recreational amenities while maintaining a peaceful residential environment. We are concerned that the current proposal for the Premier Sports Campus ice rink expansion will significantly change that character.

Since the proposal presented in February 2026, the project has grown dramatically. What began as a 70,000–90,000 square foot community ice rink with surface parking and two stormwater ponds has become a 191,500 square foot complex featuring an approximately 800-space, four-story parking garage, the removal of a planned drainage pond, and a shift toward hosting large consumer events. These are substantial changes that deserve careful public review.

As a resident whose family will be directly impacted, my primary concerns are:

Traffic: Our family already experiences heavy congestion on SR 70 and Rangeland Parkway during tournaments and events at Premier Sports Campus. With a new high school opening nearby and this expanded facility capable of hosting thousands of spectators and participants, traffic delays will become even worse. This affects our daily commute, emergency access, and the safety of our children, pedestrians, cyclists, and wildlife in the area.

Flooding and Stormwater Management: We are especially concerned that the revised proposal removes the second drainage pond that was included in the original plans. During Tropical Storm Debby, the creek surrounding Sapphire Point nearly overflowed. Since then, additional development has increased runoff and erosion. Before moving forward, we believe the developer should clearly explain how stormwater will be managed and why previously planned drainage infrastructure was removed.

Safety, Security, Noise, and Light Pollution: An 800-space parking garage and larger event venue will inevitably increase vehicle traffic, nighttime activity, lighting, and noise. Our neighborhood already experiences noise and bright lights from existing events at Premier, particularly on evenings and weekends. We are also concerned about security, including how the parking garage will be monitored and whether additional demands will be placed on the Manatee County Sheriff's Office.

Environmental Impacts: As a family that enjoys the natural beauty surrounding Sapphire Point, we are concerned about the effects this development could have on wildlife, water quality, erosion, and nearby preserves. We ask that comprehensive environmental studies be completed and made available to the public before any approvals are

granted.

Transparency and Compliance: Finally, we respectfully request that the Commission ensure the project complies with existing zoning and future land use regulations, publicly release the traffic study before any approval, explain why the proposal changed so dramatically between February and June, and continue to involve nearby residents throughout the review process.

My family understands that growth is inevitable, and we support responsible development that benefits our community. However, projects of this magnitude should not move forward until their impacts on neighboring residents have been fully evaluated and appropriate safeguards are in place.

Thank you for your time, your service to our community, and your thoughtful consideration of these concerns.

Respectfully,

Jason Morgan
Sapphire Point Resident
jason.m.morgan@gmail.com
8183084408

Public Comment

Manatee County Government

Submitted On:
Jul 28, 2026, 09:13AM EDT

Full Name	**First Name:** John **Last Name:** Manca
Email	mancaman007@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Lakewood ranch Ice Rink megaplex
Comment	Reinstate the original plans for baseball diamonds, dog park and nature trails and MOVE the Ice Rink out of residential area to a commercial area. We already have serious water issues and car traffic from to rapid housing growth and the massive soccer fields.

From: Tom Hirt <tomhirt@gmail.com>
Sent: Monday, July 27, 2026 9:11 PM
To: Robert McCann <drbob.mccann@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>
Cc: Dana Summers <dana.summers@mymanatee.org>; Marianne Bejster <marianne.bejster@mymanatee.org>; Cindy Nelson <cindy.nelson@mymanatee.org>; Kelli OMalley <kelli.omalley@mymanatee.org>; Selena Cunningham <selena.cunningham@mymanatee.org>; Maria Zuleta <maria.zuleta@mymanatee.org>
Subject: Agenda Item 68 - Move Project Grace

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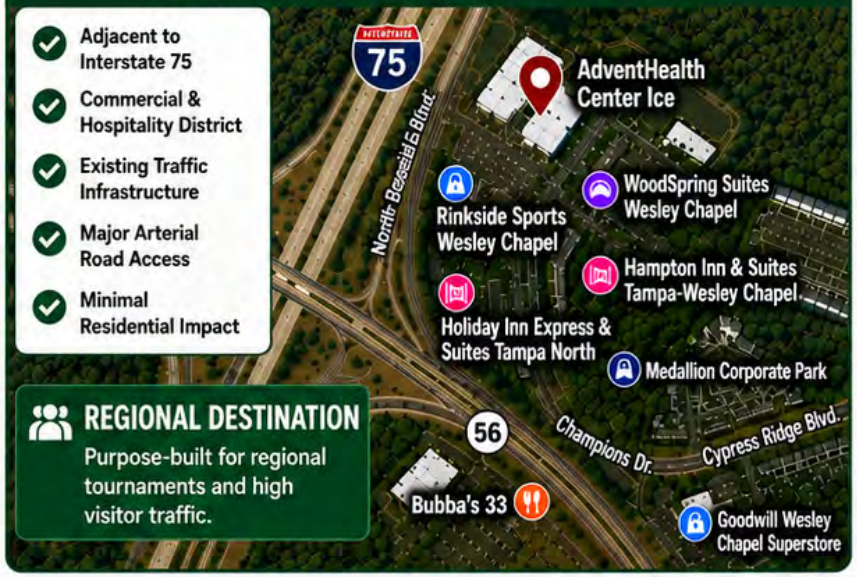
Thank you for your time.
Reference Material

https://www.yourobserver.com/news/2021/nov/10/manatee-county-unveils-plans-for-premier-park-in-lakewood-ranch/

SAME FACILITY. TWO VERY DIFFERENT LOCATIONS.

WESLEY CHAPEL GOOD LOCATION

- Adjacent to Interstate 75
- Commercial & Hospitality District
- Existing Traffic Infrastructure
- Major Arterial Road Access
- Minimal Residential Impact



REGIONAL DESTINATION
Purpose-built for regional tournaments and high visitor traffic.

GOOD PLAN...

WRONG LOCATION.

The Ice Rink isn't the problem. The location is.

PREMIER SPORTS PARK WRONG LOCATION

THE COMMUNITY VISION – A WELL THOUGHT OUT PLAN LWR RESIDENTS HAVE SUPPORTED FOR YEARS

KEY

1 Proposed pond
2 Existing pond
3 MSO/EMS fuel station
4 Satellite services
5 Library
6 Playground
7 Racket facility
8 Aquatic facility
9 Gymnasium
10 Parking
11 Baseball/softball complex
12 Dog park
13 BMX track
14 Basketball court
15 Skate park
16 Volleyball courts
17 Event lawn
18 Maintenance building

Pedestrian pathway
Existing/proposed pond
Development area

Balanced & Thoughtful Design
Supports recreation, nature, and community connection.

Multiple Amenities for All Ages
Aquatic center, racquet facility, playgrounds, courts, fields, and more.

Preserves Green Space
Protects lakes, natural areas, and open space.

Community Investment
Years of planning and public support for this vision.

MOVE THE ICE RINK TO A LOCATION WITH THE TRANSPORTATION INFRASTRUCTURE AND COMMERCIAL SETTING NEEDED FOR A REGIONAL DESTINATION WHILE PRESERVING THE COMMUNITY PARK LWR RESIDENTS WERE PROMISED.

KEEP TO THE ORIGINAL VISION.

Public Comment

Manatee County Government

Submitted On:
Jul 28, 2026, 09:13AM EDT

Full Name	**First Name:** John **Last Name:** Manca
Email	mancaman007@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Lakewood ranch Ice Rink megaplex
Comment	Reinstate the original plans for baseball diamonds, dog park and nature trails and MOVE the Ice Rink out of residential area to a commercial area. We already have serious water issues and car traffic from to rapid housing growth and the massive soccer fields.

Public Comment

Manatee County Government

Submitted On:
Jul 28, 2026, 01:12PM EDT

Full Name	**First Name:** Jason **Last Name:** Morgan
Email	jason.m.morgan@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Project Grace
Comment	Since writing this letter, I have additional concerns with the location of Project Grace and secondarily that my family and I (as well as other residents of the county) may be denied service to the Manatee County Public Library at any given time due to any of the projected 200 events that are forecasted to occur at this site because of a possible lack of Manatee County Public Library (Lakewood Ranch) parking availability. By all measures, the location chosen for Project Grace appears to be inadequate. Typically, ice rinks elsewhere across the nation, which are similar to this proposal, are located at sites that are largely commericial/industrial in nature. Project Grace's proposed location is directly in the middle of a large number of residential homes, this placement in unheard of across the Ice Rink the industry nationwide. The support infrastructure i.e. hotels and restaurants are not present. On top of that, the location does not make for an easy commute given that it is 10-15 minutes from I75. Many of these types of facilities are typically just off of the highway making it more convenient to all. I also believe that Project Grace could negatively impact Manatee County residents from being able to use the Manatee County Public Library's "free" parking lot. Due to the proximity of the library and the proposed location of Project Grace, if a Ice rink customer sought to avoid the cost of a paid parking garage, their first and best option would be the library's parking lot. In doing so, it could prevent Manatee County residents from visiting the library's resources due to parking constraints. There are other security concerns of Ice rink customers avoiding the paid parking garage to local neighborhoods, but it's the potential public impact due to parking at the public library that I find most concerning since finding relief to that problem could be difficult to remedy. Jason === To all commissioners: My name is Jason Morgan, and my wife and I are raising our family in

the Sapphire Point community. We chose Sapphire Point because it offered a safe, family-oriented neighborhood with access to parks, natural areas, and recreational amenities while maintaining a peaceful residential environment. We are concerned that the current proposal for the Premier Sports Campus ice rink expansion will significantly change that character.

Since the proposal presented in February 2026, the project has grown dramatically. What began as a 70,000–90,000 square foot community ice rink with surface parking and two stormwater ponds has become a 191,500 square foot complex featuring an approximately 800-space, four-story parking garage, the removal of a planned drainage pond, and a shift toward hosting large consumer events. These are substantial changes that deserve careful public review.

As a resident whose family will be directly impacted, my primary concerns are:

Traffic: Our family already experiences heavy congestion on SR 70 and Rangeland Parkway during tournaments and events at Premier Sports Campus. With a new high school opening nearby and this expanded facility capable of hosting thousands of spectators and participants, traffic delays will become even worse. This affects our daily commute, emergency access, and the safety of our children, pedestrians, cyclists, and wildlife in the area.

Flooding and Stormwater Management: We are especially concerned that the revised proposal removes the second drainage pond that was included in the original plans. During Tropical Storm Debby, the creek surrounding Sapphire Point nearly overflowed. Since then, additional development has increased runoff and erosion. Before moving forward, we believe the developer should clearly explain how stormwater will be managed and why previously planned drainage infrastructure was removed.

Safety, Security, Noise, and Light Pollution: An 800-space parking garage and larger event venue will inevitably increase vehicle traffic, nighttime activity, lighting, and noise. Our neighborhood already experiences noise and bright lights from existing events at Premier, particularly on evenings and weekends. We are also concerned about security, including how the parking garage will be monitored and whether additional demands will be placed on the Manatee County Sheriff's Office.

Environmental Impacts: As a family that enjoys the natural beauty surrounding Sapphire Point, we are concerned about the effects this development could have on wildlife, water quality, erosion, and nearby preserves. We ask that comprehensive environmental studies be completed and made available to the public before any approvals are

granted.

Transparency and Compliance: Finally, we respectfully request that the Commission ensure the project complies with existing zoning and future land use regulations, publicly release the traffic study before any approval, explain why the proposal changed so dramatically between February and June, and continue to involve nearby residents throughout the review process.

My family understands that growth is inevitable, and we support responsible development that benefits our community. However, projects of this magnitude should not move forward until their impacts on neighboring residents have been fully evaluated and appropriate safeguards are in place.

Thank you for your time, your service to our community, and your thoughtful consideration of these concerns.

Respectfully,

Jason Morgan
Sapphire Point Resident
jason.m.morgan@gmail.com
8183084408

From: Nicholas Keen <n.d.k33n@gmail.com>
Sent: Thursday, August 6, 2026 4:52 PM
To: Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>
Cc: Stephanie Garrison <stephanie.garrison@mymanatee.org>
Subject: Project Grace — follow-up after the July 28 meeting

Dear Chair and Commissioners,

Thank you for listening to residents at the July 28 meeting and for suspending discussions concerning the proposed Project Grace site.

The Board's direction was clear: staff should address the concerns raised and pursue moving the project to a different location. Residents understood that as a meaningful decision, not simply a pause while the present proposal is reworked. The next stage should begin from that premise.

The Uihlein Road site is unsuitable for a development of this scale and character. Lakewood Ranch has succeeded because it is perceived as intelligently planned, with landscaped roads, green space, and appropriate separation between residential communities and intensive development. A warehouse-scale sports complex and multi-story garage set hard against a residential boulevard would undermine that confidence.

The effect would extend beyond the immediate area. Prospective buyers will not study the zoning history or development documents. They will see the building and ask whether something similar could be placed beside their own community. Many will compare Manatee County's willingness to place an intensive commercial complex against a residential boulevard with the more intelligent and sympathetic planning evident in the Sarasota County sector of Lakewood Ranch, particularly Waterside. Some will choose Sarasota County accordingly. That has consequences for property values, future investment, and Manatee County's tax base.

The site also presents concrete safety and traffic concerns. A multi-story garage would create elevated sightlines down and toward a neighborhood bus stop and residential amenities used by children, including a pool and amenity center. That raises a specific CPTED concern and a wider question of judgment.

An arena and parking garage would also discharge vehicles in concentrated bursts onto Uihlein Road, close to a residential entrance. Evening events, unfamiliar drivers, and alcohol service would make this considerably more serious than an ordinary calculation of average daily traffic.

The financial arrangement requires separate and equally careful scrutiny. The County would be providing valuable public land and other support to a private venture that may

succeed, may fail, or may damage the existing unsubsidized rink at Ellenton, which pays taxes and receives no comparable assistance.

The business case should therefore be independently tested, including demand, competitive impact, financial guarantees, maintenance obligations, and the public exposure if the venture fails. The public should not carry the commercial risk while the private operator receives the benefit.

The public process must also improve. There was no project-specific public consultation proportionate to the scale of Project Grace before the proposal appeared to have reached an advanced stage. More than 1,300 people have signed the petition, and the wider affected community should receive transparent notice and a meaningful opportunity to participate before another location or public commitment is advanced.

It is also important to distinguish broad development authority from approval of this particular project. The November 2025 General Development Plan did not approve Project Grace, its present layout, or a particular five-story structure. There is no approved site plan authorizing the development now under discussion.

The next staff presentation should follow the direction given on July 28: identify credible alternative locations capable of accommodating the project properly, examine the business case independently, provide for meaningful public participation, and protect surrounding communities, existing businesses, and the public interest.

Respectfully,
Nicholas Keen
5340 Grove Mill Loop, Lakewood Ranch, FL 34211-1133
+1 267-600-0475

From: andrew mattheus <andrew.mattheus@gmail.com>
Sent: Wednesday, August 12, 2026 11:40 PM
To: Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>
Subject: Proposed Sportsplex Location in Lakewood Ranch

Dear Community Leaders,

I hope you're doing well. As a resident of Sapphire Point, very close to the proposed location of the sportsplex, I wanted to share my perspective on the project and its proposed location at Premier Sports Campus.

I have tried to be thorough with my response, although I apologize for its length. I wanted to explain my entire thought process and provide the reasoning and information behind my concerns.

I support bringing an ice sports facility to Lakewood Ranch. What I do not support is treating the current 22 acre Premier Sports Campus site as if nothing has changed, because the project being discussed today is not the project that was originally presented.

In February 2026, the proposal was described as a $50 million, 70,000 to 90,000 square foot indoor multipurpose sports venue. Elliott Falcione explained that the ice could be covered so the building could also host other sports and community events in addition to hockey, figure skating and curling. That was a very different concept from what is now being proposed.

The current plan has grown into a major regional sports complex with four ice sheets, a 2,500 seat arena, an 800 space parking garage, food and retail areas, medical and training uses, and the ability to host large tournaments and events. The building itself has been reported at roughly 190,000 square feet. Yet the proposed site is still only about 22 acres.

That should concern anyone who cares about good planning, regardless of whether they support the ice complex.

Lakewood Ranch has already dealt with this type of project once before. About 20 years ago, the DVA sports and entertainment arena was planned near White Eagle Boulevard and Rangeland Parkway. That facility was about 220,000 square feet and was planned on nearly 70 acres. The project ultimately failed after years of financial uncertainty and went into foreclosure, not because the site was too large or unsuitable.

That history raises a very reasonable question. If Lakewood Ranch planners once believed nearly 70 acres was appropriate for a roughly 220,000 square foot regional

arena, why are we now trying to fit a similarly sized sports complex onto only 22 acres inside an already heavily used tournament campus?

Traffic makes that question even more important. Premier Sports Campus already has a documented history of traffic and parking problems during major events. This is not just something nearby residents are saying today. Manatee County itself acknowledged the issue years ago. In its FY 2020 Adopted Budget, the county specifically identified one of Premier's challenges as “managing the parking without traffic backing up on State Road 70.” The county later accelerated a traffic signal project at State Road 70 and Post Boulevard in part because large Premier events were causing backups.

And Premier is continuing to grow. Premier Sports Campus North is adding major new facilities, including aquatics, competition swimming, pickleball, athletics and additional parking. Large tournaments already bring thousands of athletes, families and spectators into the area. Now we are considering adding another major regional tournament destination capable of drawing thousands more people to the same road network.

At some point, we have to stop asking, “Can we physically squeeze this onto 22 acres?” and start asking, “Is this really the best place for it?”

This is not an argument against hockey. It is an argument for putting a major long term community investment in the right location.

Before the county commits to a 60 year arrangement at Premier, it should seriously compare that site with the former DVA arena area and other realistic alternatives. The comparison should look at traffic capacity, parking, entrances and exits, proximity to homes, emergency access, stormwater, land costs and room for future expansion.

Maybe Premier still wins after that analysis. If it does, then the county should be able to show the public why.

But the public should not be expected to accept a site decision made around a 70,000 to 90,000 square foot concept when the project has since grown into something roughly two to three times larger.

The project changed. The traffic impact changed. The parking needs changed. The number of visitors changed. The surrounding campus changed. It is only reasonable that the location be reconsidered too.

Lakewood Ranch deserves an ice complex. It also deserves a location that will still make sense decades from now.

Good project. Wrong place.

For reference, I have included the sources supporting the information above:

https://www.yourobserver.com/news/2026/feb/18/ice-rink-lakewood-ranch-premier/
https://www.businessobserverfl.com/news/2026/jun/18/sports-multiplex-moves-ahead-manatee/
https://www.yourobserver.com/news/2026/jun/23/partnership-ice-rink-premier-lakewood-ranch/
https://www.yourobserver.com/news/2020/may/20/no-longer-on-ice-in-lakewood-ranch/
https://theconcessionrealestate.com/temporary-traffic-signal-will-take-about-four-months-to-construct/
https://www.mymanatee.org/connect/news-and-information/news-and-information/article-detail/recreation-division-posts/2025/02/05/premier-sports-campus-groundbreaking
https://www.mymanatee.org/connect/news-and-information/news-and-information/article-detail/recreation-division-posts/2025/03/21/more-recreation-opportunities-coming-to-premier-sports-campus
https://www.businessobserverfl.com/news/2026/aug/03/ice-rink-manatee-negotiations-suspended/
https://hoodline.com/2026/07/manatee-board-gives-icy-green-light-to-lakewood-ranch-mega-rink-plan/

Thank you for taking the time to read my concerns and consider the perspective of residents who live near the proposed location.

Respectfully,
Andrew Mattheus
Sapphire Point Resident
757-401-3017

From: Kim Ramsey <kim.ramsey@theexecutiveedge.net>
Sent: Wednesday, August 12, 2026 8:46 PM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Please Say Yes to the Ice Rink

Dear Jason,

I want to voice my support for the ice rink that is being proposed in Lakewood Ranch on Rangeland. I feel like a lot of old retirees are fighting it when we need more in town for families. Children need great places like this! I can't show up to the meetings because I work full time. Please consider saying "yes." There is more support than you realize. I pray these people don't derail such a great project!

Kim Ramsey
President, The Executive Edge
Adjunct Faculty Member, University of Illinois
5728 Mulligan Way
Lakewood Ranch, Fl

From: Dennis A <dennis@argfam.net>
Sent: Thursday, August 13, 2026 8:12 AM
To: Jason Bearden <jason.bearden@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>
Subject: LWR Rink Megaplex

First of all, thank you all for deciding to step back and further consider the location for the Ice Rink Megaplex. I know no final decision has been announced yet but I do hope with the extra time you afforded yourselves that you have been able to identify a more reasonable location.

My wife and I moved here from up north like so many others. After looking at a number of potential places to relocate we selected Lakewood Ranch because as a master planned community it offered everything we could want. We knew we would be paying fees for the Lakewood Ranch upkeep and development. But we felt as a master planned community it would continue to be a beautiful neighborhood. Putting a megaplex ice rink that can also be used for gymnastics, volleyball, concerts etc. in the middle of a residential area just does not seem like it was part of a master plan. We are all for providing places and activities that everyone can enjoy. But not at the expense of the beauty and peacefulness we moved here for. So, yes, if the developer wants to build something major like this, let them find the right location and let them pay for all of it. No sweetheart deals from the city. If the project and location makes sense, they can move forward. Please, just not at the expense and inconvenience of our community. So as keeps being said: Good Project, Wrong Place.

Coming from up north I have seen other ice complexes come and go. What gets left behind when they can't make it is not pretty. We would hate to see even more green space lost for a monstrosity that may or may not make it. I hope you continue to look for a more suitable location and that Premier Park can continue to develop, but with something more appropriate to a residential area. Trails, park, BMX bike park even an outdoor roller hockey rink. Just not something that has to be used all hours of the day and by huge numbers of people to make it successful.

Thank you for keeping all us residents in mind as you make your decisions.

Dennis Argue

From: Joyce Keen <joycemkeen@comcast.net>
Sent: Thursday, August 13, 2026 11:14 AM
To: Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; drbbob.mcann@mymanatee.org
Subject: Project Grace

Chair and Commissioners:

I am writing to provide my opinion on the ice rink. There is a health risk that has not been emphasized enough and that is how traffic affects the respiratory system as well as contributing to the development of dementia. In addition to dementia being linked to air pollution from traffic, a recent study has shown that traffic noise contributes to the development of Parkinson's disease. While the recent upturn in cancer in young people has been associated with smoking, drinking, eating fast food and not exercising, it is also believed to be associated with pollution in air, soil and water.

In addition to the massive amount of traffic the ice rink will generate (unless, of course, it fails to attract the estimated crowds, which is possible) the ice rink will not fit in with the residential vibe, but will be a soulless, unattractive commercial venue, a drain on our already drought compromised water supply, and an eyesore to those who live nearby.

We bought here with the understanding that there would be a police station, swimming pools, pickleball courts, a library, a walking trail, dog park, basketball courts, baseball diamond, and other activities for all ages, but mostly for school kids. Those activities would not involve hulking edifices and constant traffic. We would rather see the plans for the area, which we saw in 2021, be realized, than the ice rink, which can be moved to another area, possibly off SR64.

Sincerely,
Joyce Keen
5340 Grove Mill Loop, Lakewood Ranch 34211
Phone (484) 238-7313

From: Joyce Keen <joycemkeen@comcast.net>
Sent: Thursday, August 13, 2026 11:24 AM
To: Robert McCann <drbob.mccann@mymanatee.org>
Subject: Project Grace

Chair and Commissioners:

I am writing to provide my opinion on the ice rink. There is a health risk that has not been emphasized enough and that is how traffic affects the respiratory system as well as contributing to the development of dementia. In addition to dementia being linked to air pollution from traffic, a recent study has shown that traffic noise contributes to the development of Parkinson's disease. While the recent upturn in cancer in young people has been associated with smoking, drinking, eating fast food and not exercising, it is also believed to be associated with pollution in air, soil and water.

In addition to the massive amount of traffic the ice rink will generate (unless, of course, it fails to attract the estimated crowds, which is possible) the ice rink will not fit in with the residential vibe, but will be a soulless, unattractive commercial venue, a drain on our already drought compromised water supply, and an eyesore to those who live nearby.

We bought here with the understanding that there would be a police station, swimming pools, pickleball courts, a library, a walking trail, dog park, basketball courts, baseball diamond, and other activities for all ages, but mostly for school kids. Those activities would not involve hulking edifices and constant traffic. We would rather see the plans for the area, which we saw in 2021, be realized, than the ice rink, which can be moved to another area, possibly off SR64.

Sincerely,
Joyce Keen
5340 Grove Mill Loop, Lakewood Ranch 34211
Phone (484) 238-7313

From: Robert <rfishkin@gmail.com>
Sent: Thursday, August 13, 2026 12:57 PM
To: Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>
Subject: Rink is the Gateway to Manatee County

Dear Commissioners,

As our community debates the proposed four-sheet ice rink, much of the discussion has understandably focused on hockey, recreation,and some minor objections by residents.

I moved my family here from NC in 2025, one of our requirements was to be within 30 minutes drive of an ice rink. The Ellenton rink satisfied that requirement, but it is in a terrible state of disrepair.

A four-sheet ice facility has the potential to bring something into our community that is difficult to create through traditional economic-development efforts: a recurring stream of visitors from outside the county who spend money here, experience our community firsthand, and may eventually decide they want to call it home.

- **A 4 sheet facility is meant for hosting tournaments (much like the Premier Sports Campus it is built on / next to).**
- **Tournament → Visitors → Hotel stays → Restaurant and retail spending → Community exposure → Repeat visits → Potential future residents → Expanded tax base**

For a family already considering relocating to Florida, that experience matters.
The ice rink can put our community in front of thousands of families & future residents who otherwise may never have had a reason to visit. It is an economic development engine, and where it is placed matters. It needs to be next to the Premier Sports Campus and the future high school. If it is off in the middle of nowhere, these visitors won't get to experience what Manatee County has to offer.

Again, had it not been for the terrible Ellenton Rink, I probably would have moved my family to Wesley Chapel, which would be collecting our tax dollars.

And of course most importantly it gives our children and families a safe, indoor and healthy activities to pursue instead of getting into trouble.

Please approve this project and put it right in the Premier Sports Campus where it belongs.

--

Thank you,
Robert Fishkin
LWR / Manatee County Resident
301.404.5922

From: James Callihan <james.callihan@gmail.com>
Sent: Thursday, August 13, 2026 1:31 PM
To: Amanda Ballard <amanda.ballard@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>
Subject: Ice Rink Considerations

Dear Members of the Board of County Commissioners,

I attempted to contact Dr. McCann directly as my representative and was met with immediate animosity. I found the exchange deeply disappointing. I wish I could attend a board meeting, but as a mid-career professional who travels for work, I am unable to take time off on Tuesdays. I have followed this issue closely and watch the video replays of the sessions.

My family has lived in Bradenton for more than a century. Like my mother and grandfather, I graduated from Manatee High School. I served honorably in the U.S. Army, received a Purple Heart for injuries sustained in Iraq, graduated from the University of South Florida, and live in Central Park. I play for the Tampa Bay Lightning Warrior team, have coached youth hockey at various levels for the past decade, and volunteer with the Lightning Learn to Play program. When not traveling for work, I am typically at an ice rink.

I urge you not to accept the claims being advanced by some opponents of the project. I encourage you instead to speak with people experienced with community rinks across the country. My personal favorite rink I have played in was a multi-sheet community rink in a Chicago neighborhood that I visited while volunteering with the USA Warrior hockey program for U.S. Representative Quigley's Hockey on Your Block initiative. Many children walked to that facility. We have a comparable opportunity here.

Several misconceptions about hockey arenas merit clarification:
1. Noise. Compressors operate inside the building. The external chiller towers produce noise comparable to a residential air-conditioning unit.
2. Traffic. Peak flows for a three-sheet arena (the fourth sheet is not full-size and not suitable for hockey) are lower than those of many local baseball complexes and substantially lower than a 10-field soccer complex, which can exceed 700 vehicles per hour. A three-sheet arena generates up to roughly 150 vehicles per hour and would not meaningfully alter traffic already present at Premier.
3. Safety near schools. Ice rinks operate at low intensity during daytime hours, with minimal activity.
4. Affordability and community access. Rinks depend on strong programs for all levels. The current shortage of ice allows Ellenton to charge $33 per adult game. Dr. McCann referenced a Pittsburgh rink as a model where summer youth hockey cost $180; Ellenton charged $900 for a comparable program. Additional local ice would increase access and reduce costs.

5. Public–private competition. Many communities successfully operate a mix of public and private rinks. While training with the USA Warrior program, I practiced at both a private facility in Rockville, Maryland, and the public Cabin John rink. Local demand from hockey players, figure skaters, and other ice-sport participants is sufficient to support additional sheets.

The original proposal was ambitious. Scaling the facility to fit existing zoning, footprint, and main-sheet seating capacity is appropriate. The Premier location remains advantageous precisely because it is convenient for working residents. A properly scaled rink would strengthen the community amenities already valued in Lakewood Ranch.

I offer these observations as someone who participates in the sport almost daily rather than from speculation.

Respectfully,
James Callihan
Central Park, Lakewood Ranch

Public Comment

Manatee County Government

Submitted On:
Aug 13, 2026, 02:26PM EDT

Full Name	**First Name:** Jacquelin **Last Name:** Lazek
Email	jacquelinlazek@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Lakewood ranch rink
Comment	I think this would be such a wonderful addition to our community! Having a rink here would give families and kids another fun place to gather, make memories, and enjoy time together. I'm very supportive of the idea and would love to see something like this become a reality in our community. It could really bring everyone together and add something special for families to enjoy year-round!

Public Comment

Manatee County Government

Submitted On:
Aug 13, 2026, 02:32PM EDT

Full Name	**First Name:** Alysa **Last Name:** Calendo
Email	asmith5500@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Ice rink
Comment	I’m proud to support bringing an ice rink to our community! I believe it would provide a wonderful opportunity for families, kids, athletes, and visitors, while adding something positive and unique to our town.

Public Comment

Manatee County Government

Submitted On:
Aug 13, 2026, 02:33PM EDT

Full Name	**First Name:** Sarah **Last Name:** Rilling
Email	sro1210@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Hockey Rink
Comment	The hockey rink is such a great addition to our community! It gives families a closer place for practices, creates opportunities for kids to get involved in the sport, and provides another amazing space for community events. I love seeing investments like this that bring families together and give our kids even more opportunities right here at home.

Public Comment

Manatee County Government

Submitted On:
Aug 13, 2026, 02:39PM EDT

Full Name	**First Name:** Regina **Last Name:** Sponable
Email	ginaciaravino@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	Ice rink
Comment	Lakewood ranch has grown and is growing as the fastest master planned FAMILY community . The ice rink will be a welcome to all families actives for kids to do !! It will also bring in many just like the premier sports campus does . Lakewood ranch isnt a retirement community , its family orientated based. Lets families and kids enjoy activities . And bring in the tourism with the swim and sports campus does. Hotels and restraints in the area thrive when competitions are conducted here at premier . Ice rink and activities are needed for this area .

Public Comment

Manatee County Government

Submitted On:
Aug 13, 2026, 02:41PM EDT

Full Name	**First Name:** Jaime **Last Name:** Pirillo
Email	jaimepirillo@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Ice rink Lakewood Ranch
Comment	We are a family with 3 growing boys.. we're 100% in support of the Ice rink being built on the corner of Uhlein and Rangeland. This would be a wonderful addition for so many families!

Public Comment

Manatee County Government

Submitted On:
Aug 13, 2026, 02:45PM EDT

Full Name	**First Name:** Kayla **Last Name:** Keller
Email	chamberlaink12@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Hockey Rink
Comment	I’m excited to support the approval of the new ice hockey rink. This project would be a great investment in our community, giving residents of all ages a place to enjoy hockey, stay active, and come together. I hope the meeting results in a strong vote of support for this exciting addition to our community!

Public Comment

Manatee County Government

Submitted On:
Aug 13, 2026, 02:58PM EDT

Full Name	**First Name:** John **Last Name:** Richardson
Email	jrich448@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Ice Rink
Comment	This project would be tremendous addition to the Lakewood Ranch Community. I highly encourage the board to reconsider moving forward with this project at its current proposed location in the Premier sports campus. I can't think of a better use of that space!

Public Comment

Manatee County Government

Submitted On:
Aug 13, 2026, 02:54PM EDT

Full Name	**First Name:** Diana **Last Name:** Krblich
Email	diana.krblich@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Ice rink at Rangeland
Comment	I have owned a home near to premier sports campus for 11 years now, and realize how wonderful it would be to have something like this in our community. It is the perfect location in the middle of many families and people looking to live an active lifestyle. We were very disappointed when the ice rink at white eagle and rangeland fell through for home rentals instead, and hope that this project will be approved! Thank you!

Public Comment

Manatee County Government

Submitted On:
Aug 14, 2026, 02:55PM EDT

Full Name	**First Name:** Matt **Last Name:** Olinchak
Email	matt@turboit.org
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Ice Rink
Comment	I am a hockey player and Lakewood Ranch resident in support of the hockey rink. If it can't go in the originally planned location I really hope it can go some where else close by.

Public Comment

Manatee County Government

Submitted On:
Aug 13, 2026, 03:03PM EDT

Full Name	**First Name:** Izzy **Last Name:** Hendricks
Email	isabellelmendez@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Ice rink
Comment	I support the rink at the current proposed location. It would enhance the offerings to children and adults alike, is in a central location, and supports continued economic development for the area

Public Comment

Manatee County Government

Submitted On:
Aug 13, 2026, 03:07PM EDT

Full Name	**First Name:** Jamie **Last Name:** Haren
Email	jlharen@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Lakewood ranch ice rink
Comment	I wanted to let you know as a parent of a teenager, I am for the new ice rink being built in Lakewood ranch. We need activities for our kids and even adults!

Public Comment

Manatee County Government

Submitted On:
Aug 13, 2026, 03:09PM EDT

Full Name	**First Name:** Jessica **Last Name:** Wishnew
Email	jshnoo@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Ice rink
Comment	I am fully in support of the plan for an ice rink with multipurpose spaces and parking in the originally designated location at Premier Sports park. This rink is an amazing amenity for our children and also a space to be enjoyed by adults interested in hockey, figure skating, ice skating, off ice sports and community activities. I LOVE the location as it is easy to access and in an area that is designed for sports and recreation. Our son is a hockey player and I have started to skate myself and we are so excited to have this down the street from our home. Bring on the rink!!!

Public Comment

Manatee County Government

Submitted On:
Aug 13, 2026, 03:42PM EDT

Full Name	**First Name:** Patricia **Last Name:** Bajaj
Email	bajajt@outlook.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Lakewood Ranch Ice Sports Compleax
Comment	My son plays ice hockey and we are in dire need of a facility not falling apart. We vote “yes” please move forward with building it!

Public Comment

Manatee County Government

Submitted On:
Aug 13, 2026, 04:10PM EDT

Full Name	**First Name:** Jennifer **Last Name:** Sansone
Email	jennsansone18@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Ice Rink
Comment	My family support the addition of this complex to the community! The kids of Lakewood ranch need something like this!!

Public Comment

Manatee County Government

Submitted On:
Aug 13, 2026, 05:17PM EDT

Full Name	**First Name:** Janet **Last Name:** Fareri
Email	jfareri328@aim.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Ice rink
Comment	This is a ridiculous place for a rink in the middle of residential communities! Put it on 64 or 70 in a commercial zone !!!!!

Public Comment

Manatee County Government

Submitted On:
Aug 13, 2026, 05:26PM EDT

Full Name	**First Name:** Morgana **Last Name:** Robson
Email	morganacub@aol.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Ice Rink
Comment	Of a mother of two young boys that play both ice hockey and ball hockey. This rink is so important to us, we have been at another local rink for years. That rink is falling apart, unhealthy for children to be in the locker rooms and not fit to be in. The LWR rink has been proposed for years and should go where the current proposal is. The designated are is already a sport complex and brings in so much revenue to local businesses. Those that have lived here 20 plus years know how important this rink is for our youth and community. Those that live in surrounding areas should be estatic that their property values are increasing with all the amenities that surround our area!!!! As it is my family drives to Wesley Chapel, Brandon and Ft. Meyers just to have access to amazing facilities for my family. Unfortunately as a teacher in the area, I can not attend a 9am meeting. But know that this rink greatly impacts our local children in a positive manner. Let’s get LWR a rink!

From: Frank Natale <frank.j.natale@gmail.com>
Sent: Thursday, August 13, 2026 5:35 PM
To: Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>
Subject: Lakewood Ranch Ice Rink

Good afternoon,

I am writing to express my support and excitement about the proposed ice sports complex at Premier Sports Campus. I am an active player in the adult hockey leagues at Ellenton and have a young son who I hope to get involved in the hockey and ice skating community as well. As a Lakewood Ranch resident I believe a state-of-the-art facility will be a positive to the community.

Thank you,
Frank Natale

Public Comment

Manatee County Government

Submitted On:
Aug 13, 2026, 06:32PM EDT

Full Name	**First Name:** BRITTANY **Last Name:** SALAZAR
Email	bsalazar0831@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Ice Rink
Comment	The youth of this area deserve to have a place to skate. Youth sports are so important to building character, healthy habits, and keeping our youth out of trouble. The only people that are opposed to this project do not have young kids so they don't have a stake in the game here. Please let the ice rink move forward in the perfect location, the Premier Sports location.

Public Comment

Manatee County Government

Submitted On:
Aug 13, 2026, 07:17PM EDT

Full Name	**First Name:** Karen **Last Name:** Fiefia
Email	sfiefiak@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Lakewood Ranch Ice skating rink.
Comment	We desperately need more things for our kids so please approve the ice skating rink.

Public Comment

Manatee County Government

Submitted On:
Aug 14, 2026, 03:21AM EDT

Full Name	**First Name:** Kathy **Last Name:** Bartz
Email	kathybartz5@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 11, 2026
Topic/Agenda Item	Ice Rink -Planning
Comment	I support the rink and live a few minutes away

From: Carolina Casella <camaju07@gmail.com>
Sent: Friday, August 14, 2026 7:45 AM
To: George Kruse <george.kruse@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Tal Siddique <tal.siddique@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>
Subject: Move the rink complex

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Dear Commissioners,

I am writing to express my strong opposition to the proposed large-scale construction project in our residential neighborhood. Contrary to claims that opposition is limited to a few individuals, more than 1,250 residents oppose this project, including numerous young families with children.

This location is entirely unsuitable for a development of this scale. It is situated in a residential area where ongoing projects are already projected to cause severe traffic congestion. Furthermore, facilities of this magnitude are rarely built in such close proximity to single-family homes.

When the city approved the zoning change last November, the justification provided was that it would facilitate community facilities to support the health, safety, and welfare of the surrounding neighborhood. (800 vertical parking garage for the neighbors? 2500 seats?).

This project clearly fails to meet that standard. The city should justify this decision to the local residents who are directly impacted, rather than prioritizing tourism and out-of-town visitors.

I urge you to consider the best interests of the community members who trust you to represent them, and to reject this proposal in this location.

Sincerely,

Ana Carolina

Public Comment

Manatee County Government

Submitted On:
Aug 14, 2026, 08:44AM EDT

Full Name	**First Name:** Cole **Last Name:** Richardson
Email	colestroop@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 07, 2026
Topic/Agenda Item	Ice rink in Lakewood ranch
Comment	I support the ice rink in Lakewood ranch project.

Public Comment

Manatee County Government

Submitted On:
Aug 14, 2026, 09:20AM EDT

Full Name	**First Name:** James **Last Name:** Callihan
Email	james.callihan@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Ice Rink Location
Comment	

Public Comment

Manatee County Government

Submitted On:
Aug 14, 2026, 09:24AM EDT

Full Name	**First Name:** James **Last Name:** Callihan
Email	james.callihan@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Ice Rink Location
Comment	The rink should go in a sports complex, not next to a landfill. Put the requirements on the builder to meet the existing zoning requirements. My family has lived in Bradenton for more than a century. Like my mother and grandfather, I graduated from Manatee High School. I served honorably in the U.S. Army, received a Purple Heart for injuries sustained in Iraq, graduated from the University of South Florida, and live in Central Park. I play for the Tampa Bay Lightning Warrior team, have coached youth hockey at various levels for the past decade, and volunteer with the Lightning Learn to Play program. When not traveling for work, I am typically at an ice rink. I urge you not to accept the claims being advanced by some opponents of the project. I encourage you instead to speak with people experienced with community rinks across the country. My personal favorite rink I have played in was a multi-sheet community rink in a Chicago neighborhood that I visited while volunteering with the USA Warrior hockey program for U.S. Representative Quigley's Hockey on Your Block initiative. Many children walked to that facility. We have a comparable opportunity here. Several misconceptions about hockey arenas merit clarification: 1. Noise. Compressors operate inside the building. The external chiller towers produce noise comparable to a residential air-conditioning unit. 2. Traffic. Peak flows for a three-sheet arena (the fourth sheet is not full-size and not suitable for hockey) are lower than those of many local baseball complexes and substantially lower than a 10-field soccer complex, which can exceed 700 vehicles per hour. A three-sheet arena generates up to roughly 150 vehicles per hour and would not meaningfully alter traffic already present at Premier. 3. Safety near schools. Ice rinks operate at low intensity during daytime hours, with minimal activity. 4. Affordability and community access. Rinks depend on strong programs for all levels. The current shortage of ice allows Ellenton to charge $33 per adult game. Dr. McCann referenced a Pittsburgh rink as

a model where summer youth hockey cost $180; Ellenton charged $900 for a comparable program. Additional local ice would increase access and reduce costs.
5. Public–private competition. Many communities successfully operate a mix of public and private rinks. While training with the USA Warrior program, I practiced at both a private facility in Rockville, Maryland, and the public Cabin John rink. Local demand from hockey players, figure skaters, and other ice-sport participants is sufficient to support additional sheets.

The original proposal was ambitious. Scaling the facility to fit existing zoning, footprint, and main-sheet seating capacity is appropriate. The Premier location remains advantageous precisely because it is convenient for working residents. A properly scaled rink would strengthen the community amenities already valued in Lakewood Ranch.

James

Public Comment

Manatee County Government

Submitted On:
Aug 14, 2026, 11:21AM EDT

Full Name	**First Name:** Jan **Last Name:** Lazek
Email	jlazek@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Lakewood Ranch Hockey Rink
Comment	Lakewood Ranch is a vibrant, growing community, but our youth need dedicated indoor space to stay active year-round. A new multipurpose sports hall would provide a versatile, safe environment for local kids to play, train, and build lifelong healthy habits. Investing in indoor recreational facilities isn't just about athletics—it's about enhancing the overall quality of life, well-being, and sense of community for families throughout Lakewood Ranch.

Public Comment

Manatee County Government

Submitted On:
Aug 14, 2026, 03:19PM EDT

Full Name	**First Name:** Christine **Last Name:** Clayton
Email	christine_vapore@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Support for Ice Rink
Comment	Dear County Commissioners, I am writing to express my strong support for bringing the proposed ice skating, hockey, and multi-sport facility to our community and surrounding area. As our community continues to grow, I believe it is important that our recreational amenities grow with it. Families are looking for more opportunities for their children to participate in organized sports, develop new skills, stay active, and build friendships. An ice rink and multi-sport facility would provide a unique opportunity that we currently do not have readily available in our area. There are several reasons I believe this facility would be an incredible asset to our community: 1. More opportunities for children and families Ice skating and hockey would introduce children to sports that are not currently easily accessible to many local families. A facility like this could offer hockey leagues, figure skating, learn-to-skate programs, camps, clinics, birthday parties, and recreational skating. It could also provide opportunities for children who may not find their place in traditional field sports. 2. A year-round, family-friendly destination Florida families need more indoor recreational options, particularly during the hottest months and periods of inclement weather. A well-designed facility would give children and families somewhere positive and active to spend time together year-round. 3. A benefit to the broader community—not just one neighborhood This would not simply be an amenity for the immediate surrounding

community. Families from throughout the county and surrounding areas could use the facility. Tournaments, competitions, camps, and special events could bring visitors into the area, benefiting local restaurants, hotels, shops, and other businesses.

4. An opportunity for children to develop more than athletic skills

Sports teach children discipline, teamwork, perseverance, confidence, responsibility, and how to work toward a common goal. Hockey and skating can be especially valuable because they provide opportunities for children of different ages and skill levels to participate and progress over time.

5. A valuable investment as our community grows

Our area is experiencing significant growth, and recreational infrastructure should be part of that growth. Rather than continually adding more of the same types of facilities, this would give families access to something different and complementary to the sports and recreation options we already have.

I also understand that there are residents who have concerns about the proposed location, and I believe those concerns should be thoughtfully considered. However, I hope the county will distinguish between concerns that can be addressed through thoughtful planning, traffic management, landscaping, operating hours, and appropriate design—and the larger question of whether our community would benefit from the facility itself.

I strongly believe that it would.

I respectfully ask the County Commission to continue supporting this project in our community rather than moving it elsewhere solely because of opposition from a portion of residents. Please consider the many families who would use and benefit from this facility, as well as the long-term recreational and economic value it could bring to the area.

Our community is growing, and our children deserve access to diverse, high-quality recreational opportunities. An ice skating, hockey, and multi-sport facility would be a wonderful addition and an investment in the families who call this area home.

Thank you for your consideration and for your service to our community.

Sincerely,

Christine C
Lakewood Ranch, Florida

Public Comment

Manatee County Government

Submitted On:
Aug 14, 2026, 03:28PM EDT

Full Name	**First Name:** Jim **Last Name:** Sofos
Email	jsofos@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Lakewood Ranch Ice Arena
Comment	I am writing in strong support of the proposed ice arena at the corner of Rangeland and Uihlein Roads. I write as a former Lakewood Ranch hockey family, which has often meant driving 30 minutes plus several times a week to Ellenton or beyond to get ice time. There are hundreds of families in this area doing the same thing, and every one of those trips is time and money leaving our community. Most of the objection I've heard concerns the location, and that argument doesn't hold up. The adjacent land is already committed to exactly this use — the new swimming and racquet sports center and the Premier soccer and lacrosse complex both sit on the same corridor. Those facilities draw thousands of participants and spectators on a busy weekend. An ice arena would generate comparable traffic, on the same road network, generally at different times, with one other important difference: it is fully enclosed. No lights spilling into the night sky, no PA systems carrying across open fields, no rain-outs pushing events to unpredictable dates. Placing an indoor facility in the middle of an established sports district is not an intrusion on the plan — it is the plan. This is also not a novel idea. Across suburban Chicago, Detroit, Minneapolis, and metro New York, community rinks anchor neighborhoods indistinguishable from ours. They are gathering places, not nuisances. An arena would serve far more than hockey. Learn-to-skate programs, figure skating, adult leagues, high school teams, public sessions, and birthday parties fill the calendar. In a climate where summer afternoons and the rainy season routinely shut down outdoor recreation, a year-round indoor facility is one of the few amenities that never loses a day to weather — genuinely useful to a community this size. The economic case is straightforward. Youth hockey tournaments run

on out-of-town travel, and visiting teams book hotel rooms and fill restaurants for entire weekends. A first-class facility would make Lakewood Ranch a destination for regional and national tournaments rather than a place families leave to attend them.

Opportunities like this are rare and the land will not stay available. I urge you to approve the project.

Regards,
Jim Sofos

Public Comment

Manatee County Government

Submitted On:
Aug 14, 2026, 04:55PM EDT

Full Name	**First Name:** Cassandra **Last Name:** Fiorenza
Email	cassie.fiorenza@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Ice Rink
Comment	My family strongly supports the proposed ice rink at Premier Sports Complex. We chose Lakewood Ranch for its family-friendly environment and the opportunities it offers our son as he grows. Premier Sports Complex is an obvious fit for an ice rink and would expand the year-round sports and recreation available to local families. We would love to see Manatee County support this investment in our growing community.

Public Comment

Manatee County Government

Submitted On:
Aug 14, 2026, 08:13PM EDT

Full Name	**First Name:** Jessica **Last Name:** Tripoli
Email	
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Ice Rink
Comment	Build the rink! Let’s have a place we can all enjoy!

Public Comment

Manatee County Government

Submitted On:
Aug 15, 2026, 09:29AM EDT

Full Name	**First Name:** Jennifer **Last Name:** Ash
Email	
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Build the ice rink in LWR!!!!
Comment	Both of my kids play hockey and this would be an amazing thing to have close to home. We would be driving 30 minutes to the rink in Ellenton. Times that by 2 or 4 5-7 days a week and the drive time really adds up. My kids play hockey year round. It’s a growing sport and this would make it so much more accessible. Build the rink!!!!!

Public Comment

Manatee County Government

Submitted On:
Aug 15, 2026, 09:33AM EDT

Full Name	**First Name:** George **Last Name:** G
Email	georgecy74@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Ice rink bad location
Comment	What really doesn't make any sense is why they are trying to cram so many large projects into one area, when there is so much available space in less congested areas. It's too crowded a location which doesn't have proper infrastructure (one lane Lorraine Road). Makes more sense to be at a location more accessible near a highway or less condensed/ already congested area. THIS IS A RESIDENTIAL AREA.

Public Comment

Manatee County Government

Submitted On:
Aug 15, 2026, 09:46AM EDT

Full Name	**First Name:** Andrew **Last Name:** Trommer
Email	drew.trommer@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Ice rink LWR
Comment	We would LOVE to see the rink built at premier sports. Many FAMILIES who work and cannot go to the meeting support this rink!

Public Comment

Manatee County Government

Submitted On:
Aug 15, 2026, 10:08AM EDT

Full Name	**First Name:** Heather **Last Name:** Amato
Email	heatheramato10@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Hockey Rink
Comment	I strongly support bringing an ice rink to Lakewood Ranch. My son has played hockey for over 10 years, and families here know how limited local ice access is. The closest rink is in Ellenton, and many families regularly drive to Brandon, Tampa, or even Fort Myers just so their kids can skate. Hockey is growing rapidly in Florida, but ice access is not keeping pace. A Lakewood Ranch rink would open the door to hockey, figure skating, learn-to-skate programs, and camps for kids who might otherwise never have the chance. It would also provide a safe, year-round recreational space for a growing community in a state where indoor ice makes perfect sense. I understand concerns from nearby residents about development, but this land will be developed one way or another. The question is what we want there. I would much rather see a family-focused facility that benefits kids and the community than other potential uses. Lakewood Ranch has grown quickly, and our recreational options should grow with it. This rink wouldn't just serve current hockey families—it would introduce a new generation to the best sport ever. Please give our kids more ice. 🏒❤️

Public Comment

Manatee County Government

Submitted On:
Aug 16, 2026, 11:19AM EDT

Full Name	**First Name:** Austin **Last Name:** Cole
Email	austincole0311@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Lakewood Ranch Ice Rink
Comment	I am supportive of the new rink facility in Lakewood Ranch. The rapid growth of ice hockey in the Tampa Bay Region is deserving of new rinks in the area for our youth and adult programs. Tampa is a growing hockey destination for many families relocating for competitive teams.

From: mikepecar@gmail.com <mikepecar@gmail.com>
Sent: Sunday, August 16, 2026 5:34 PM
To: Robert McCann <drbob.mccann@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>
Cc: Dana Summers <dana.summers@mymanatee.org>; Marianne Bejster <marianne.bejster@mymanatee.org>; Cindy Nelson <cindy.nelson@mymanatee.org>; Kelli OMalley <kelli.omalley@mymanatee.org>; Selena Cunningham <selena.cunningham@mymanatee.org>; Maria Zuleta <maria.zuleta@mymanatee.org>; mikepecar@gmail.com
Subject: Ice Rink Facilities mentioned at BCC meetings

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Dear Chairman and Commissioners,

Please find a discussion about the importance of not placing an ice rink in the middle of our residential community.

Michael Pecar

305-401-7405

Dear Commissioners,

I researched some of the ice facilities that were mentioned at BCC meetings for the re-zoning of Premier Sports Campus (PSC) and the presentation of an Economic Development Agreement by the Director of Convention & Visitors Bureau.

Following are aerials with a 1-mile radius from these facilities:

- Alachua Events Center, Alachua
- Advent Health Center Ice, Wesley Chapel
- Hertz Center, Estero

None of these facilities are in a residential community like ours at the corner of Uihlein and Rangeland. They are proximate to freeway access surrounded by heavy commercial developments near hotels, shopping and restaurants.

Icemann Development's proposal puts a very large ice-skating facility with 2,500 seats in one of the rinks, an 800 car-5 level garage, future medical office building (14,500 sq ft) and a future restaurant/bar (11,200 sq ft). The square footage has grown from a 257,500 sq ft footprint to 283,200 sq ft (See exhibit B of the draft lease for the latest development program).

Please read in detail the map of our communities within a 1-mile radius of where the Icemann rink is proposed. The surrounding uses are ownership residential, a high school and the existing uses on the PSC.

The nearby residents must wonder if Commissioners, current and future, are planning to build shopping centers, hotels and restaurants on the balance of the undeveloped land at PSC.

As far as home buyers doing their due diligence when purchasing a home near PSC, the land was not zoned MUPI until November 2025. News articles (attached) going back to the original purchase of the soccer fields in 2017 and then the rest of the acreage in 2018 did not indicate that the PSC was going to be developed with large profit making ventures. Most of the uses in these articles are things that nearby residents can enjoy such as tennis courts, basketball courts, baseball diamonds, gymnasium, an event lawn, playgrounds and walking trails.

I think it is time for the County to have a charette with all the communities accessing Uihlein and Bournside to discuss and share ideas of what we want. A workshop was held on September 26, 2025 but only owners within 500 feet of the site received invitations. I think for a property as large as the Premier Sports Campus sand the shortage of free public parks within 3 miles, all the communities along Uihlein and Bourneside should have a seat at the table.

Michael and Shawne Pecar

5052 Kiva Circle, Lakewood Ranch, FL

Alachua Events Center-with one mile radius

Located in a heavy commercial area within a mile of I-75 access

Wesley Chapel- Advent Health Ice

4 Full Rinks + practice sheet, retail store, concession stand and Sports Bar/restaurant

Located adjacent to I-75 with surrounding uses including office buildings, 3 hotels, car dealership and high density residential

Hertz Arena Ft. Meyers

Arena built in 1998 at intersection of I-75

Nearby homes on Tidewater Key were built in 2017 and later

Miromar Outlet Shopping Centre and apartments east of Corkscrew Road

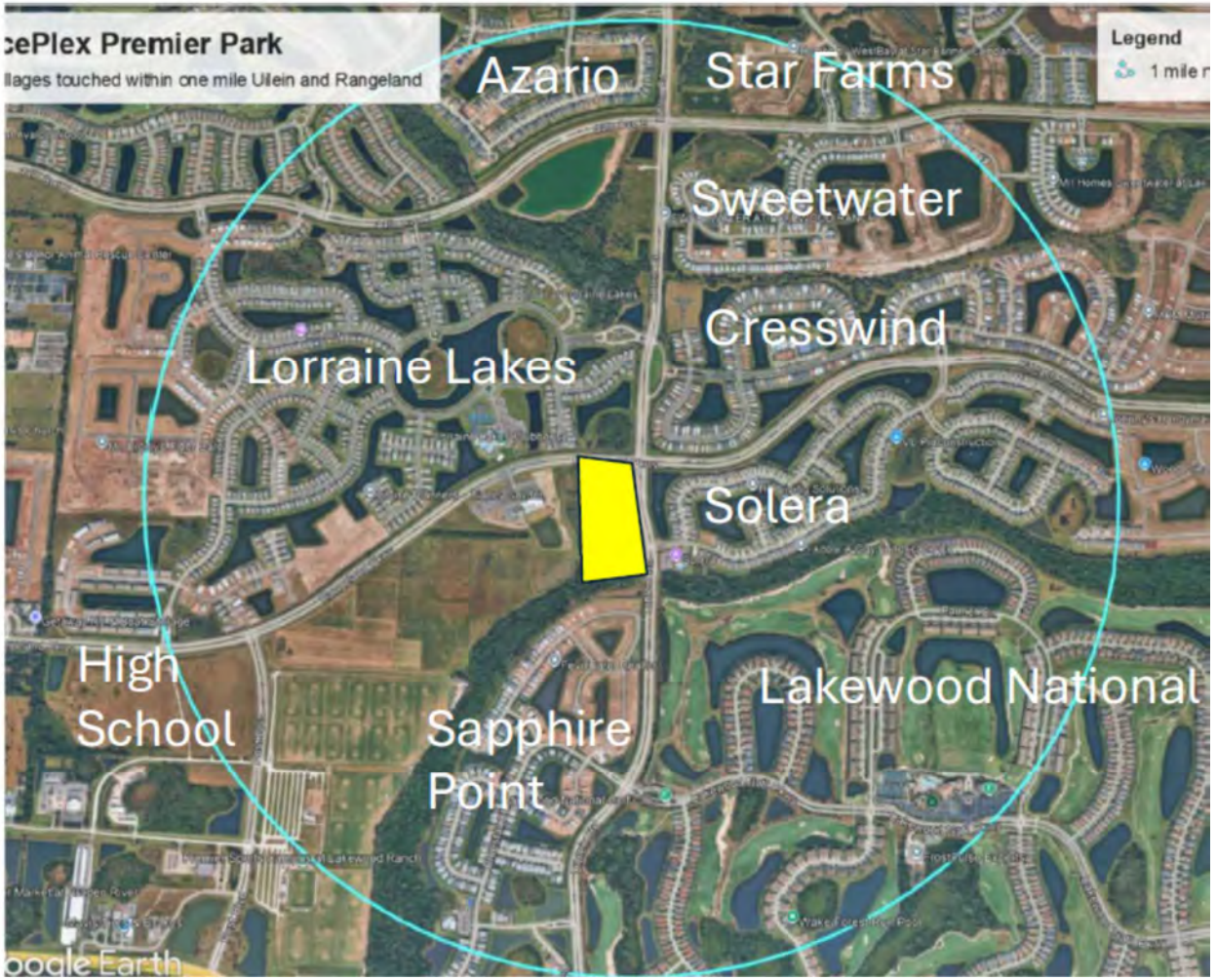
Land use within 1 mile of Uihlein and Rangeland

- Residential
- High School
- Existing uses at Premier Sports Campus – soccer fields, library, pickleball courts, aquatic center, sheriff/EMS station

Lakewood Ranch Villages touched within 1 mile

1. Solera
2. Sapphire Lakes
3. Cresswind
4. Lorraine Lakes
5. Sweetwater
6. Lakewood National
7. Azario communities
8. Star Farms

10,000 residences within these communities



Articles about Premier Sports Campus follow.

Manatee Considers Purchasing Premier Sports

SRQ DAILY MONDAY BUSINESS EDITION

MONDAY JUN 19, 2017

BY JACOB OGLES

The Premier Sports Campus in Lakewood Ranch may soon become a Manatee County park, a move that would shift both the responsibility for maintaining the 140-acre complex and change the level of public access.

Rex Jensen, president of Schroeder-Manatee Ranch, sent a letter earlier this month to county officials offering to sell the campus to Manatee County for $5.2 million, the cost of improvements the developer has made to the property. That offer includes 126.9 acres of parking, 22 athletic fields and all on-site buildings. It also would include 36 acres set aside for an aquatic center. Officials say the cost could be covered through impact fee revenue collected by the county. County Administrator Ed Hunzeker told county commissioners in a workshop last week that the deal is being reviewed right now.

County officials say the land itself is worth about $20 million, so in terms of a real estate transaction the price would be a bargain, though it also takes all that land off county tax rolls. The biggest benefit may be in providing parkland in a part of the county underserved by public facilities, according to Danny Hopkins, Manatee County Recreational Division manager. “The area is growing exponentially,” Hopkins says. “This gives us an opportunity to defer some of the impact on Lakewood Ranch’s parks.” It also could assist in other infrastructure needs, and Hopkins notes the campus sits beside the site of a future high school planned to serve the Lakewood Ranch area.

The campus today serves a variety of sports, including soccer, lacrosse, field hockey, rugby, archery, senior games, Ultimate Frisbee, Special Olympics, flag football, youth football, Frisbee golf and punt/pass/kick football. The facilities have served as venue to local, state, regional and national sporting events.

Charlie Hunsicker, director of Parks and Natural Resources for Manatee County, released an optimistic statement about the potential land purchase. "The addition of the Premier Sports Campus to our inventory of recreational spaces will greatly enrich the community’s recreation opportunities,” Hunsicker said. “The facility is consistent with the upcoming Parks Masterplan, and the acquisition of this site at cost only is a great opportunity for our community and the thousands of children who will be served.”

But what would change if the campus, which already hosts countless scholastic and professional sporting events, were to be managed by the county? Hopkins says even if the land changes hands it shouldn’t disrupt any already planned tournaments coming to the campus, and the county would intend to use the facilities to host future events as well. Of course, such tournaments hold valuable economic impact to the region, something county officials don’t intend to disrupt. “If the county commissioners decide this is the way to go, we will find whatever operational opportunities to make it as seamless as possible,” he says.

The land in the future would have a different level of public access as a county park. The biggest question for county officials in evaluating the deal would be calculating the operational costs. No decision has been made yet about how much would be spent on the planned aquatic center, an amount that officials say will be determined by the scope of the facility, which could range from a community pool to a professional-level sporting venue. Also, no decision has been made as to whether the county would maintain the property with its own staff or contact separate management, as occurs with other major sporting venues under public ownership on the Gulf Coast. “It’s about finding the highest and best use for the community at large,” Hopkins says.

(/SRQ-Daily)

The Observer

Manatee County nears Premier Sports Campus purchase

Manatee County's deal with SMR could be approved at Dec. 7 land use meeting.

By Pam Eubanks

| 8:10 a.m. December 6, 2017

Premier's Director of Sports Antonio Saviano talks about events with Manatee County Visitors and Convention Bureau Executive Director Elliott Falcione during the Nike International Friendlies Nov. 29.

Steve Hossfeld never has used the fields at Premier Sports Campus, but he does not object to Manatee County purchasing the 127-acre facility, and an additional 36-acre tract, for $5.2 million.

The deal, offered by Premier's owner and operator, Schroeder-Manatee Ranch, includes a stipulation the county construct an aquatics center on the additional 36 acres within five years.

"I don't have any kids in the school system, but my taxes go for that and I don't mind," said Hossfeld, who spent 30years in law enforcement. "(A new park) gives people somewhere to go."

Manatee County commissioners, who moved the deal forward Nov. 28, are expected to approve the deal during their Dec. 7 land-use meeting. About $3.1 million would come from tourist tax dollars, while the remaining $2.1 million would come from impact fees.

Operating the facility,— which ran at a $203,390 deficit last fiscal year, would come out of reserves for the first year of operation. After that, county commissioners would have to decide the best way to fund it.

“We are in the park business,” Manatee County Administrator Ed Hunzeker said. “Twenty years ago there wasn’t anything east of I-75 except cows, and now there are people out there and they would like the same services.”

In its 2017-18 Fiscal Year budget, Manatee County expects a shortfall of $379,000 for its parks programming countywide.

However, the county also has budgeted $6.15 million to take care of the landscaping for more than 50 parks and 40non-park areas such as beach facilities and county buildings.

The U.S. Paralympic Soccer Team's Seth Jahn shields the ball from a Canadian defender during a July 21 friendly. File photo.

Premier’s current budget lists its ground keeping withits operating expenses.

Bradenton Area Convention and Visitors Bureau has suggested the county makes the purchase at $5.2million and then spends about $800,000 more in tourism tax dollars to construct additional restrooms as well as a multipurpose building. Those additions would reduce expenses for tournament organizers, who now have to set up tents on site and provide additional restrooms.

Premier Sports Campus hosted 15 tournaments, with22,363 participants during the 2016-2017 fiscal year, generating 18,816 hotel room night stays and an estimated economic impact of $14.1 million as calculated by the CVB.

Projections are even higher for the 2017-2018 season, with 25 tournaments planned. Total participation is estimated at 26,599, with 21,497 room nights and $18.5million in economic impacts, CVB Executive Director Elliott Falcione said.

Premier already hosts more than 1,400 local participants through partnerships with the Lakewood Ranch Chargers Soccer Club (400 participants),Monsters Lacrosse (350 participants) and i9 Youth Recreational Sports (550 participants in soccer, flag football and cheerleading), among other sports programs.

In 2016, an average of 10 fields were used 340 days of the year. That figure will increase this year to an average of 12fields used 350 days.

Premier’s Director of Sports Antonio Saviano said the facility is capped in terms of usage, with about 30 days per year reserved for maintenance.

The facility operated at a net loss of about $203,000 last fiscal year.

“There is huge opportunity for this place,” Saviano said. “It’s just getting started, depending on what the plans are going to be.”

East County residents said they support the purchase but worry if the venue can be self-sufficient. They also worry the fields might suffer under the county's ownership.

"I was scared," said Panther Ridge's Michelle Beorlegui. "I've seen it as a private organization, and you think maybe the grass won't look as nice (if it becomes public). But after talking to people about how it's going to work, the county plans to run it very similar to the way it's run now, and they have a lot more resources."

Lakewood Ranch's Marci Walker agreed.

"They could do so much with the land," she said. "My son plays (soccer) here. I don't mind spending my taxpayer dollars."

The idea of an aquatics center and other facilities was popular among residents, with reservations.

"I do become wary when a developer, controlling a property amassed over 100 years, offers a 'gift' to the county that is worth $20 million," Manatee County's Mark Barlett said. "SMR is an entity that embraces profit. What is SMR looking for in the long run? What are the caveats?"

The Observer

Conceptual Lakewood Ranch park plans revealed by Manatee County
Some residents hope amenities at the future Premier Sports Campus expansion can be delivered faster than county's timetable.

By Pam Eubanks | 8:40 a.m. October 2, 2019
Manatee County Construction Services Manager Tom Yarger talks about different features, including an aquatics center, at the future Premier Sports Campus park expansion during a Sept. 25 public meeting.

Some Lakewood Ranch area residents say they are pleased that Manatee County is moving forward with plans to create a regional park in Lakewood Ranch; however, they wish the project could be done more quickly.
Manatee County officials expect an expansion of Premier Sports Campus to be built over the next decade with final buildout in 10 to 15 years. Amenities including racket sports, softball and aquatics complexes will likely be built in phases as funding becomes available for the project, located on 74.5 acres north of the existing Premier Sports Campus, south of Rangeland Parkway between Post Boulevard and the future Uihlein Road.

“I like the plan, but I don’t like the timeline,” Lakewood Ranch resident Carol Lucas said. “I’d like it sooner than later. I know they’ve got to think it through, but I don’t want delays.”

On Sept. 25, county representatives shared a conceptual plan with the public. Manatee County has already begun planning a $10 million library — the first part of the project to be developed — but the remainder of the improvements will come in time.

Tom Yarger, the Manatee County Construction Services manager, said proposed amenities include playgrounds, an event bandshell and lawn, a racket sport complex, a softball complex with restrooms and concessions, baseball fields, outdoor trails and gathering spaces, a dog park and an estimated 23,000-square-foot aquatics center. Yarger said the aquatics center could include a competition-style pool as well as a splash pad and a separate "learn to swim" pool.

"This is just a general development plan," Yarger said. "We've listed everything we could think of."

Park planning consultant David Bishop, vice president of Ugarte + Associates, said the plan is flexible and provides a "plausible layout" for the park's major components.

"It's your first step in a hundred-step process," he said of the conceptual plan. "It's a good first starting tool."

No amenity or structure has yet been designated for the 17-acre parcel at the northern corner, at Uihlein Road and Rangeland Parkway. Yarger said the county wanted to leave some space available for future needs or ideas not yet considered.

"It's a nice location," he said. "We want to save a little room out there. You never know what opportunities are going to come."

He said everything on the conceptual plan is tentative, except for the library, which is expected to start construction in spring 2020. County administration and Manatee County commissioners will review the plans and public feedback before prioritizing amenities to be constructed.

"The only thing absolutely certain at this point is the library and the associated parking that goes with it," Yarger said.

Yarger said funding for the project will come primarily from impact fees and revenues from the half-cent sales tax. Those dollars will trickle in over time, and amenities can be added as singular projects or in groupings, depending on funding and other factors. Each phase of construction will require its own master plan with approval from Manatee County commissioners.

East County residents who attended a Sept. 25 meeting said they liked the conceptual plan but preferred a faster timeline.

Lucas, an avid pickleball player, said the county could consider doing improvements in stages. For example, instead of building the entire aquatics facility, it could build the splash area, so families have a place to go until the pool is ready.

She and other members in the Lakewood Ranch Pickleball Club are especially eager for the county to construct the 8-acre racket sports complex, which is proposed to have 25 pickleball courts, eight tennis courts, locker rooms and concessions. There are no public facilities in Lakewood Ranch at which they can currently play, though Manatee County will be converting three of six basketball courts at Lakewood Ranch Park by the end of November.

Central Park resident Pat Kopcsak said she worries the proposed 24,000-square-foot library is too small but liked the other options on the plan.

"The amphitheater will be a big hit," she said. "It'll bring a lot of people closer together. I'm really excited to see how it turns out."

Manatee County Commissioner Vanessa Baugh said the commissioners have not yet seen the park's conceptual plan, which is out for feedback from the public.

"At this point, they're trying to get the design done," she said. "The financing will be decided after that. I think we've got to make sure we all agree on the plan and how we want to move forward. That's something the board has not seen at this point."

Observer
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Manatee County unveils plans for Premier Park in Lakewood Ranch

Manatee County commissioners talk about the timeline for Premier Park in Lakewood Ranch.

By Scott Lockwood | 11:45 a.m. November 10, 2021

A look at where Manatee County plans to build the amenities at Premier Park.

EAST COUNTY NEWS

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Plans for some of the long-awaited amenities for the Premier Park site in Lakewood Ranch are beginning to take shape.

Fresh off the final approval for the new East County library that will be constructed on the north end of the property, Manatee County commissioners are getting a look at some of the first wave of park amenities, which have Commissioner Vanessa Baugh dreaming of future swim meets and pickleball tournaments.

"Every time I think about when it's going to be finished, I think the same thing: live, work and play in Lakewood Ranch and the surrounding areas," she said. "This is a live, work and play community. We hope to have these types of facilities all over Manatee County for all the residents to enjoy and give the best quality of life we can possibly give."

Leading the way is an aquatic complex that will be the first of its kind in Lakewood Ranch. The county plans to build a 25-yard, 10-lane lap pool along with a shallow area for swim lessons and other fitness activities. Starting blocks, lane lines, in-pool and deck lighting, water heating, cooling and filtration systems, deck seating, and shade structures will

be included.

Premier Park projects

Manatee County has outlined some of the first projects that will be built at the Premier Sports Campus. Here is an outline of what's coming first, estimated costs and estimated completion date.

Aquatic facility

Estimated cost: $13.6 million

Estimated completion date: May 2024

East County library

Estimated cost: $17.7 million

Estimated completion date: June 2023

Pickleball/Raquetball courts

Estimated cost: $4.8 million

Estimated completion date: Spring 2023

Remote Parking

Estimated cost: $1.9 million

Estimated completion date: June 2023

County Service Center

Estimated cost: $560,000

Estimated completion date: August 2022

More projects are slated to be completed at Premier Sports Campus in the future, including:

Event lawn, baseball/softball complex, BMX track, basketball court, skate park, volleyball courts, gymnasium, playgrounds, dog park, Manatee County Sheriff's Office/Emergency Medical Services/Fuel station, parking facilities

The aquatic complex is something Baugh said Lakewood Ranch "has needed since yesterday." Fellow Commissioner George Kruse said Lakewood Ranch needs a facility similar to the Selby Aquatic Complex in Sarasota that is known for hosting major meets.

"A lot of these homes in Lakewood Ranch have pools — and that's great — but these aren't large enough for our swim teams to use to practice," Baugh said. "We're also looking at it from the standpoint that we would like to be able to have tournaments at Premier for the swim teams as well, instead of having to go elsewhere. Let's try to keep it at home and have those at Lakewood Ranch."

Baugh said the county has submitted the aquatic project to contractors for proposal. The cost of the aquatic center is estimated at $13.6 million and could open by summer 2024.

Even before the aquatic complex will open, a new pickleball facility will open, targeted for summer 2022.

Pickleball players have complained about a shortage of courts available in the Lakewood Ranch area.

Baugh said the project features 24 pickleball courts, a small administration office, restrooms, water fountains, lighting and shade structures. It's expected to cost an estimated $4.8 million.

Plans call for the pickleball facility to be built in three pods, with eight courts in each pod. The county has requested that one of the pods be constructed with a shade structure that would protect players from the elements, which Baugh said are similar to the courts the county is building at G.T. Bray Park in Bradenton.

Plan documents show that additional parking and a small Manatee County service center that will house broadband and IT services for the complex are slated to be built by 2023.

Baugh said future projects on the site could include an amphitheater, a gymnasium, a baseball/softball complex, a dog park, a playground, a BMX bike track, basketball courts, volleyball courts, clay tennis courts and a Manatee County Sheriff district office and fleet facility. More green space, 500 additional parking spaces and a skate park could also be in the pipeline.

Kruse said the park has to be spaced out due to funding issues. Manatee County has to spread funds to other park improvements and other expenses. The county is also building the Lincoln Park Pool in Palmetto and expanding pickleball courts at G.T. Bray Park.

"We need to make sure we're allocating the funds we have for Parks and Rec equitably throughout the county, even if a majority of it go into Premier because it's kind of a flagship project," Kruse said. "It can't be the entirety of it. Otherwise, we're excluding the entire rest of the county. And that's not something we can do right now."

Staffing and cost overruns are other issues the county would face if they built more amenities at the present time. Baugh said the county can not use proceeds from infrastructure sales tax and impact fees — two of the main sources of funding for parks — for staffing.

"This is not an inexpensive venture to build all of these facilities at Premier," Baugh said. "Once we build a pool, we need to have lifeguards. We need to have staff to operate these facilities and help citizens when they use the parks. It takes a little bit of maneuvering, budgeting and scheduling to make sure we can get it all done and then afford it once we have it."

Kruse said he looks forward to the park being a "premier" destination in Manatee County. He said it might take several years before all of the projects come to fruition but that the wait will be worth it in the end because it will be utilized by everyone in Manatee County.

"All of our current outdoor recreation is focused out west, and that's where we have G.T. Bray, the Robinson Preserve and Emerson Point," Kruse said. "All the growth and development has been out east — and we just don't have anything like a G.T. Bray out here. The intention of Premier is to provide an all-inclusive outdoor location for Lakewood Ranch and Myakka City and, to a lesser extent, even Parrish.

"It's not just going to be sports. It's not just going to be a Lakewood Ranch amenity. It's an amenity of the county."

The county also is continuing to develop the adjacent Premier Sports Campus as well. Manatee County is in the design phase of a new air-conditioned, permanently framed, multipurpose soccer tent. Climate-controlled restrooms, locker rooms and stadium improvements — including new lights and a scoreboard — are also part of the estimated $6.4 million project.

"That's going to be nice because our summers get so hot, and these teams need an area where they can get there at the end of the tournament and get their awards and their trophies," Baugh said. "It'll just work out beautifully for them and gives them a little bit of shade. It's going to be wonderful."

Premier Sports Campus already features 25 soccer fields — including eight with lights — across 14 acres, a 3,000-seat stadium, concession stands with seating areas and permanent restroom facilities in the stadium area.

Kruse said the soccer facility is a major driver of tourism in the area.

"Almost every weekend there is a major soccer tournament there, and you get hundreds of teams," he said. "All those people are staying at hotels, eating in restaurants and seeing our community."

Kruse said the big tournaments put the spotlight on Manatee County for people throughout Florida and, in some cases, throughout the country.

The 6,500-square-foot soccer structure that could hold as many as 400 people in a banquet-style setting could be completed in late 2023.

Public Comment

Manatee County Government

Submitted On:
Aug 16, 2026, 06:24PM EDT

Full Name	**First Name:** Dustin **Last Name:** Taylor
Email	jtaylo49@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Ice Rink
Comment	I support the ice rink in its already planned location. It is a great thing for the community and the kids in it. We need to think about the future, not the retirees.

From: Dustin Taylor <jtaylo49@gmail.com>
Sent: Sunday, August 16, 2026 6:59 PM
To: George Kruse <george.kruse@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Selena Cunningham <selena.cunningham@mymanatee.org>
Subject: Support for Project Grace

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Dear Manatee County Commissioners,

I am writing to express my support for Project Grace and the proposed ice rink complex.

I believe this project has the potential to become a significant asset for Manatee County. A high-quality ice and multi-sport facility can bring new recreational opportunities to local families while also attracting tournaments, events, visitors, and additional economic activity to our community.

Manatee County continues to grow, and projects like this give residents more things to do close to home while strengthening our ability to attract regional events and tourism. The Premier Sports Campus has already become an important recreational destination, and Project Grace has the potential to build on that success and create an even more complete sports and entertainment campus.

I understand that any project of this size requires thoughtful planning around traffic, infrastructure, landscaping, public safety, and nearby neighborhoods. Those concerns should be addressed carefully, but I do not believe they outweigh the long-term benefits this project can bring to the county.

I encourage the Board to continue moving Project Grace forward while working to ensure the facility is developed responsibly and with consideration for the surrounding community.

Thank you for your service to Manatee County and for considering the views of residents who support this project.

Thanks,
Dustin Taylor

-- Dustin Taylor

Photographer, Videographer, & Content Creator

USA: +1 (901) 479-6660 | Russia: +7 (925) 024-0850

https://dustin-taylor.com

Public Comment

Manatee County Government

Submitted On:
Aug 16, 2026, 07:13PM EDT

Full Name	**First Name:** Oxana **Last Name:** Kochkina
Email	oksana.kochkina1@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Ice rink building
Comment	I, Oxana Kochkina, fully support ice rink building in LWR. I think it would be extremely beneficial to the residents and families with kids, sport is always beneficial to kids especially and people of all ages and this project will provide opportunities to learn new sports and generally quality family time.

From: Robert Innocentin <rinnocentin@gmail.com>

Sent: Sunday, August 16, 2026 8:53 PM

To: George Kruse <george.kruse@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Selena Cunningham <selena.cunningham@mymanatee.org>

Subject: Project Grace Support

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Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

I am writing to express my strong support for Project Grace. I believe the arena will be a great economic opportunity for county and a huge benefit for families in the area. I hope you approved the project as soon as possible.

Sincerely,

Robert Innocentin

7202 Ashland Glen, Lakewood Ranch

Sent from my iPhone

Public Comment

Manatee County Government

Submitted On:
Aug 17, 2026, 05:21PM EDT

Full Name	**First Name:** Stephen **Last Name:** Bures
Email	butes@sbures.com
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	The Ice Rink Complex.
Comment	It should be at the Sports Park. Build it there. There are always pluses & minuses, but the Community DOES want it and deserves it. You planned it, KEEP it!

Public Comment

Manatee County Government

Submitted On:
Aug 21, 2026, 01:36PM EDT

Full Name	**First Name:** Michael **Last Name:** Szczuka
Email	mikeszczuka93@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Ice rink
Comment	I like the idea of the ice rink but not in its location located in Lakewood ranch. There needs to be study's done on traffic in the area before building. When the soccer fields have tournaments traffic in the area gets almost gridlocked and deputies need to be out there for traffic. We now have a high school being built too. Which will increase traffic. Lorraine and rangeland are not equipped to handle the traffic as is. Most cars don't use 70 to get there they take Lorraine as they stop at Publix before the tournament and during. It's a good idea but not the best spot for it.

Public Comment

Manatee County Government

Submitted On:
Aug 21, 2026, 02:02PM EDT

Full Name	**First Name:** Paul **Last Name:** Bolduc
Email	pebolduc@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Ice Rink Complex
Comment	These hockey rinks will be a tremendous asset to our youth, our families, and our community. Please move forward with the current location!

Public Comment

Manatee County Government

Submitted On:
Aug 21, 2026, 02:05PM EDT

Full Name	**First Name:** Kerrin **Last Name:** Noce
Email	Kerrin81@hotmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Ice Rink
Comment	I think an ice rink would be a positive addition to our community. I believe the Sport Campus is the most appropriate spot. Hockey in Florida has grown. Look how many times an NHL Florida team made a Stanley Cup final? The USA men's and women's teams just won gold this year! Look at the amount of people that moved to the area from the north that have that hockey background with them. Ellenton is in need a big gut. And there will not be enough ice in the area for the amount of teams we have. We have the success of the Lakewood ranch high school team. Palmetto and Sarasota also play out of there. Travel teams, recreational teams, learn to play and skate, figure skating, plus open skate. It is not enough. I honestly think before a decision is made, each of you need to step in Ellenton Ice Rink and then go to Advent Ice Center in Wesley Chapel. It would bring jobs and money to the area. It's also another place for families to go. Please don't let the negativity of something that would be a wonderful addition to our community be built in another location. Thank you

Public Comment

Manatee County Government

Submitted On:
Aug 21, 2026, 02:26PM EDT

Full Name	**First Name:** Amanda **Last Name:** Johnson
Email	manda91979@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	ICE Rink
Comment	We need the Ice Rink in LWR! It would be amazing for so many kids and adults! Please build it!!

Public Comment

Manatee County Government

Submitted On:
Aug 21, 2026, 02:54PM EDT

Full Name	**First Name:** Jennifer **Last Name:** Ayotte
Email	jnorana@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Ice rink
Comment	We WANT the ice rink!!! I've got four kids that are excited to use the facilities. Rangeland is a perfect location in that kids can easily get there after school. LETS GO!!! 🥳

Public Comment

Manatee County Government

Submitted On:
Aug 21, 2026, 06:26PM EDT

Full Name	**First Name:** Ana **Last Name:** Carolina
Email	camaju07@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	Dear Commissioners, I am writing to express my strong opposition to the proposed large-scale construction project in our residential neighborhood. Contrary to claims that opposition is limited to a few individuals, more than 1,250 residents oppose this project, including numerous young families with children. This location is entirely unsuitable for a development of this scale. It is situated in a residential area where ongoing projects are already projected to cause severe traffic congestion. Furthermore, facilities of this magnitude are rarely built in such close proximity to single-family homes. When the city approved the zoning change last November, the justification provided was that it would facilitate community facilities to support the health, safety, and welfare of the surrounding neighborhood. (800 vertical parking garage for the neighbors? 2500 seats?). This project clearly fails to meet that standard. The city should justify this decision to the local residents who are directly impacted, rather than prioritizing tourism and out-of-town visitors. I urge you to consider the best interests of the community members who trust you to represent them, and to reject this proposal in this location. Sincerely, Ana Carolina

Public Comment

Manatee County Government

Submitted On:
Aug 21, 2026, 07:47PM EDT

Full Name	**First Name:** Rosella **Last Name:** Stromberg
Email	strros@aol.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Public Comment
Comment	Dear Commissioners, My name is Rosella Stromberg. I live in Lorraine Lakes, and my family lives in Solera. I am also a registered nurse with more than 30 years of surgical and trauma experience. I am speaking today about Project Grace, the proposed ice-skating and entertainment complex near Rangeland Parkway and Uihlein Road. Let me be clear: this is not about opposing hockey. It is about protecting our neighborhoods and putting a large regional entertainment complex in the right location. The proposed site is surrounded by residential communities and is close to a library, an aquatic center, athletic fields, a school bus stop, and roads used by children walking, bicycling, and riding electric bikes and scooters. A complex with multiple ice sheets, large events, a restaurant and bar, and a parking garage could bring significant traffic, noise, bright lighting, exhaust fumes, overflow parking, and late-night activity into a residential area. As a trauma nurse, I have seen what happens when vehicles and pedestrians collide. Children already cross and travel along these roads. Adding more event traffic before completing a thorough safety review could create preventable risks. Even one preventable tragedy would be one too many. Before Project Grace moves forward, residents deserve independent, publicly available studies addressing: Traffic and pedestrian safety, emergency access, parking and overflow parking, noise, lighting, drainage and flooding, wildlife, air quality, and the combined effects of all the development already occurring in this area.

We also deserve transparency. The complete site plan, proposed operating hours, event capacity, traffic projections, public financial commitments, and all environmental and safety studies should be released before any decisions are made.

Please do not approve funding, agreements, land-use changes, or other commitments until residents have received the complete information and have had a meaningful opportunity to be heard at public meetings.

There are commercial locations that could provide better road access, larger buffers, adequate parking, and greater separation from homes and children.

We are not saying “no” to hockey. We are saying “no” to the wrong location.

Commissioners, please protect public safety, neighborhood compatibility, and the public’s right to participate.

Please pause Project Grace and move the rink.
Thank you
Rosella Stromberg

Public Comment

Manatee County Government

Submitted On:
Aug 21, 2026, 07:47PM EDT

Full Name	**First Name:** Linda **Last Name:** Siggia
Email	lsiggia66@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Ice Rink
Comment	Please relocate the proposed ice rink. It should not be built at Uihlein and Rangeland. There are too many residential communities surrounding that property, which would bring more traffic and congestion to the area. Please find another location in Manatee County that would be more appropriate for the Ice Rink. Thank you -

Public Comment

Manatee County Government

Submitted On:
Aug 21, 2026, 08:42PM EDT

Full Name	**First Name:** Joye **Last Name:** Lucking
Email	joyous.lucking@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	Ice rink complex, LWR
Comment	

Public Comment

Manatee County Government

Submitted On:
Aug 21, 2026, 08:45PM EDT

Full Name	**First Name:** Laura **Last Name:** Moninski
Email	lmoninski@comcast.net
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	I am hoping you will please look into all the facts about the property you are trying to build a MegaPlex Ice Rink in an area that was designated to be green space with walking paths, and an EMS station/Firehouse for the residential community. I believe the Ice Rink is in the wrong location. 22 acres is not enough space for this very large structure. The infrastructure is not able to accommodate the buildings, traffic, and noise. We want to have the privacy we into back in January 2021. There are many more appropriate areas in the Manatee County that could hold this structure.(like off of Lena Rd and Route 64, 154 acres) Please look into these areas and leave these 22 acres alone. Great idea for the county but in the wrong place.

Public Comment

Manatee County Government

Submitted On:
Aug 21, 2026, 09:20PM EDT

Full Name	**First Name:** Maureen **Last Name:** Fox
Email	mfox2049@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	

Public Comment

Manatee County Government

Submitted On:
Aug 21, 2026, 12:56PM EDT

Full Name	**First Name:** Ronald **Last Name:** Fiume
Email	rfiume@comcast.net
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Proposed Ice Rink in LWR
Comment	I do not support the proposed rink in the currently proposed location. In my opinion the area cannot support the increased traffic and environmental outcome. I strongly request that the county look at alternative locations. I am not opposed to the project and am in favor of sports activities for our children but not at that location.

Public Comment

Manatee County Government

Submitted On:
Aug 22, 2026, 01:22PM EDT

Full Name	**First Name:** Donald **Last Name:** Treinen
Email	detreinen@att.net
Which meeting is this public comment for? (Please select date of meeting)	September 25, 2026
Topic/Agenda Item	Project Grace
Comment	I am following up after this matter was an agenda item at the Commissioner's last meeting. We are homeowners at Cresswind Lakewood Ranch and we want to share our strongest of objections to the proposed installation of ice rinks, restaurant/bar and parking facility it the property just adjacent to Uihlien Road and rangeland Parkway. This general area, already with a public library, a sherrif's location, a sports complex, a post office and a public high school under construction will clearly create an impossible to manage driving and parking situation. This is especially true given the only roadways now available for transit are Rangeland Parkway and 59th street. These are not designed to handle the immense amount of vehicular traffic that will be present every time some 200-250 events annually are held. In addition, we can expect a substantial increase for safety concerns, as well as environmental concerns for those of us living in this area. Here at Cresswind we have a full zone of homes immediately accross the street from the proposed site. Our hundreds of residents are entitled to a reasonable level of peace and quiet in their community. This project, while a worthy endeavor as long as it is done within the legal parameters allowed, should be relocated to an area that aleady has restaurants, lodging, other services to the public, and ample space for parking. We strongly recommend that the Commissioners give serious consideration to the expectations of thousands of residents residing in the immediate area. Donald and Denise Treinen, homeowners at Cresswind LWR

Public Comment

Manatee County Government

Submitted On:
Aug 22, 2026, 01:41PM EDT

Full Name	**First Name:** Andrew **Last Name:** Frint
Email	aj.frint@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Ice Rink
Comment	Please approve the ice rink in it's original recommended location. If pickleball courts and other leisure sports spaces are supported then this should be as well. Traffic will be an issue anywhere this is built. Do not put it on Lena Road as the smell and location is not ideal.

Public Comment

Manatee County Government

Submitted On:
Aug 22, 2026, 03:43PM EDT

Full Name	**First Name:** Michael **Last Name:** Pecar
Email	MIKEPECAR@GMAIL.COM
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Move Project Grace
Comment	Home buyers doing their due diligence in 2019-2020 to purchase a home near PSC, the land was not zoned MUPI and the Future Land Use was changed until November 2025. News articles going back to the original purchase of the soccer fields in 2017 and then the rest of the acreage in 2018 did not indicate that the PSC was going to be developed with large profit making ventures. Most of the uses in these articles are things that nearby residents can enjoy such as tennis courts, basketball courts, baseball diamonds, gymnasium, an event lawn, playgrounds and walking trails. I think it is time for the County to have a charette with all the communities accessing Uihlein and Bournside to discuss and share ideas of what we want. A workshop was held on September 26, 2025 but only owners within 500 feet of the site received invitations. I think for a property as large as the Premier Sports Campus and the shortage of free public parks within 3 miles, all the communities along Uihlein and Bourneside should have a seat at the table.

Public Comment

Manatee County Government

Submitted On:
Aug 22, 2026, 05:06AM EDT

Full Name	**First Name:** Kevin **Last Name:** Markee
Email	kevin.markee@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	This is the wrong location for the Ice Rink Megaplex. Please find another more appropriate location. Thank You

Public Comment

Manatee County Government

Submitted On:
Aug 22, 2026, 05:06AM EDT

Full Name	**First Name:** Kevin **Last Name:** Markee
Email	kevin.markee@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	This is the wrong location for the Ice Rink Megaplex. Please find another more appropriate location. Thank You

Public Comment

Manatee County Government

Submitted On:
Aug 22, 2026, 05:31PM EDT

Full Name	**First Name:** Mary Ellen **Last Name:** Bowers
Email	mebowers56@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Move Proposed Ice Rink Complex
Comment	The proposed Ice Rink complex for the Uhlein and Rangeland location CANNOT happen!! It is a terrible location with too much traffic congestion, not enough parking, too many kids and events already happening in the area with the aquatic and pickleball center, the 25 soccer fields, the stadium, and the new high school. Many kids will be walking and crossing streets which will be a high safety concern -even without an Ice Rink complex!! The water supply in the neighborhood areas is already low and weak - the supply cannot handle more than the new high school and Aquatic/Pickleball center!! Move the Ice Rink Complex to a location near I-75 with better access to highways and hotels/restaurants. Also, this complex will LOWER home value for Cresswind, Lorraine Lakes, and Solara neighborhoods!!! Please do the right thing!!! Thank you.

Public Comment

Manatee County Government

Submitted On:
Aug 22, 2026, 05:38PM EDT

Full Name	**First Name:** Brenda **Last Name:** Markee
Email	bbybmr@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	Please find a better location for the Ice Rink Megaplex. Putting it in a residential community is NOT the right place for it! Thanks for your service and consideration.

Public Comment

Manatee County Government

Submitted On:
Aug 22, 2026, 05:51PM EDT

Full Name	**First Name:** Ninette **Last Name:** Robbins
Email	Nonette.Robbins@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	I am a resident of Cresswind and am submitting this public comment to state my disapproval of building the ice rink complex at Rangeland and Uihlein Road. The proposed project is just too large in capacity for this residential area and will greatly impact our community and property values. Vote no.

Public Comment

Manatee County Government

Submitted On:
Aug 22, 2026, 06:44PM EDT

Full Name	**First Name:** Debbie **Last Name:** Kollet
Email	debkollet@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace Megspkex
Comment	I would like to note my objection to placing the Megaplex Ice Rink on Ulheim. I am a prior hockey mom and feel this is a wonderful sport. My objection is the proposed location in a reduced community. We already have the soccer field, and upcoming high school and pool/pickle ball courts that will cause traffic. Add g the ice plex and parking garage is too commercial for the area. Respectfully Submitted, Debbie Kollet

Public Comment

Manatee County Government

Submitted On:
Aug 22, 2026, 09:18PM EDT

Full Name	**First Name:** Ken **Last Name:** LaForge
Email	ken.laforge-home@snet.net
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace - Ice Rink
Comment	I live in Lorraine Lakes and I am fully in support of the proposed Ice Rink project. This area is already established as a sports/recreation area and adding this unique facility will be a nice fit for this area and residents adding to the other quality facilities in this location. I feel that as the population grows, including children, this facility will fulfill a needed option for residents of LWR. Keeping all these facilities together(existing and this proposal) will make this a nice destination area. It will be much better than spreading out throughout the community and making families drive between facilities. I do understand and appreciate the opposition who are worried about this project. I think that visually their concerns can be handled at the site plan stage where berming, setbacks, and vegetation can be used to mitigate views into the site. This will be a valuable project for our youth and a unique asset for the community. Proper final site design measures will help ‘weave’ this facility into the surrounding sports complexes in this area and at the same time be sensitive to its neighbors using good design techniques. I know that there are many individuals that were not able to attend the last meeting to voice their enthusiasm for this project (our family was one of many). Please accept this message as my ‘voice of support’. This project is too important for our youth, and adults alike, as we all need choices when it comes to our physical fitness needs and activities to keep us physically and mentally healthy. Thank you in advance for your consideration.

Public Comment

Manatee County Government

Submitted On:
Aug 22, 2026, 10:47PM EDT

Full Name	**First Name:** Pamela **Last Name:** Mosser
Email	pmosser1@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	When we purchased a home in the Cresswind Community, we did not anticipate a major sports complex right next door. The overall quality of life will be significantly reduced. I am also concerned that if there would be a serious medical event in the nearby neighborhoods that needed an ambulance quickly during a major event at the soccer fields, the swimming/pickleball & now Poject Grace at this location, that it would not be able to make it & get the patient to the hospital in time. My hope is that Project Grace will be moved to a more appropriate (non residential) location.

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 01:05PM EDT

Full Name	**First Name:** Shawne **Last Name:** Pecar
Email	shawnepecar@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Move Project Grace
Comment	Commissioners, I beg you to Move Project Grace to an appropriate Commercial site near major highways to maximize its success and utilization. This massive megaplex does not belong in a residential neighborhood. It violates the new re-zoning regulations, MU-C Future Land Use Restrictions and the strict rules governing Protected Watershed Regulations. Have you done traffic impact analysis, local demographic studies and watershed environmental impact assessments. It will cover the remaining green space in Premier North. We (the Public) wish to have Public have a voice.

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 01:26PM EDT

Full Name	**First Name:** Fred **Last Name:** Silck
Email	fsilck@comcast.net
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	Megaplex
Comment	My first concern is the impact on life, and safety, with the increased traffic. I'd prefer it go back to a needed park, with bike trails for the youth.

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 01:27PM EDT

Full Name	**First Name:** Lester **Last Name:** Mangle
Email	lesmangle1@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	It is short sighted to place a large multi purpose entertainment facility that will attract many sports tourists so close to residential only areas. This would be in addition to the activities that are already here (soccer, swimming, etc). This area was originally zoned for residential & farmland. Residents of the communities surrounding Project Grace purchased their homes assuming that they would be living in a residential community not close to a multi purpose entertainment complex. I fear with traffic, noise, environmental risks & lower property values that our quality of life here in Cresswind will be significantly reduced.

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 01:39PM EDT

Full Name	**First Name:** Sally **Last Name:** Adams
Email	sallyadams22@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Move Project Grace
Comment	Please choose a different location for this great project. It is a terrible fit for that area which is already going to be very busy with the new community center, high school and new neighborhoods. The traffic and light and noise pollution that will be added by this new massive structure will overwhelm the area. There must be a better location than Rangeland and Uihlien, that will meet the needs of everyone. Thank you.

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 01:39PM EDT

Full Name	**First Name:** Michael **Last Name:** Pecar
Email	mikeshawne@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Move Project Grace
Comment	This information was to be delivered to the county 180 days after the effective date of the Economic Development Agreement with Icemann Development LLC that is August 16th or 17th,2026. This information must be provided to the public in order to evaluate the proposed development of an ice rink and other commercial uses at the corner of Uihlein and Rangeland on the Premier Sports North Campus. The exact list of deliverables is found in the Economic Development Agreement as Exhibit B. Two other items from the February 17, 2026 meeting are also needed to be made public. Support materials including Tampa Bay Lightning agreements and bank/financing documentation for an 80 million dollar venture and the economic impact evaluation prepared by Downes and St. Germain Research Firm. I don’t think the proposal for a private/public partnership can be properly evaluated prior to reviewing these materials to determine the impact on our communities in the NE quadrant of the county. I can't imagine the BCC can either.

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 01:44PM EDT

Full Name	**First Name:** Kathleen **Last Name:** Flora
Email	kflora11@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Future Agenda Item - Project Grace
Comment	To: The Honorable Board of County Commissioners. I am resubmitting this note because I did not see it listed in the recorded public comments in your system. And, I am eagerly awaiting the information on whether or not the county has investigated alternative locations for Project Grace, and where. I am interested in when we will know more. Please be transparent as this project has now garnered much more interest and confrontational social media aimed at our effort and has generated even more resident concern regarding environmental and fiscal risks. We need an open meeting soon. Thank you. My formal comment is as follows: Kathy My name is Kathleen Flora. I am a 23-year resident homeowner in Manatee County, and I am a Hockey Mom. Along with my husband, Jim, we raised two young men – both hockey players. They are now in their 40's. Our family still loves hockey. After a trip to Wesley Chapel AdventHealth Center Ice, and open and responsive conversations with Mr. Elliott Falcione and Ms. Stephanie Garrison, I understand why "Project Grace" could be a boon to the county, both for the tourism draw and the economic dollars it may bring. I also understand that our county must maintain a diversity of entertainment and commercial opportunities in order to draw people of all ages and the supporting businesses to continue our reputation as a diverse, welcoming master planned community. As a former 3-term State Representative in New Hampshire and Assistant Majority Whip in the NH General Court, in a role also responsible for managing our county operations, I understand that government officials must balance competing needs. I get it. Your job is challenging. In general, I applaud the master plan developments you originally approved for the Premier Sports Campus. The Lakewood Ranch Library, the soccer fields and stadium, the Aquatic Center, and sports courts, as well as the new High School, are all compatible with that plan. Missing is the promised multi-generationally focused park. Up until the proposed "Project Grace," your approach has helped make Lakewood Ranch one of the most desirable master planned communities in the country; one that my husband and I chose very

purposely 23 years ago after considerable due diligence. But this is where I feel a wrong turn may have been made, and more wrong turns may still be pending in your decision-making.

My perspective is that transparency, integrity, and responsiveness must underpin every decision to ensure good governance. I am certain that you have acted with integrity. What is missing is the transparency and responsiveness to citizens' concerns that we need in order to trust that your decisions take into account the quality of life the 10,000+ homeowners within a one mile radius of the proposed site are working hard to build for ourselves, our families, and our future generations. What is missing is a bigger picture perspective of the impact for the citizens of the entire county.

At issue:

• The project has been euphemistically titled, "Project Grace." There is no mention in the title of the Ice Rink or commercial regional entertainment complex. By choosing such an unrelated title in all your notifications and agendas, you chose to keep citizens in the dark while you rezoned and planned the enormous commercial/private partnership. That lack of transparency leads to distrust.

• Rezoning the proposed site from General Agricultural/Watershed Protection Evers/Special Treatment Overlay Districts (A/WP-E/ST) to Planned Development/Public Interest Zoning District (PDPI) zoning was done without appropriate site signage, notification, or public input. Again, we learn about this rezoning after the fact, outside of the usual notification process. No transparency.

• We have witnessed a powerful PR campaign by the Commissioners to convince citizens that "the project has already been approved and that shovels are ready to go into the ground." This messaging via the print and electronic media, repeated over and over, seems to be intended to thwart public input. "Tell 'em "aspirational truth" often enough and people will believe what you say." Telling the FULL truth instead would generate trust.

• Where are the required traffic studies, environmental impact studies, light, water impact studies? How does the size of this proposed enterprise correspond to existing laws about protected watersheds? Are these studies complete and if so, where are they published for public review? Our team of skilled professionals from many occupations cannot find them in public records. No transparency here.

As for the requirement for responsiveness to citizen's concerns, each of you has the opportunity tomorrow, July 28th at your regular meeting to exemplify your responsiveness by carefully considering our public comments, the facts we present, and the amendment put forth by our District 5 Commissioner Dr. McCann to move Project Grace, the ICEMANN ICE RINK MEGAPLEX public/private partnership to a more appropriate commercial location. You can vote to explore sites within the county that have the infrastructure, accessibility and user amenities needed to make this project a booming success.

It is clear you believe this project will bring great benefit to the county. I respectfully encourage you to back this belief with action to amend -

moving the venue to a site that will support rather than thwart its success. To do so is responsive to citizens concerns. In turn, to do so will engender our trust and our future support.

Best regards,

Kathleen M. Flora
5070 Surfside Circle
Lakewood Ranch, FL 34211
Kflora11@gmail.com
941-779-6061

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 01:46PM EDT

Full Name	**First Name:** Michael **Last Name:** Pecar
Email	mikeshawne@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Move Project Grace
Comment	To ad on to my previous comment submitted Aug 23,2026 at 1:39PM; On February 17, 2026, the Board of County Commissioners unanimously approved an economic development agreement with Icemann in furtherance of Project Grace. Pursuant to that agreement, within 180 days, the following were to occur: negotiating, approving, and entering into a Land Lease Agreement, Icemann providing the County with certain required deliverables, and the mutual creation of schematic design documents and predevelopment of cost budgets as defined in the executed development agreement. The community and the BCC need to review this information prior to entering into a Land Lease with Icemann.

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 01:51PM EDT

Full Name	**First Name:** Colleen **Last Name:** Welmer
Email	cweenk@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	While I would like to see the ice rink in Manatee county I do not believe there was the appropriate assessment of the location that was originally chosen for this rink and the IMPACT it will have on this area. This area is meant for residential and with the new School and Premier sports when things are going on it is already fairly maxed out, especially on weekends. This rink needs to be close or to HOTELS restaurants etc. to make it work appropriately. I would hope the commissioners could find a location. It’s better suited not only for the residence that currently live around this area, but also for those who hope to use this rink in the future.

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 01:54PM EDT

Full Name	**First Name:** Steve **Last Name:** Welmer
Email	swelmer1972@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	Participating and being a fan of sports all my life, I believe this project would be very beneficial to Manatee County and its residence. However, I think the location that was initially planned for this Frank is not appropriate. There is not easy access from the interstate or the local roads except going through residential areas. This whole area is already saturated with Premier sports and the new high school which will open in the fall of 2027. The rink needs to be closer to restaurants, hotels, etc. if it is going to be used as it is proposed. We would hope that the commissioners and the county could find a better location for the rink. Also, the zoning for this area was not to be something to the size. And I think some of this was skipped over in a rush to get this approved.

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 01:56PM EDT

Full Name	**First Name:** Mary **Last Name:** Olmstead
Email	merolmstead@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Move Project Grace
Comment	Please vote to build the rink to another more suitable location. Thank you

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 01:58PM EDT

Full Name	**First Name:** Chris **Last Name:** Olmstead
Email	cdomert@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 02:09PM EDT

Full Name	**First Name:** Philip **Last Name:** Giocondi
Email	pjgiocondi@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Grace Development
Comment	

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 02:28PM EDT

Full Name	**First Name:** Dennis **Last Name:** Argue
Email	dennis@argfam.net
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Move Project Grace
Comment	While I could support an ice rink somewhere in the area, I cannot support the initial location at the corners of Uihlein and Rangeland. This is right in the middle of a residential area that is already getting over crowded. Too big, too noisy, high risks and too much traffic. At a minimum, wait to see what the impact of the new swimming and pickleball complex is. But better yet, find a more suitable location for an ice complex of this size. Especially one where they want to make a multi purpose destination.

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 02:29PM EDT

Full Name	**First Name:** Philip **Last Name:** Giocondi
Email	pjgiocondi@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Grace Developmenz
Comment	Gace Development #2.pdf

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 02:42PM EDT

Full Name	**First Name:** Chris **Last Name:** Tollette
Email	christineltollette.50@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	Please do not build this in our residential area. Way too much traffic. It's a great idea but it needs to be moved to the appropriate area and closer to the interstate.

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 02:42PM EDT

Full Name	**First Name:** Philip **Last Name:** Giocondi
Email	pjgiocondi@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Grace Development
Comment	Re: Project Grace development proposed for 22-acre parcel on the SWC of Rangeland Pkwy and Uihlein Road, Lakewood Ranch My name is Phil Giocondi, and I have lived in Lakewood Ranch for the past four years. My wife and I live in the Cresswind community, and I am speaking today regarding the proposed Grace development at the corner of Uihlein Road and Rangeland Parkway. First, I want to make it clear that I have nothing against recreational facilities. In fact, I strongly support recreation. I have three sons, and all three played lacrosse and soccer, so I understand the importance of having quality recreational opportunities for families and our community. However, I also believe it is important to recognize why many of us chose to move to Florida— and specifically to Lakewood Ranch. We didn't simply choose a house. We chose a community. We were attracted to the overall vision and the benefits that Lakewood Ranch was designed to provide: the organized landscaping, beautiful roads, extensive trails and amenities, and the many distinct communities that make up Lakewood Ranch. Those features were part of what made this area so desirable and influenced many of us when we made the decision to invest in our homes and our future here. That is why I believe the discussion surrounding the Grace property needs to be about more than whether recreation is a good thing. Of course it is. The question is whether this particular development, in this particular location, is consistent with the long-term planning, character, and expectations of the community that so many of us intentionally chose to call home.

As a planned community, Lakewood Ranch has established itself as one of the premier
communities in Florida. As a land-use planner myself, I have had the opportunity to see and
work with many master-planned communities over the years.
One of the fundamental principles of a successful master-planned community is that land uses
are carefully planned and coordinated. Residential areas, commercial uses, industrial uses,
recreational facilities, and other major land uses are intentionally located and designed to work
together.
The purpose of that planning is not simply to determine where buildings go. It is to make sure
that the supporting infrastructure—our roads, traffic systems, utilities, schools, public services,
and other community amenities—can adequately accommodate the intensity of development.
Typically, higher-intensity and non-residential uses are strategically located so they can serve the
community without unnecessarily placing additional burdens on established residential areas.
That is what concerns me about the proposed Grace development.
From what I have reviewed, the scale and density being proposed are significantly different from
what many of us have experienced elsewhere in Lakewood. This isn't simply another recreational
facility being added to the community. It represents a substantial development with a level of
intensity that deserves very careful consideration. And when you place a development of this
scale at the intersection of Uihlein Road and Rangeland Parkway, the question becomes: What
impact will that intensity have on the surrounding neighborhoods, the existing road
network, traffic patterns, infrastructure, and the quality of life that residents came here
expecting?
I believe those questions need to be answered before we simply conclude that because the project
provides recreation, it is automatically appropriate for this location.
Recreation is important. But location, scale, density, compatibility, and infrastructure matter
just as much.
The original zoning designation for this property was agricultural. In 2017, that designation was
changed to PDPI, which allows for a substantially higher level of development.
But zoning is only one part of the equation. We also need to look at

what has happened around
this property and how the area has evolved.
Today, we have a new high school, the Premier Sports Campus, pickleball courts, the new
natatorium, and the library. All of these facilities generate traffic. But there is an important
distinction: these are amenities that serve the Lakewood Ranch community and provide value to
the residents who live here.
So the question I believe we should be asking is: Does the proposed Grace development, at
the scale and intensity being proposed, provide a comparable level of value to the local
community?
Based on the concerns I've already raised regarding intensity, traffic, infrastructure, and
compatibility with the surrounding residential communities, I have serious doubts that it does.
And then there is another important question: Can the local community reasonably support
the level of activity this development is likely to generate?
I don't believe it can.
My concern is that this is not simply a neighborhood recreational facility. The scale and nature of
the proposed development appear to make it more of a countywide or regional destination. That
means bringing significantly more people, more vehicles, and more traffic into an area that is
already experiencing substantial growth.
And that gets to the heart of the issue for many of us who live here.
We chose Lakewood Ranch because it offered something different—a well-planned, beautiful,
amenity-rich community where residential neighborhoods were designed with a certain quality
of life in mind.
We understand that growth is inevitable. We understand that communities change.
But growth should not come at the expense of the very characteristics that made Lakewood
Ranch desirable in the first place.
We are not opposed to recreation. We are asking for responsible planning, appropriate
scale, and development that is compatible with the community that is already here.
For these reasons, it is my opinion that this development should be relocated to a more
appropriate location—one that has direct access to major roads and better connectivity to the
county as a whole.

A facility of this scale should be located where the surrounding transportation infrastructure can
accommodate the volume of traffic and visitors it is intended to attract, without placing that
burden disproportionately on established residential communities.
As for this particular property, I believe there is a much better use—one that would truly serve
the residents who live here.
In my opinion, this property should be developed as a community park. A community park would provide an amenity that residents could enjoy without creating the
same level of regional traffic and intensity associated with the proposed development. It would
preserve open space, enhance the quality of life in the surrounding neighborhoods, and provide
something that I believe many Lakewood Ranch residents would genuinely support.
Ultimately, I am not asking that recreation be eliminated. I am asking that we put the right
development in the right location.
If the Grace development is intended to serve a countywide or regional population, then it should
be located where countywide and regional access can support it.
And if this property is going to remain part of our local community, then I believe it should be
used in a way that benefits the people who actually live here.
For me, that means a community park—a use that is consistent with the character of the
surrounding neighborhoods and with the quality of life that brought so many of us to Lakewood
Ranch in the first place.
Respectively
Philp J. Giocondi

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 02:58PM EDT

Full Name	**First Name:** Joseph **Last Name:** Wing
Email	Jbwing1@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Move Project Grace
Comment	I have no qualms with private enterprise wanting to build a skating rink with its own money and commensurate risk, however I believe that such a large structure and adjoining parking garage should be built in another less residential area. Additionally I feel that the county and surrounding area would benefit more with a passive park, walking trails and perhaps playground facilities for younger children. I look forward to hearing what the county staff's research has produced.

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 03:06PM EDT

Full Name	**First Name:** Rosemary **Last Name:** Bertelle
Email	bertellecreative@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Support Project Grace
Comment	I live within 500 feet of the current proposed location for 'Project Grace' the Megaplex Sports Arena. This is a great project, but NOT in this location. The area currently slated for the corner of Uihlein and Rangeland impacts the privacy and infrastructure of five gated communities.

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 03:10PM EDT

Full Name	**First Name:** Marc **Last Name:** Keeschner
Email	marcjkerschner@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 28, 2026
Topic/Agenda Item	Ice Megaplex
Comment	Do NOT put this at proposed location. This residential area and the impacts on traffic, environment and our residential communities will be horrific! There is so much land in county. How about moving closer to 70 where soccer fields are and moving soccer fields to proposed area? Great project WRONG PLACE!

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 03:33PM EDT

Full Name	**First Name:** Judy **Last Name:** Rowe
Email	rowejudy345@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Megapkex Rink
Comment	Imagine how you would feel if they built this monstrosity in your front yard This is not the location for such a large development Put it somewhere the infrastructure supports it NOT HERE!

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 03:37PM EDT

Full Name	**First Name:** Joseph **Last Name:** Moninski
Email	joe.moninski@comcast.net
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Item D - Generic Public Comment, Move Project Grace
Comment	We are residents of Lakewood Ranch living in the Cresswind development at the intersection of Uihlein Rd and Rangeland Blvd. We are concerned with the proposed construction of a major regional sports and entertainment facility in the heart of our residential community, under the disguise known as “Project Grace”. Our concerns: • Bait & Switch This is a proposed 250,000 sq. ft. facility crammed onto 22 acres of parkland. This was not the plan when the area was rezoned from Agricultural to Planned Development Public Interest. The plan per the commissioners meeting minutes from December 9, 2021, long after the residential communities around it were being populated were, AND I QUOTE: “public use facilities (library, Sheriff Substation, or Emergency Management Service station) along with LOW-INTENSITY RECREATIONAL USES.” (EMPHASIS added) • The Megaplex does not fit the location. As a major regional destination expected to host 200 to 250 events each year bringing in thousands of visitors from far and wide, with associated increases in traffic, noise, and safety risks, raises our concern about our safety and property value. Contrary to supporters’ beliefs, these events are not neighborhood free skates or kids’ birthday parties. These are major events required to justify and get ROI on an $80M investment with a 2500-seat arena. A four-sheet ice facility with 250,000 square feet of building with high rise parking garage exceeds the size of an average Walmart Supercenter and does not have direct access from a major highway. Residents purchased homes with the expectation that future development would remain compatible with surrounding neighborhoods and consistent with the Manatee County Comprehensive Plan. The existing proposal fails to do that. • Sweetheart Deal with Revenue Loss The proposal to forgo rent from the business for three years, along with a discounted lease for 60 years, and a gift of $5,000,000 or more tax dollars to a private business is not what our county government should be doing. There are taxpaying businesses that compete with this facility and none of them receive such treatment. If the business plan cannot survive without this gift, then the plan is simply not good and destined

for failure. What will happen when this vacant eyesore is left behind, will we be charged more tax dollars to tear it down?

• Paving Over Watershed Land

The proposal covers a significant area with impervious surface. Control over flooding given Florida's propensity for heavy rainstorms and hurricanes will cause surrounding neighborhoods to be impacted. And yet in the next breath, commissioners are proposing to tax residents even more to buy up more "greenspace". How about preserving some of what we already have? Let's not "pave paradise to put up a parking lot".

• Traffic and Poor Access

Note that the proposal shows two entrances. The entrance from Rangeland is directly adjacent to the new Sheriff's facility. Without a right turn lane, entering traffic will back up on directly on Rangeland and block the entrance to the Sheriff's office. The entrance from southbound Uihlein will also cause backup and increase hazards at the intersection.

We urge the Board to prioritize the concerns of residents and require the Megaplex to be moved to a location better suited to a regional sports destination. For example, Manatee County owns 159.49 acres just south of SR 64 on Lena Rd. This location is not only sizable, large enough to include a hotel, but it is within minutes of the I-75 interchange and a commercial area with restaurants, shopping, gas stations and medical facilities that are complementary to support attendees for tournaments, concerts and other uses. And it is more centrally located, thus readily accessible to all residents of Manatee County.

We ask that the voices of residents who will live with the consequences of this project every day be given significant weight. Development should enhance our community, not diminish the quality of life of those who already call it "Home".

Respectfully,

Joseph & Laura Moninski

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 03:43PM EDT

Full Name	**First Name:** Robert **Last Name:** Meyer
Email	robertmeyerjr@comcast.net
Which meeting is this public comment for? (Please select date of meeting)	August 26, 2026
Topic/Agenda Item	Project Grace
Comment	Opposition to Project Grace I am not opposed to the concept of Project Grace or to the benefits a major ice-skating and recreational complex could bring to Manatee County. However, I strongly oppose the current proposed location and the use of taxpayer dollars/ tax incentives to subsidize the project. A development of this magnitude should be located in an area appropriately designated and zoned for a large-scale commercial enterprise. If the proposed project exceeds or does not conform to the existing commercial zoning guidelines for its current location, that should be a significant consideration—not something that is simply overcome to accommodate the project. Equally concerning is the proposed use of taxpayer funds to support a private commercial venture that would compete with other businesses providing similar recreational services. Those businesses have invested their own capital and assumed their own financial risks without taxpayer subsidies. Government should not pick winners and losers by providing public financial support to one enterprise while others operate without that advantage. Bottom line: Project Grace may be a good project, but a good project still needs to be in the right location and comply with appropriate zoning and land-use standards. I support finding Project Grace a more suitable, commercially zoned location where its size, traffic, infrastructure needs, and economic impact can be appropriately accommodated—without placing the financial burden on Manatee County taxpayers.

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 03:44PM EDT

Full Name	**First Name:** Janice **Last Name:** Mars
Email	jmars10@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace. The ice rink in Rangeland and Uhlien
Comment	Having 4 ice rinks including a hotel and large parking garage should not be added to a residential area for many reasons. There are other places to put it to ensure people have use but not here. Also, not sure it seems fair to subsidize this business when others like the family owned rink in Ellenton are privately owned and run. We are not saying not to have it, just it’s a horrible location in a residential area.

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 04:01PM EDT

Full Name	**First Name:** Scott **Last Name:** Breitung
Email	scottbreitung@comcast.net
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Mega Plex
Comment	This proposed sports facility is disruptive in a residential community.The light pollution, noise and traffic are concerns being placed next to homes. This will damage the quality of life for people in the demographic area. Property values would suffer too. Our community needs to respected for its serene and peaceful way of life . Please don't take that away from us . Please relocate this to a different location that will conveniently serve the people.

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 04:02PM EDT

Full Name	**First Name:** Kenneth **Last Name:** Wood
Email	kcjuly@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Ice Rink
Comment	Please DO NOT approve the ice rink location at Uihlein and Rangeland. It is a nice idea but in the wrong location. This rink would create too much traffic and congestion in a residential area that already has a high school, pool, soccer fields, pickleball courts and a library! Find another location that is not in a residential area. Thank you - Kenneth Wood Cresswind Resident

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 04:17PM EDT

Full Name	**First Name:** Michael **Last Name:** Garrett
Email	m.b.garrett@verizon.net
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	68 Move Project Grace
Comment	Subject: Formal Opposition (Project Grace Development): Adverse Impacts of Proposed Ice Rink, Hotel, and Parking Complex on Residential Infrastructure Dear Dr. Bob McCann, My name is Michael Garrett, and I am writing as a resident of Cresswind Lakewood Ranch and reside at 4933 Edisto Court. I formally object to the proposed development of an NHL-size ice rinks with a 2,500-seating capacity, hotel, and multi-level parking garage adjacent to our residential community. While we support balanced economic growth, introducing a high-density, commercial entertainment hub directly into a quiet residential setting will severely compromise our safety, property values, and quality of life. It is noted that the land near Uihlein Road and Rangeland Parkway was initially earmarked for expanded public use, including government service buildings, parks, sports amenities, and libraries. However, a project of this size in a residential setting is completely out of scope for this section of Lakewood Ranch. A project of this magnitude is fundamentally incompatible with the existing residential zoning and infrastructure. We urge the Commission to reject this proposal based on the following critical impacts: Severe Traffic Congestion & Safety Risks • Constant Traffic Influx: Unlike standard offices or retail, a multi-use ice rink and hotel complex generates dense, continuous traffic from early morning youth hockey practices to late-night tournaments and hotel check-ins. • Neighborhood Cut-Throughs: Overloaded arterial roads will force out-of-town drivers, delivery trucks, and rideshare vehicles onto our narrow residential streets as shortcuts, creating massive bottlenecks. • Pedestrian Vulnerability: The influx of hurried, distracted drivers unfamiliar with our roads poses an immediate threat to neighborhood children, pedestrians, and cyclists who rely on our local walkways. Environmental, Noise, and Light Pollution • Disruptive Commercial Noise: Large ice complexes rely on massive, industrial-grade HVAC, cooling towers, and refrigeration units that run continuously. This persistent machinery hum, paired with late-night

hotel activity and tournament crowds, will shatter the peace of nearby homes.

• Light Intrusion: The unavoidable glow from multi-story parking garage lighting, hotel signage, and venue security lights will spill directly into residential windows, disrupting sleep schedules and ruining night skies.

• Heat Island Effect: Replacing natural terrain with a massive concrete parking garage and a large-footprint arena will significantly increase localized ambient temperatures and alter stormwater runoff patterns.

Erosion of Residential Character & Property Value

• Visual Blight: A multi-story parking garage and hotel tower will loom over single-family homes or low-rise townhouses, invading homeowner privacy and destroying the aesthetic harmony of our neighborhood.

• Diminished Home Values: Prospective homebuyers seek residential areas for quiet security. Placing a high-turnover commercial venue next door will lower residential demand, degrade long-term property values, and strain local municipal services.

We respectfully request that the city protect its residents by preserving the residential buffer zones and directing heavy commercial developments like this to appropriate regional highway corridors. Thank you for your time and your dedication to safeguarding our community.

Sincerely,

Michael Garrett
4933 Edisto Court, Lakewood Ranch, Florida 34211
732-963-7661

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 04:26PM EDT

Full Name	**First Name:** Rob **Last Name:** Puzio
Email	rpuzio2002@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace hockey rink
Comment	I completely support the hockey rink being built, which is only a few hundred yards from my house. The current rink in Ellenton is a disaster as well as the owner. He is very difficult to deal with. He’s promising to renovate, which should of started months ago, had not started. I don’t think he is even going to do most of the updates he promised. He already changed the design again, removing items.

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 04:28PM EDT

Full Name	**First Name:** Kevin **Last Name:** Markee
Email	kevin.markee@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	This is NOT the right location for the Ice Rink! Please find a better location! Thank you

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 04:31PM EDT

Full Name	**First Name:** Brenda **Last Name:** Markee
Email	bbybmr@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace.
Comment	Putting this Ice Rink in a residential neighborhood is totally WRONG! Please find a better location!! Thank You

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 04:37PM EDT

Full Name	**First Name:** Julie **Last Name:** Krzyzaniak
Email	hinsdalejulie@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Move the Rink
Comment	As a Manatee county resident I vehemently oppose the megapkex currently sxheduled for the corner of Rangeland & Uihlein. MOVE the RINK. Thank you.

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 08:56AM EDT

Full Name	**First Name:** Helene **Last Name:** Pliner
Email	hpliner15@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	Have there been environmental impact studies - traffic, pollution, water impact to local services as EMS and police. If so, please share with the community. Good concept of a plan but wrong location.

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 10:56AM EDT

Full Name	**First Name:** Martina **Last Name:** French
Email	martina.french@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	Has there been a traffic study of the area?? Library, Aquatic Center, Premier Sports, new High School, and now a Monstrosity Ice Rink?? Ridiculous!!!

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 11:36AM EDT

Full Name	**First Name:** Jacqueline **Last Name:** Morgan
Email	jmorgan37@verizon.net
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	A parking garage has no place in our residential community. I am deeply concerned about the public safety, security, and community policing challenges that could accompany the proposed approximately 800 car parking garage at the Project Grace site. I speak from personal experience. The small town where I previously lived constructed a parking garage behind the main police station several years ago. Since then, garage has become a magnet for undesirable criminal and other problematic activity and is a significant public safety concern. Records from the community indicate that there have been at least five suicides involving individuals jumping from the open air top of the garage. There has also been at least one reported rape, reports of sexual assaults, and unhoused individuals attempting to camp on the upper floors. The problems have required significant ongoing security measures.Cameras have been installed and monitored 24 hours a day. At times, the top level has been restricted to police vehicle parking in an effort to limit access to the upper floors. These are not simply theoretical concerns. A large, relatively isolated parking structure can create areas with limited natural surveillance, particularly on upper levels, ramps, stairways and around elevators. There are also concerns specific to our community. Youth e-bike and e-scooter activity in Lakewood Ranch has been well documented. It is reasonable to question whether the ramps and open areas of an 800 car garage could become an attractive location for this activity, particularly when the garage is largely empty between scheduled events. National research further supports the need for caution.The FBI Crime Data Explorer has identified parking environments among locations where significant numbers of violent offenses occur. The US Department of Justice's National institute of Justice has identified parking facilities as environments with elevated risks of both violent and property crime. There are documented examples from around the country involving parking garages serving sports and entertainment facilities, including

	the Jacksonville Sports Complex in Florida, the Frost Bank Center in San Antonio, Texas, and the Sinking Ship parking garage in Seattle, Washington. These incidents range from assaults to theft to shootings and lethal violence. Research examining crime around sports venues has also found increases in larceny and assault within approximately one kilometer of venues where games are being played. My concern is that the County should not create a foreseeable public safety risk with out fully evaluating it and examining the consequences of it.

From: Ken LaForge <ken.laforge-home@snet.net>
Sent: Saturday, August 22, 2026 10:00 PM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Ice Rink Proposal

You don't often get email from ken.laforge-home@snet.net. Learn why this is important

CAUTION:This email originated from an external source.
Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

Dear Commissioner Bearden,

I feel compelled to write you a quick (I hope) note regarding the proposed Ice Rink. This will be a valuable project for our youth and a real, unique asset for our community.

Our family lives in Lorraine Lakes and we are FULLY in support of the proposed Ice Rink project in this location. This area is already established as a sports/recreation area and adding this unique facility will be a nice fit for this area and residents adding to the other quality facilities in this location.

We feel that as the population grows, including children, this facility will fulfill a needed option for residents of LWR. Keeping all these facilities together(existing and this proposal) will make this a nice destination area. There will be a great balance of 'physical' recreation(soccer, swimming, pickleball and this facility) as well as the 'mental' recreation of our beautiful library. It will be much better than spreading it out throughout the community and making families drive between facilities.

We do understand and appreciate the opposition who are worried about this project. We think that visually their concerns can be handled at the site plan stage where berming, setbacks, and vegetation can be used to mitigate views into the site. My background is as a Landscape Architect and I know how good site design can really make a difference in the final product. Please move this project forward in this location and have the proposed developer create a facility and site design that all Manatee County can be proud of. Just look at how nice the library and pool/pickleball facility 'blend' into the community.

Proper final site design measures will help 'weave' this facility into the surrounding sports complexes in this area and at the same time be sensitive to its neighbors using good design techniques.

I know that there are many individuals that were not able to attend the last meeting to voice their enthusiasm for this project (our family was one of many). Please accept this message as our voice of support'. This project is too important for our youth, and adults alike, as we all need choices when it comes to our physical fitness needs and activities to keep us physically and mentally healthy.

Thank you in advance for your consideration. PLEASE advance this project forward. Apologies for this note not being so 'quick'.

Ken LaForge

4874 Seafoam Trail

Lorraine Lakes

Sent from AT&T Yahoo Mail for iPhone

From: Rosella Stromberg <strros@aol.com>
Sent: Saturday, August 22, 2026 10:48 AM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Project Grace

You don't often get email from strros@aol.com. Learn why this is important

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Mr Kruse

Pleas move the huge 4 sheets ice skating rink, bar, restaurant, high rise parking garage, and medical facilities out of our neighborhood! How would you like your children catching the bus outside a large parking garage with diesel fumes, traffic, and delivery trucks! How about would you like sitting in your backyard with a view of a large commercial building with bright light, noise from refrigerator chillers 24 hours a day. Plus Solera is not a gated community , is Icemann going to pay and maintain gates so overflowing traffic doesn't part up and down their streets? How would you like to have your children navigate excessive traffic riding their bikes, scooters and walking neighborhood to neighborhood? This needs to be moved to Lena Rd and 64. There are already bars, restaurants, shopping and room for hotels. Plus Coastal Orthopedics is right there which is awesome!

Please move this!

Rosella Stromberg

From: joe.moninski@comcast.net <joe.moninski@comcast.net>
Sent: Sunday, August 23, 2026 3:31 PM
To: Robert McCann <drbob.mccann@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>
Subject: Move the Megaplex (Project Grace)

You don't often get email from joe.moninski@comcast.net. Learn why this is important

CAUTION:This email originated from an external source.
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From: Joseph & Laura Moninski

TO: Dr. Robert McCann, Tal Siddique, George Kruse, Jason Bearden, Amanda Ballard, Mike Rahn

Subject: MOVE the Megaplex (Project Grace?)!

We are residents of Lakewood Ranch living in the Cresswind development at the intersection of Uihlein Rd and Rangeland Blvd. We are concerned with the proposed construction of a major regional sports and entertainment facility in the heart of our residential community, under the disguise known as “Project Grace”. Our concerns:

- **Bait & Switch**

This is a proposed 250,000 sq. ft. facility crammed onto 22 acres of parkland. This was not the plan when the area was rezoned from Agricultural to Planned Development Public Interest under the agenda item that referred to the property as “East County Facilities aka Premier Park” not “MegaPlex Ice Rink Site”. The plan per the commissioners meeting minutes from December 9, 2021, long after the residential communities around it were approved and being populated were, **and I quote:** *“public use facilities (library, Sheriff Substation, or Emergency Management Service station) along with **low-intensity recreational uses**.”* (emphasis added). Maps published by the board reflected this plan.

- **The Megaplex does not fit the location.**

As a major regional destination expected to host 200 to 250 events each year bringing in **thousands** of visitors from far and wide, with associated increases in traffic, noise, and safety risks, raises our concern about our safety and property value. Contrary to supporters’ beliefs, these events are not neighborhood free skates or kids’ birthday parties. These are major events required to justify and get ROI on an $80M investment with a 2500-seat arena. A four-sheet ice facility with 250,000 square feet of building with high rise parking garage exceeds the size of an average Walmart Supercenter and **does not have direct access** from a major highway. Residents purchased homes with the expectation that future development would remain

compatible with surrounding neighborhoods and consistent with the Manatee County Comprehensive Plan. The existing proposal fails to do that.

- **Sweetheart Deal with Revenue Loss**

The proposal to forgo rent from the business for three years, along with a discounted lease for 60 years, and a gift of $5,000,000 or more tax dollars to a private business is not what our county government should be doing. There are taxpaying businesses that compete with this facility and none of them receive such treatment. If this business plan cannot survive without this gift, then the plan is simply not good and destined for failure. What will happen when this vacant eyesore is left behind, will we be charged more tax dollars to tear it down?

- **Paving Over Watershed Land**

The proposal covers a significant area with impervious surface. Control over flooding given Florida's propensity for heavy rainstorms and hurricanes will cause surrounding neighborhoods to be impacted. And yet in the next breath, commissioners are proposing to tax residents even more to buy up more "greenspace". How about preserving some of what we already have? Let's not "pave paradise to put up a parking lot".

- **Traffic and Poor Access**

Note that the proposal shows two entrances. The entrance from Rangeland is directly adjacent to the new Sheriff's facility. Without a right turn lane, entering traffic will back up on directly on Rangeland and block the entrance to the Sheriff's office. The entrance from southbound Uihlein will also cause backup and increase hazards at the intersection. Major events at such a venue do not have cars trickling in and out over the whole day, they instead have a thousand or more vehicles showing up within an hour of the event.

We urge the Board to prioritize the concerns of residents and require the Megaplex to be moved to a location better suited to a regional sports destination. For example, Manatee County owns 159.49 acres just south of SR 64 on Lena Rd. This location is not only sizable, large enough to include a hotel, but it is within minutes of the I-75 interchange and a commercial area with restaurants, shopping, gas stations and medical facilities that are complementary to support attendees for tournaments, concerts and other uses. And it is more centrally located, thus readily accessible to all residents of Manatee County.

We ask that the voices of residents who will live with the consequences of this project every day be given significant weight. Development should enhance our community, not diminish the quality of life of those who already call it "Home".

Respectfully,

Joseph & Laura Moninski
5040 Kiva Circle
Lakewood Ranch, FL 34211

From: Joyce Blight <joyceblight@gmail.com>
Sent: Sunday, August 23, 2026 4:35 PM
To: George Kruse <george.kruse@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Selena Cunningham <selena.cunningham@mymanatee.org>
Subject: Ice Rink

You don't often get email from joyceblight@gmail.com. Learn why this is important

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Please vote in favor of construction of the ice rink in the proposed location, near Premier Sports. It is the perfect location and will centralize soccer, swimming, ice hockey,etc. all in one fabulous spot. Please ignore the fanfare about it being wrong to locate it near housing. There will be a huge school complex nearby as well. It will be beneficial to parents to have everything centrally located.

Thank you,

Joyce Blight

4011 Azurite Way

Lakewood Ranch, Florida 34211

joyceblight@gmail.com

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 05:15PM EDT

Full Name	**First Name:** Diane **Last Name:** Beveridge
Email	digoose22@aol.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Megaplex Ice Rink - Move to new location
Comment	Hello, I am adamantly opposed to the Megaplex ice rink on Uihlein & Rangeland. Especially since learning the proposed building fails to comply with current county regulations. It's too BIG in our residential area. I will see the signage from my backyard. When I bought my home in 2021, I was told that parcel of land was going to be a park. I welcome a park. We already have too much traffic. It's incomprehensible that manatee county would give Iceman over $60 MILLION using our tax money. This IS NOT sound decision making. I like idea of rink just NOT at comer of Uihlein and Rangeland. Good project Wrong location. Thank you. Diane Beveridge

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 05:22PM EDT

Full Name	**First Name:** Kevin **Last Name:** Markee
Email	kevin.markee@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Move Project Grace
Comment	Wrong Location!

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 05:28PM EDT

Full Name	**First Name:** Brenda **Last Name:** Markee
Email	bbybmr@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Move Project Grace
Comment	Bad location!

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 05:58PM EDT

Full Name	**First Name:** Fred **Last Name:** Bonaccorso
Email	fredbonac875@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Ice Rink
Comment	

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 06:09PM EDT

Full Name	**First Name:** Susan **Last Name:** Glass
Email	sueglass@aol.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Move Project Grace
Comment	As a resident within 500 feet of this proposed Commercial Ice Rink, I strongly believe this will impede on our quality of life and is totally unnecessary for the community, county and population in the surrounding area. Not well thought out based on the roads, number of residents and needs of Lakewood Ranch. VOTE IT DOWN!

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 06:41PM EDT

Full Name	**First Name:** Theresa **Last Name:** Keri
Email	tkeri8691@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	There is a lot of contention on this topic. Some people want ice hockey in LWR and when they hear Premier Sports park, think that makes sense. However, thislocation on Uhlein and Rangeland is 1.5 miles from the other north corner, the other side of the library and Sheriff's station and is very close to thousands of residences. It is the only portion of Premier that sits in a residential pocket. So when people are saying perfect location, they don't mean this corner. Most who are commenting and saying they want it there don't live anywhere near the proposed location and will not be impacted by the traffic, noise, lights, and eventual impact to home values. When the areas in east LWR were planned (back in 2005-7), the corner was zoned agricultural. When the county bought the Premier sports park land in 2017-2018, it was zoned agricultural. When the neighborhoods of Solera, Sapphire, Lorraine Lakes, and Cresswind were approved, built, and people purchased and moved in, the north Premier Park was still zoned agricultural. Some people put all their investment into moving into these homes with the knowledge that that land was zoned agricultural and could be an outdoor sports park or civic center, but no one could have known that something of this magnitude could end up on that corner. Many would not have purchased had they known. It's unfair to spring this on them now. Especially when it is a commercial in scope, the size of a major attractor, and meant for sports tourism and not the neighborhoods who live close by (save the few ice hockey players). There are no other venues of this size that sit so close to so many residences and so far from a major highway or commericial area. Our commissioners need to do the right thing. Build the rink where it will be successful and doesn't punish neighbors who could not have known..because it didn't exist.

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 07:23PM EDT

Full Name	**First Name:** Patty **Last Name:** Zoller
Email	pz80@duck.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace. Move ice rink
Comment	Move the ice rink! Not in a residential area. Move Project Grace! Thank you.

From: Theresa Keri <tkeri8691@gmail.com>
Sent: Sunday, August 23, 2026 7:32 PM
To: Robert McCann <drbob.mccann@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>
Cc: Dana Summers <dana.summers@mymanatee.org>; Marianne Bejster <marianne.bejster@mymanatee.org>; Cindy Nelson <cindy.nelson@mymanatee.org>; Kelli OMalley <kelli.omalley@mymanatee.org>; Selena Cunningham <selena.cunningham@mymanatee.org>; Maria Zuleta <maria.zuleta@mymanatee.org>; Theresa Keri <tkeri8691@gmail.com>
Subject: Project Grace — Request to Maintain Alternative-Site Review for Premier Sports Campus

> You don't often get email from tkeri8691@gmail.com. Learn why this is important

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Dear Commissioners,

I am writing as a Cresswind Lakewood Ranch homeowner adjacent to the proposed Project Grace site at Uhlein Road and Rangeland Parkway. I respectfully request that this communication be included in the public record.

I want to be clear that I support ice sports, youth athletics, and the potential economic benefits of Project Grace. My concern is the location—not the project itself. A facility of this scale and intensity should be placed where its regional impacts can be accommodated without disproportionately affecting established residential communities.

I appreciate the Board's July 28 direction to suspend discussions regarding the Premier Sports Campus site and explore alternative locations. I respectfully ask that the Board maintain that direction and evaluate Project Grace based on objective site suitability, land-use compatibility, transportation, infrastructure, environmental conditions, and impacts on surrounding neighborhoods.

The site's zoning history is important context. The parcel remained zoned Agricultural (A) until 2025, while the surrounding residential communities were being planned, approved, constructed, and purchased. Residents could reasonably understand that development of this county-owned property (purchased in 2018-2018) would occur within the land-use framework then in place. While zoning can change, residents could not reasonably be expected to anticipate that the property would ultimately be considered for a regional-scale indoor sports complex of approximately 195,000 square feet, with four ice rinks, a 2,500-person arena, an 800-vehicle parking structure, and associated event activity immediately adjacent to established neighborhoods.

The issue is therefore not whether residents should have known that zoning could someday change. The issue is whether the resulting use is compatible with the surrounding communities and whether a facility of this scale belongs at this particular location.

Project Grace is not a neighborhood recreational facility. Its size and business model are designed to attract regional tournaments, spectators, and other large events. That creates impacts materially different from those associated with a typical community park, including concentrated event traffic, parking and circulation demands, noise, lighting, and extended periods of activity.

Those impacts would be experienced most directly by the surrounding residential communities, including Cresswind, Solera, Sapphire and Lorraine Lakes. The fact that Project Grace may provide significant countywide or regional economic benefits does not eliminate the need to evaluate whether those benefits can be achieved at a more appropriate location.

County-owned land should not be selected simply because it is available. The County has an opportunity to locate Project Grace where transportation access, buffering, infrastructure, and separation from established residential neighborhoods are better suited to a regional sports destination.

I respectfully ask the Commission to:

1. Continue pursuing alternative locations for Project Grace;
2. Evaluate the Premier site based on its actual, site-specific compatibility with surrounding residential communities; and
3. Require objective evidence demonstrating that the project's transportation, infrastructure, environmental, noise, lighting, and other impacts can be adequately accommodated and mitigated before reconsidering this location.

This approach allows the County to support Project Grace while also making a sound long-term land-use decision for Lakewood Ranch.

Thank you for your consideration and for your service to Manatee County.

Sincerely,

Theresa Keri

Cresswind Lakewood Ranch

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 07:53PM EDT

Full Name	**First Name:** Susan **Last Name:** Welter
Email	scwelter29@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Move Project Grace
Comment	Dear Chairman and Members of the Manatee County Board of County Commissioners: I am writing regarding Project Grace and the proposed use of land at Premier Sports Campus North. First, I want to acknowledge and thank the Commission for listening to the residents who spoke and submitted comments regarding this proposal at the July 28 meeting. I appreciate the Board's decision to suspend discussions of Project Grace at the Premier site and to direct staff to investigate alternative locations. That decision was important to many of us. However, I want to make one point absolutely clear for the record: The residents and surrounding community are not asking the County to simply pause Project Grace at Premier Sports Campus North while other locations are investigated. We are asking the County to reject the Premier site for this project. Many of us submitted comments and questions before and during the July 28 meeting. We did so because we believe this particular location presents significant concerns that should not be dismissed simply because another site may eventually be identified. Premier Sports Campus North is County-owned property in an area that has already experienced substantial growth and development. The surrounding community has legitimate concerns regarding traffic, event-related congestion, noise, lighting, safety, infrastructure, and the cumulative impact of placing another large, event-oriented facility in this location. There are also important environmental questions involving wetlands and surface-water features in the area. These issues deserve careful consideration and should not be treated as incidental simply because the proposed facility may be engineered to avoid or mitigate individual impacts. Before the County considers this property again, residents deserve a complete and transparent accounting of the environmental constraints and protections associated with the land. Most importantly, the County should listen to what the community is actually saying. We are not opposed to finding appropriate recreational opportunities for

Manatee County. We understand that Project Grace may have economic and recreational benefits. Our objection is to this location and to the prospect of sacrificing the intended character and future potential of Premier Sports Campus North to accommodate a large regional event facility.

The Commission's July 28 action was encouraging because it demonstrated that citizen concerns were heard. But the wording of the action leaves residents uncertain about whether Premier Sports Campus North is truly off the table.

That uncertainty needs to be resolved.

I respectfully ask the Board to make it clear that:

1. Premier Sports Campus North is not an acceptable location for Project Grace.
2. The investigation of alternative locations should be a genuine search for a site that is appropriate for a facility of this size and intensity—not simply a process for validating the original Premier site.
3. Any future consideration of Project Grace should include meaningful public involvement, complete environmental and infrastructure information, and an opportunity for affected residents to review and respond to the proposal before the County makes a commitment.
4. The County should honor the community's concerns about the future use of Premier Sports Campus North and carefully consider whether this property is better suited for the recreational and park amenities that residents understood were intended for this County-owned land.

We appreciate the Commission's willingness to pause and reconsider. Now we ask you to take the next step and make it clear that “alternative locations” truly means alternatives—and that Premier Sports Campus North is not simply being held in reserve.

The residents have spoken. We respectfully ask that our position be entered into the public record:

We reject Project Grace at Premier Sports Campus North.

Thank you for your consideration and for your service to Manatee County.

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 08:24PM EDT

Full Name	**First Name:** Thomas **Last Name:** Schwartz
Email	tschwartz02@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	Like many in the immediate proximity of the proposed Ice rink structure, this may be viewed as a great community project, but planting, this enormous commercial project in the middle of a quiet residential area is a mistake. It is oversized for the residential character of the location, and will overwhelm the area's infrastructure. It would seem more appropriately located nearer I-75 for better ingress and egress, and in closer proximity to hotels and restaurants that can both support and benefit from the traffic this facility will draw. If the Premier Sports Complex is the only location, please consider placing this structure on the property along SR-70, behind the current stadium field, and relocate the displaced fields towards the adjacent residential areas as a compromise. That will help mitigate traffic, noise, light pollution, etc in our residential communities. After all, the county is turning this property over to a commercial business that will be open, generating traffic until 11 PM on week nights and midnight on Friday and Saturday.

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 08:24PM EDT

Full Name	**First Name:** Paige Noelle **Last Name:** LaLiberty
Email	nlaliberty@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 08:51PM EDT

Full Name	**First Name:** Jan **Last Name:** Jones
Email	jan@servicebravo.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	A large commercial facility simply doesn’t belong in an idyllic, master planned, neighborhood community. Place the facility near other resources; hotels, restaurants; and businesses. The infrastructure near the proposed site does not support this large scale business. Traffic, with the addition of the not-yet-opened high school, new swim and pickleball facilities and soccer fields will become gridlock. There are no other facilities like this in any location like this for a reason — it doesn’t make good sense! It doesn’t fit the aesthetics that Lakewood Ranch has become known to deliver. We need green space and less commercialization of our beautiful area. Move the Rink!!!!

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 08:54PM EDT

Full Name	**First Name:** Linda **Last Name:** PITSCH
Email	lp792@sbcglobal.net
Which meeting is this public comment for? (Please select date of meeting)	August 26, 2026
Topic/Agenda Item	Grace project
Comment	I live at 5141 Barnett Circle CRESTWIN the project should be moved. We are a residential area and there is insufficient infrastructure to support the project.

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 11:33PM EDT

Full Name	**First Name:** Laura **Last Name:** Gurak
Email	gurakl@comcast.net
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Move Project Grace
Comment	An ice rink could be a nice addition to the Premier Sports complex. That is not the issue. The issues are as follows: 1) The proposed design is much larger in scope and scale (four ice sheets, entertainment venue, sports bar, music events, tiered parking garage) than referenced in the LWR master plan and is thus not in keeping with the original balance of this master planned community. 2) The proposed location, given above scope and scale, is not appropriate. The intersection of Rangeland Parkway and Uihlein Road is near too many residential communities, creating safety concerns (increased traffic with kids on bikes and getting off school buses). Furthermore, the proposed location is next to a non-gated community, which means ice rink patrons will park on those streets to avoid parking fees. 3) There is no "easy on-easy off" road nearby, as there would be on the corner of State Rd. 70. SR-70 also provides easier access to hotels and restaurants. 4) At the last meeting, concerns were raised about the environmental impacts of such a mega-project, including but not limited to issues with water usage and wetland preservation. For these reasons, Manatee Commissioners should consider a different location, even if that location is still part of Premier. And, it is imperative that traffic, safety, economic, and environmental impact studies be undertaken to ensure that any decision is based on solid data and with a clear understanding of both short- and long-term impacts on the country, its citizens, and the citizens of the nearby communities. Thank you.

Public Comment

Manatee County Government

Submitted On:
Aug 23, 2026, 07:10PM EDT

Full Name	**First Name:** Marcie **Last Name:** Cynamon
Email	mlcynamon@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	The megaplex ice rink in Lakewood Ranch
Comment	The proposed megaplex ice rink needs to be built in a commercial/industrial area, not a residential neighborhood. All aspects of its impact including environmental, noise and traffic burden, and financial feasibility need to be considered fully before a project of this magnitude is undertaken.

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 01:20AM EDT

Full Name	**First Name:** Sheila **Last Name:** Shifrin
Email	smother24@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	LWR Ice Rink
Comment	I hope that consideration is given to move the ice rink to a commercial location that can handle the traffic and provide food and lodging nearby.

From: William Roberts <lwrwilliam@yahoo.com>
Sent: Sunday, August 23, 2026 10:15 PM
To: Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>
Subject: Project Grace

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Dear Chair and Members of the Manatee County Commission:

I urge you to reconsider the decision to put Project Grace on hold and explore moving it from Premier Sports Campus. I believe the proposed location is appropriate for this project and that the County should complete its evaluation of the site rather than allowing opposition from nearby residents to determine the outcome.

I understand and respect that residents who live near Premier Sports Campus have legitimate concerns about traffic, noise, construction and the overall impact of a large new facility. Those concerns deserve to be heard and addressed. However, they should be evaluated through objective traffic, zoning, engineering and operational analysis, with appropriate mitigation where necessary, rather than becoming an automatic reason to abandon a project that is consistent with the long-term purpose of this property.

The history and planned use of this area are important. Premier Sports Campus was established as a regional sports destination, and the County has continued to invest in the area for recreational and tournament-level athletics. The Aquatics Center now under construction is one example, along with tennis, pickleball, volleyball and basketball facilities that have been developed, planned or discussed nearby. There was also an ice rink proposed for this general area by IMG within the past decade that ultimately did not come to fruition.

It is also important to recognize the chronology of this area. Premier Sports Campus was established before many of the subdivisions, neighborhoods and multifamily developments that now surround it. The tremendous residential growth that followed has brought thousands of additional residents and vehicle trips and is a major contributor to the traffic concerns being raised today. Residents are certainly entitled to be concerned about additional traffic from Project Grace, but there is an inherent inconsistency in supporting residential development that generates much of the area's existing traffic while opposing a sports facility because it may add to that traffic. If traffic generated by development is going to be the standard for rejecting Project Grace, that standard should be applied consistently to future residential development as well. The appropriate question is whether Project Grace's additional traffic can be reasonably managed and mitigated—not whether development that generates traffic should occur at all.

The County did not create Premier Sports Campus as a neighborhood park intended to remain surrounded by undeveloped land. It created it as a regional sports destination, with the expectation that additional recreational and tournament facilities would develop around it. An indoor sports facility with dedicated parking, located alongside an existing sports complex, is precisely the type of use this property was assembled and developed to accommodate.

I also believe some of the concerns being raised about Project Grace are based on assumptions about what the facility will become rather than what it has actually been proposed to be. The fact that Project Grace could host tournaments does not mean it will host major national tournaments every weekend. Likewise, the fact that the facility could accommodate events does not mean it will become a late-night concert venue. These are operational questions that can be addressed through appropriate conditions governing hours, events, lighting, parking, traffic management and other impacts. The County should determine what impacts are reasonably foreseeable and require appropriate mitigation rather than assuming the worst-case scenario.

Project Grace represents an approximately $80 million private investment in a substantial indoor sports and entertainment facility that could serve local residents while also attracting tournaments and visitors to Manatee County. That combination is consistent with what has made Premier Sports Campus an important economic and recreational asset to the County. Project Grace should be viewed as an expansion of that destination, not as an unrelated development being inserted into a residential area.

I am particularly concerned about the change in the Commission's position. On June 16, the Commission unanimously voted to move forward with negotiations on Project Grace. On July 28, the Commission unanimously voted to suspend those discussions and explore alternative locations.

The change in Commissioner McCann's position is particularly difficult to understand. He was previously among the project's strongest supporters, even joking that the facility should be named after him after being briefed on the proposal and what it would look like. He has now become one of its most vocal opponents. I fully recognize that elected officials can and should change their positions when new information warrants it. But when a commissioner moves from enthusiastically supporting a project to leading the effort to move it, the public deserves to understand exactly what new, factual information prompted that change.

As I understand the public discussion to date, there has not been a fundamental change in Project Grace itself that would explain such a dramatic reversal. The project, its proposed location, its general scope and its intended use have been known to the Commission for months. What appears to have changed most significantly is the amount of opposition expressed by residents living near the proposed site.

Those residents absolutely deserve to have their concerns heard, but their proximity to the project should not give their opinions disproportionate weight over the interests of the much larger community the facility is intended to serve. Public officials should listen to everyone affected by a decision, but listening to a constituency is different from allowing that constituency to effectively veto a project that serves a countywide and regional purpose. If concerns identify legitimate problems with traffic, noise, safety, zoning or other aspects of the proposal, those issues should be objectively evaluated and addressed. The volume of opposition alone should not determine where the project is built.

I also want to address the argument raised at the last meeting that Project Grace would receive an unfair advantage over the existing Ellenton ice rink because the Ellenton owner did not receive comparable tax breaks when he purchased his facility. I understand the argument, but the two situations are not equivalent.

The existing Ellenton facility was a privately purchased, existing building. Project Grace is an approximately $80 million new development involving a long-term public-private partnership on County-owned property. The County would retain ownership of the land while gaining a new regional sports facility, additional recreational opportunities, potential tourism activity and other economic benefits. The developer, meanwhile, would be making a substantial private capital investment to construct and operate the facility. Comparing the terms under which an existing facility was purchased years ago with the terms being considered for a new $80 million development is simply not an apples-to-apples comparison.

The relevant question is whether the proposed Project Grace arrangement provides sufficient public benefit to justify the County's participation today. Manatee County routinely makes investments in infrastructure, land and development incentives when it believes those investments will produce a long-term public benefit. The fact that an existing private business did not receive the same terms in the past does not by itself make a new public-private investment inappropriate.

There is also a practical reason why I believe another facility is needed. Ellenton is currently the primary ice facility serving this part of the region, requiring families in Lakewood Ranch and eastern Manatee County to travel significant distances for practices, games, lessons and other activities. Project Grace would fill a geographic need rather than simply duplicate an existing facility.

I also speak from personal experience as a customer of the Ellenton facility. While I appreciate the role it has played in providing ice sports to our community, I have personally experienced frequent problems with the quality of the ice, as well as issues with general cleanliness and maintenance throughout the facility. When an existing facility is the primary local option for youth hockey, figure skating and other ice sports, I believe the community deserves access to a well-maintained, modern alternative.

A new facility would not simply add ice capacity. It would give families another option, create competition and encourage both facilities to maintain high standards and provide the best possible experience for the athletes and families who use them. I believe that benefits the residents of Manatee County.

I believe there is more than enough demand to support both Ellenton and Project Grace, particularly because they would serve somewhat different geographic markets. The proposed location near Premier Sports Campus would primarily serve Lakewood Ranch and eastern Manatee County while also creating a larger tournament destination. Moving the project closer to I-75 near State Road 64 or State Road 70 would put it much closer to the existing Ellenton facility and undermine the geographic distinction that allows both facilities to serve different parts of the County.

Finally, I believe it is important to consider the broader community, not just the people who live immediately adjacent to the proposed site. Lakewood Ranch and eastern Manatee County have experienced extraordinary population growth, and recreational facilities need to grow with that population. Publicly accessible recreation should include more than walking trails and pickleball courts. Families throughout the County should have access to a broader range of athletic opportunities, including facilities serving hockey, figure skating and other indoor sports.

The people who support Project Grace may not always be as visible at Commission meetings. Families with children, working parents, coaches, athletes and others who would use the facility may not have the ability to spend an entire day at a Commission meeting or organize large neighborhood campaigns. Their absence from the microphone should not be interpreted as an absence of support.

Premier Sports Campus was created to serve a regional purpose. Project Grace is consistent with that purpose, would expand recreational opportunities for a growing population, and has the potential to bring significant economic activity and sports tourism to Manatee County.

I respectfully ask you not to close the door on Project Grace at Premier Sports Campus because of concerns that can potentially be addressed through careful planning and appropriate conditions. Please complete the necessary zoning, traffic, safety and operational analysis, address legitimate concerns with reasonable mitigation, and then make a decision based on the full countywide interest.

Thank you for your consideration.

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 09:26AM EDT

Full Name	**First Name:** Susan **Last Name:** Solz
Email	shainachaps@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	I first want to preface I am not against an ice rink being built but am against the location of the rink. I feel there are more appropriate places to have this built. I have many concerns about this megaplex. Besides the monstrosity of it glaring into people's homes the troubling fact of the toxic air is real. The fumes and leaks that will be emitted whether the machinery will be indoors or outdoors is a real problem. The air quality will definitely be affected from the amount of traffic that this kind of structure will bring in. You want a 2500-person seating arena with an 800-parking garage, where will the overflow go? Then noise pollution is a problem too from the events to the traffic, to the machinery. Then what about our wildlife. As it is with all the building here in Lakewood Ranch it has narrowed their living area. Most troubling is the fact that suicide and parking garages is a real concern. It is scary, especially with all the young people living in this area. A new high school right down the block and more young people moving in all the time. So, I feel that this rink in this neighborhood is a big mistake and feel it should be built in an area that is industrialized and has many other commercial buildings. Thank you for your service to the people in Manatee County.

From: Dom Vacheron <pbc.dom.vacheron@gmail.com>
Sent: Monday, August 24, 2026 9:39 AM
To: Robert McCann <drbob.mccann@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>
Cc: Cindy Nelson <cindy.nelson@mymanatee.org>; Dana Summers <dana.summers@mymanatee.org>; Kelli OMalley <kelli.omalley@mymanatee.org>; Maria Zuleta <maria.zuleta@mymanatee.org>; Marianne Bejster <marianne.bejster@mymanatee.org>; Selena Cunningham <selena.cunningham@mymanatee.org>; Stephanie Garrison <stephanie.garrison@mymanatee.org>; Dom Vacheron <pbc.dom.vacheron@gmail.com>
Subject: Project Grace - August 25 Meeting | July 28 Commission Direction and Outstanding Records Questions

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Dear Commissioners,

Ahead of tomorrow's meeting, August 25, I wanted to share the attached short briefing regarding Project Grace and Premier Sports Campus North.

I have been reviewing the County's records concerning the project, including the 163 files provided under **DS2026-3280**, and have included a brief chronology, what I have been able to identify in those records, and several important questions that remain unanswered. My separate follow-up request, **PR2026-5413**, remains pending. The County advised me this morning that the request requires responses from multiple departments and that the information I am seeking is not readily available.

Most importantly, I respectfully ask the Commission to follow through on its unanimous July 28 direction to relocate Project Grace to a different location than currently proposed.

My position is straightforward: Premier Sports Campus North should be taken off the table as the location for Project Grace.

Thank you for taking the time to review the attached information ahead of Tuesday's meeting.

Respectfully submitted,
Dom Vacheron
Manatee County resident
August 24, 2026

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 10:07AM EDT

Full Name	**First Name:** Karen **Last Name:** Fleming
Email	krfleming@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	Hello, we live in the Cresswind community. When we purchased our home, it was our understanding that the surrounding area would remain a suburban non-commercial area that would never be over developed or used for commercial purposes. Also, according to articles and other public information, the land southwest of the intersection of Uihlein and Rangeland would not be developed but used as a community parklike area (in keeping with other Lakewood Ranch communities) thus conserving the greatly desired semi rural esthetic that we moved here for. The fact that this Board would even consider approving such a complex in such an inappropriate location leads us to the opinion that it has zero consideration for the residents and homeowners (i.e. taxpayers/voters) of the surrounding communities. Our respectful request and recommendation to you is that you do not "poison the well" for yourselves and us and move this project to an appropriate location that will better support the sports and tourism needs. Thank you.

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 10:09AM EDT

Full Name	**First Name:** Brian **Last Name:** Fleming
Email	q4fire@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	Hello, we live in the Cresswind community. When we purchased our home, it was our understanding that the surrounding area would remain a suburban non-commercial area that would never be over developed or used for commercial purposes. Also, according to articles and other public information, the land southwest of the intersection of Uihlein and Rangeland would not be developed but used as a community parklike area (in keeping with other Lakewood Ranch communities) thus conserving the greatly desired semi rural esthetic that we moved here for. The fact that this Board would even consider approving such a complex in such an inappropriate location leads us to the opinion that it has zero consideration for the residents and homeowners (i.e. taxpayers/voters) of the surrounding communities. Our respectful request and recommendation to you is that you do not "poison the well" for yourselves and us and move this project to an appropriate location that will better support the sports and tourism needs. Thank you.

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 10:48AM EDT

Full Name	**First Name:** Audrey **Last Name:** meagher
Email	4audiem@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	This area is already going to be a very high traffic area with the HS and Premier Sports Complex. We simply don’t need it. The area is (was) residential. The noise, lights, and traffic will be extreme for this area. I am against it.

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 10:51AM EDT

Full Name	**First Name:** Jo **Last Name:** Collier
Email	jocollier325@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Ice rink
Comment	I am not opposed to Manatee county having an ice rink. However I am opposed to it being built in a primarily residential area. There are other more appropriate locations

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 10:56AM EDT

Full Name	**First Name:** Rosella **Last Name:** Stromberg
Email	strros@aol.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Public Comments
Comment	My name is Rosella Stromberg. I live in Lorraine Lakes. We appreciate that Project Grace has been paused and that the concerns of residents are being heard. But today I am asking you to go one step further. A pause is not enough. We want this project stopped at this location and moved to a more appropriate site. This is not about being against hockey or an ice rink. It is about the location. Many residents purchased their homes believing this area was going to be park or open recreational space. Families made one of the largest investments of their lives based on what they understood was planned for their community. A major regional sports and entertainment complex is something very different. Our greatest concern is safety. Across from the proposed site is the entrance to Solera, where children wait for school buses. Children throughout these neighborhoods walk and ride bicycles, e-bikes, and scooters. Adding tournament traffic, practices, restaurants, special events, and a large parking facility means more vehicles moving through an area surrounded by growing residential communities. I have spent more than 30 years in surgical nursing, including caring for trauma patients. I know how quickly one accident can permanently change a family's life. We should prevent the tragedy instead of explaining it afterward. We also need to protect our environment. Before this land is committed

to intensive development, we must consider stormwater and drainage, wildlife habitat, vehicle emissions, noise, nighttime lighting, and the cumulative effects of continued development.

Once open land and habitat are replaced by buildings and pavement, we cannot simply put them back.

Commissioners, thank you for pausing Project Grace. Now please finish what that pause started.

Do not restart this proposal at this location.

Find a site that can safely accommodate the facility and its traffic while protecting surrounding neighborhoods and our environment.

Build the rink—but not here.

Stop Project Grace at Rangeland and Uihlein. Move it to the right location.

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 11:43AM EDT

Full Name	**First Name:** Duane **Last Name:** Jones
Email	cedarstreet@mac.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace siting
Comment	Please compare the customer base required to make Project Grace profitable against the current traffic and retail infrastructure. Success is inextricably linked to location. I assess that LWR is the wrong place.

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 02:16PM EDT

Full Name	**First Name:** Lorraine **Last Name:** Zera
Email	lzera422ct@cox.net
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	We are residents of Cresswind since 5/2023. When we began the process of searching for a retirement community in 2019, we fell in love with the concept of communities in LWR, in particular Cresswind. LWR was promoted as a 'thoughtful' community, where plans were developed not only for housing and associated infrastructure, it was to maintain areas of parks, walking trails, bike paths, dog parks and green space. Land was thoughtfully to be developed for some commercial use to address residential infrastructure needs, but not to overtake the small community concept. Our understanding was that this LWR area would be reserved for outdoor natural space. Recently near Cresswind, we have seen tremendous building occur…a library, sheriff station, aquatic park, middle school and currently a high school. This expansion is all within a small area on Rangeland/Uihlein. Now the county is proposing a Megaplex Ice Rink. It will not only be used as an ice skating rink but for other large events such as concerts. My understanding is that the facility will rise above our homes, have lights on 24/7, a parking garage will be built to accommodate the influx of cars/people, etc. This monstrous development is way to large for the area, not something we ever imagined would happen to our community as we decided to move here. I am all for supporting tourism in the area, but not at the expense of a community such as ours feet away from this huge facility. I believe there is another skating complex in Manatee, but if not large enough then why not locate this proposed facility in a more commercial area that would encourage tourism - maybe near a major highway with many hotels/restaurants nearby? Consider near US75 or Lena Road but not in our retirement communities backyard. I question how long ago this proposed facility was put on the table for consideration and when the Board truly started to vet the concept and its impact on the residential/green space and taxpayer communities here. I strongly believe that there is enough mega development in this area of Rangeland/Uilhein and respectfully ask you to reconsider the location of this facility. Thank you.

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 02:29PM EDT

Full Name	**First Name:** Cheryl **Last Name:** Maplesden
Email	cherylmaplesden@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Move Project Grace
Comment	Ice hockey is the priciest sport. An ice rink will serve primarily the elete. Considering all of the complaints about children on bikes and lack of a park, I believe a better use of the Premier Park land would be to develop a park with biking trails, baseball fields and playgrounds. I also do not condone using government owned land to assist with the financing a for-profit project.

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 03:22PM EDT

Full Name	**First Name:** Myra **Last Name:** Nenna
Email	mail4myra@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	Manatee County Board of County Commissioners Manatee County Administration Building Bradenton, FL 34205 Re: Opposition to the Proposed Site of Project Grace at Premier Sports Campus Dear Commissioners, We are writing as concerned Manatee County residents to express strong opposition to the proposed location of Project Grace at the Premier Sports Campus. The issue before the County is not whether Manatee County should pursue recreational and tourism opportunities, but whether this particular site can support a regional sports and entertainment destination of this size and intensity. A project of this magnitude should be located at a site with existing infrastructure to support it, while minimizing impacts on existing communities and established businesses. At the commissioner meeting in July, concerns were brought up about zoning. The owner of Ellenton Ice and Sports Complex also raised concerns about the fairness of this “deal,” including a $5 million subsidy and tax credits that he, as a private business owner, did not receive. The commissioners would be competing with a business already in the private sector. Infrastructure, Traffic, Public Safety and Security A regional sports and entertainment complex of this scale that would bring thousands of visitors, vehicles, buses, and ongoing commercial activity into a residential area requires a site specifically suited for high-volume traffic, large gatherings, commercial activity, and year-round operations. The Premier Sports Campus and surrounding road network already experience significant congestion during tournaments and special events. Adding a facility with 200+ annual events would substantially increase traffic demands in an area that is already heavily utilized. Concerns include: Traffic Congestion: Increased event traffic, including personal vehicles,

tournament buses, rideshare vehicles, and delivery vehicles, would place additional strain on surrounding roads and intersections.
Neighborhood Parking Impacts: During peak events, overflow parking could affect nearby residential streets, creating conflicts for homeowners and potentially impacting driveways, sidewalks, and emergency access.
Emergency Response: During major events, maintaining reliable emergency access must remain a priority for both event attendees and surrounding residents. Increased congestion could create additional challenges for police, fire, and emergency medical services.
Pedestrian Safety: Higher traffic volumes would increase safety concerns for neighborhood children, pedestrians, cyclists, and joggers using nearby roads.
Infrastructure Capacity: A regional destination of this size should be located in an area designed to accommodate this level of activity without shifting the burden onto surrounding residential communities.
Security: A regional entertainment venue brings large numbers of visitors and may require increased traffic management, security resources, and law enforcement presence.
Quality of Life, Property Impacts & Neighborhood Compatibility
Potential impacts on the surrounding neighborhoods include:
Noise: Events, crowds, departing vehicles, tournament buses, deliveries, and facility operations would increase noise levels for nearby residents.
Light Pollution: Parking lot lighting, security lighting, and digital signage could affect nearby homes and alter the character of the surrounding area.
Litter and Waste: Large public gatherings generate increased waste that can impact nearby neighborhoods, parks, lakes, and stormwater systems.
Residential Compatibility: A large-scale commercial entertainment facility adjacent to established neighborhoods may affect neighborhood desirability, create uncertainty for homeowners, and change the residential character that attracted families to this community.
Environmental Concerns
Manatee County is experiencing Modified Phase III "Extreme" Water Shortage conditions due to ongoing drought conditions and reduced regional water supplies.
Operating four professional-quality ice sheets requires substantial water and energy resources. A facility of this scale would add significant demand for water, electricity, and stormwater management resources at a time when local resources are under stress.
The proposed development would also create a substantial increase in impervious surfaces through buildings, parking areas, and a parking garage. This would alter stormwater patterns and reduce natural groundwater recharge in an area where protecting water resources is increasingly important.
Commercial ice facilities rely on industrial refrigeration systems and require appropriate safety and environmental protections. Locating such

a facility near residential neighborhoods and nearby waterways requires careful consideration of potential impacts and long-term monitoring.

Fiscal Responsibility and Public Investment

When public funds and resources are involved, the County has an obligation to make decisions that protect taxpayers, preserve community character, and ensure that investments provide a responsible return to the public. A project of this scale will place additional demands on surrounding roads, infrastructure, public safety services, and community resources.

County project approval should be directed toward sites where the anticipated benefits can be achieved without creating disproportionate burdens on existing residents and resources.

Project Grace can provide recreational and tourism benefits to Manatee County, and our concern is not with those objectives. The critical issue is whether the Premier Sports Campus is the appropriate site for a year-round regional sports and entertainment complex of this magnitude.

The success of a project of this scale depends not only on the value of the project itself, but also on selecting a site where transportation, infrastructure, roadway capacity, utilities, public safety resources, and surrounding land uses can properly support the level of activity it will generate.

We urge the Board to relocate Project Grace to a more appropriate site with appropriate zoning while protecting surrounding neighborhoods, public resources, and the long-term interests of Manatee County residents and not interfering with a prior existing business of this same type.

We request that this letter be entered into the public record.

Respectfully,

Myra Nenna mail4myra@gmail.com
Gerald La Malfa gjlamalfa@gmail.com
4955 Fairhope Circle
Bradenton, Florida 34211

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 12:07PM EDT

Full Name	**First Name:** Steven **Last Name:** Lubrino
Email	steven.lubrino@lakewoodranchprrp.org
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Hockey Rink
Comment	lAKEWOOD RANCH needs a hockey rink, the location that the commission is previously selected works perfectly with the dynamics of the name Premier sports complex. LAKEWOOD RANCH is not a retirement community, residence complain that kids are doing this or that but then we don’t give them any outlets. Hockey and free skate would be excellent for these kids in the age groups of 9 to 20 years old as there was absolutely nothing for these kids to do. But help keep LAKEWOOD RANCH a diverse community and not a retirement community, LAKEWOOD RANCH needs the hockey arena. Build it and high schools will form hockey teams. please do not listen to the Retirees as all they want is more Golf and or Pickleball

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 12:14PM EDT

Full Name	**First Name:** Edward **Last Name:** Gregg
Email	ed.gregg@comcast.net
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Ice rink
Comment	This is the wrong place for it. No room for it and endless traffic and noise

September 1, 2026 - Regular Meeting

Subject
Updates to Agenda - August 27, 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 8/27/26) for the meeting of September 1, 2026:

GENERIC PUBLIC COMMENTS
- This agenda item was added to the Agenda.

AWARDS/PRESENTATIONS/PROCLAMATIONS
Presentations
Item 2, Project Grace Follow-Up Discussion and Staff Responses to Board and Community Questions and Concerns - District 5
- This item was updated with additional public comments.

CONSENT AGENDA
Community and Veterans Services
Item 40, Review of Proposed FY 2026 Edward Byrne Memorial Justice Assistance Grant (JAG) Program - Local Formula Application for Manatee County Sheriff's Office Public Safety Needs, Dr. Renese M. Remy, Criminal Justice Policy Coordinator - Countywide
- This agenda item was added to the Agenda.

Financial Management
Item 13, Adoption of Budget Amendment Resolution B-26-105; and Budget Amendment Resolution B-26-106 for Infrastructure Sales Tax

- This agenda item was updated with Budget Amendment Resolution B-26-106 and revised Budget Amendment Resolution B-26-105.

REGULAR

Administrator
Item 32, Confirmation of Appointment of Deputy County Administrator

- This agenda item was updated with Stephanie Garrison's resume.

Financial Management
Item 38, Continued Discussion Regarding County Reserve Policy, Claudia Campos, Interim Chief Financial Officer

- This agenda item was added to the Agenda.

Government Relations
Item 34, Approval of Project Wolf - Advanced PFAS Treatment for Landfill Leachate and Biosolids at Lena Road Landfill; and Adoption of Budget Amendment Resolution B-26-109, Aimee Johnson, Economic Development Division Manager - District 5

- This agenda item was updated with Commissioner Questions, revised Cover Sheet that includes a revised Title and Action Requested (in strikethrough/underline format), Resolution R-26-122, and the County Administrator Recommendation Memorandum (dated 8/27/26).

Human Resources
Item 37, Approval of the 2027 Medical, Dental, Vision, and Retiree cost sharing for the self-funded and fully insured employer sponsored benefits, Kate Rucker, Human Resources Manager

- This agenda item was added to the Agenda.

REPORTS

Public Works
Item 39, Projected Transit System Changes for Manatee County

- This agenda item was added to the Agenda.

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

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 11:37PM EDT

Full Name	**First Name:** Glen **Last Name:** Gibellina
Email	glengibellina@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Future Ice Rink part 1
Comment	I am writing as a concerned Manatee County citizen and taxpayer to express strong reservations regarding the proposed $80 million indoor sports multiplex at Premier Sports Campus North. While expanding sports and recreational opportunities in our community is a worthy goal, the speed at which this deal is being pushed through—coupled with the lack of financial verification and public transparency—raises serious red flags for the residents of Manatee County. Below are the primary reasons why this proposal, in its current form, represents a poor deal for our community: 1. 60-Year Surrender of Valuable Public Land Long-Term Binding of Public Resources: Handing over a 60-year land lease on 22 acres of county-owned public land near the Lakewood Ranch Library for a private enterprise severely limits future public use of this property for generations. Disproportionate Risk: Once public land is encumbered under a six-decade agreement, the county loses flexibility over how that land is managed, upgraded, or utilized, placing long-term public assets at the service of a single private developer. 2. Unverified Private Financing and Vague Promises Lack of Proven Capital: The presentation noted that the developer has "investors ready to invest" and bank "preapproval," yet no verified financial commitments, binding loan documents, or audited proof of funds have been made public. Speculative Garage Revenues: Promising the county a 20% cut of gross parking garage revenues starting in year two relies on unproven traffic projections and assumes the private entity will construct and operate an 800-spot garage as planned without unexpected cost overruns or shifting terms. 3. Rushed Process and Lack of Meaningful Citizen Input "Time is of the Essence" Pressure: Staff urged quick action to satisfy a bank's timeline rather than allowing standard public scrutiny. A multi-generational land transaction of this scale should be driven by citizen priorities, not external commercial deadlines. Bypassing Community Dialogue: Residents living near State Road 70 and Lorraine Road are already dealing with rapid growth and severe

traffic congestion. Moving this project forward into site plan approval without dedicated public workshops deprives taxpayers of a voice in how their community is developed.

4. Taxpayer Exposure and Economic Assumptions

$5 Million in Tourist Development Taxes: While framed as a private venture, the project requests up to $5 million in public Tourist Development Tax funds for horizontal infrastructure.

Unsubstantiated Economic Projections: Projected annual economic impacts (such as the cited $30 million stimulus) rely on market research estimates, yet taxpayers carry real infrastructure costs and traffic burdens regardless of whether those optimistic projections materialize.

Requested Action

Before any binding agreements or land leases are signed, I urge the Commission to take the following steps:

1. Pause Approvals: Halt further advancing of the land lease terms until a comprehensive public hearing process is held specifically for this project.

2. Require Independent Financial Auditing: Mandate full, independent verification of Icemann Development's financing commitments and equity guarantees prior to dedicating public land or tax dollars.

3. Conduct Comprehensive Traffic & Infrastructure Impact Studies: Evaluate the cumulative impact of an 800-spot garage and multiplex traffic on the SR 70/Lorraine Road corridor with direct input from local residents.

Public assets belong to the taxpayers of Manatee County. We deserve a transparent, thoroughly vetted process that prioritizes public interest over rushed private development timelines.

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 08:51PM EDT

Full Name	**First Name:** Rich **Last Name:** Clover
Email	rich.clover@clovervacationhomes.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Future Consent Item - Short Term Vacation Rental Ordinance
Comment	My name is Rich Clover, resident of Manatee County. I am the owner/founder of Clover Vacation Homes, a boutique luxury vacation rental management business. As someone who's profession is based on short term rentals in Manatee County, I recognize there is a need for some level of common sense regulation of STRs. What's important is that an ordinance is actually enforceable and de-incentivizes the bad behavior that we see and that many voice there frustration with from the podium every month. I'd like to specifically address the idea of capping occupancy at a maximum of 12 guests. Let me tell you what that does in all practicality. All of us hosts will reduce our property occupancy on the booking platforms to 12 guests to comply with the ordinance. So that 5,500 sq foot home with 7 bedrooms on 1 acre will market the same occupancy as the 1,500 sq ft home where the owner put 3 bunk beds in the garage in order to maximize the number of people they can sleep. Here's what happens on the guest side . . . they ignore the "maximum occupancy" and instead count the number of beds and see if that works for their group of 14, 16 or even 20 people. How do you enforce how many people are actually sleeping at a short term rental? There's no law that says a group of 10 people can't have 10 guests over for dinner. So you can't count 20 people at the house and say they are sleeping too many, they aren't asleep. You would have to wait for everyone to go to bed and then count "heads in beds". So the 1,500 sq ft house trying to sleep 22 is still going to sleep 22 and nothing will change. Instead, let's align our occupancy with the state of Florida Administrative Code Rule 69A-43.018 (developed by for safety by the FL state fire marshall), which states the maximum occupancy load for one- and two-family dwellings licensed as transient public lodging establishments (vacation rentals) is computed at one person

per 150 square feet gross floor area.

Under this scenario, the 5,500 sq ft 7 bedroom house can market for 16+ guests. The 1,500 sq ft house that converted the garage without a permit would only be able to market and sleep 10. Large groups are not going to find the 1,500 sq ft house because when they add their number of guests (12+), it will not even be an option to book on the platforms. This will de-incentivize the bad behavior and greatly reduce the trouble properties where too many people are cramming into small spaces.

This will certainly not appease every community member that believes 13 guests is a "party" and it certainly will not appease those homeowners that have these trouble properties. Maybe that means it's good, sensible legislation that should be considered.

Thanks for your time.
Rich Clover - Clover Vacation Homes

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 11:13PM EDT

Full Name	**First Name:** Christina **Last Name:** Rabenstein
Email	crabenstein14@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Move Project Grace
Comment	This mega complex has no business in a residential area. Good project, wrong location. Please find another area more suitable that can accommodate traffic, noise levels, lighting and not disrupt the surrounding quiet residential communities. Thank you

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 03:45PM EDT

Full Name	**First Name:** Brenda **Last Name:** Green
Email	bsgc17@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	Dear Commissioner McCann, I am writing to you as a local resident to express my strong concerns about the proposed ice rink complex in Lakewood Ranch. After a group of neighbors reviewed the plans, they found that the facility does not comply with existing local zoning regulations regarding building size and setbacks. We urge your office to address the following high-priority issues before any further approvals are granted: Zoning and Regulatory Non-Compliance: The proposed facility deviates significantly from existing district standards, specifically regarding allowable building scale, height limits, and setback requirements. The project should not move forward under variances that compromise the integrity of local zoning laws. Flooding and Stormwater Management: The introduction of massive impervious surfaces—including the rink structure and extensive asphalt parking—poses a severe threat to regional drainage. We demand a transparent, comprehensive stormwater management plan that guarantees zero increased flooding risks for surrounding residential properties. Traffic and Roadway Capacity: A regional sports complex will inject a massive volume of vehicle trips into our local roads, particularly during peak weekend tournament hours. Current infrastructure cannot safely absorb this influx without causing severe congestion and gridlock. Safety and Security: The influx of transient foot and vehicle traffic requires robust mitigation. We require binding commitments regarding onsite security personnel, restricted operating hours, and pedestrian safety infrastructure to protect nearby families. Environmental Pollution: Operating a heavy-commercial refrigeration

facility 24/7 introduces significant light pollution from high-intensity parking lots, constant low-frequency noise from massive HVAC and chilling units, and potential chemical or thermal runoff.
Wildlife and Habitat Destruction: The construction site threatens local ecological habitats. We demand that full, independent wildlife impact studies be completed and that strict mitigation strategies are enforced to prevent the displacement of local species.
Our community expects our local government to protect our safety, environment, and property values by enforcing existing laws.

Thank you for your time and attention to this urgent matter.

Respectfully submitted,

Brenda Green

Sapphire Point Neighborhood resident, Lakewood Ranch

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 03:48PM EDT

Full Name	**First Name:** Maria **Last Name:** Gomez
Email	lache.gomez@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace Relocation Petition
Comment	Dear Dr. McCann, I hope you are doing well. I am reaching out as a concerned resident regarding the proposed ice rink development near our neighborhood. After reviewing the information discussed during this week's meeting, I wanted to share some questions and concerns that many residents have about how this project may impact our community. We understand the importance of recreation and growth in our area, but we also want to make sure that the development is carefully planned and that the surrounding neighborhoods are protected. One of our biggest concerns is the significant change in the proposal between February and June 2026. The February proposal referenced a facility of approximately 70,000–90,000 square feet, while the June proposal increased to approximately 191,500 square feet, along with a 66,000 square foot parking garage. Could you help the community understand what drove these changes? Also, will the commission commit to ensuring that existing zoning and future land-use regulations are followed, and that residents continue to have a meaningful opportunity to participate as the project moves forward? Flooding and Stormwater Concerns Many residents are worried about how this larger development may affect drainage in the area. * What steps will the developer take to prevent additional flooding impacts? * Why was the additional drainage pond removed from the latest site plan? During Tropical Storm Debby, the creek near the Sapphire Point

community came very close to overflowing. Since then, additional development has significantly increased the amount of impervious surfaces in the area, and residents have noticed erosion and concerns about impacts to nearby creeks and lakes.

Safety and Security

We also have questions about safety:

* What security measures will be required for the facility?
* Who will oversee security on-site?
* Will the size of this development require additional Sheriff's Office resources?

A parking garage of this size also raises concerns about after-hours activity, lighting, and neighborhood safety.

Noise, Lighting, and Other Impacts

Residents are concerned about possible increases in noise, lighting, odors, and trash.

Because this project is located near residential neighborhoods, what measures will be required to minimize these impacts? A large concrete parking structure can amplify vehicle noise, and the height and lighting of the facility may affect nearby homes.

Many residents already experience noise and light impacts from existing activities at Premier, including tournaments and events. We want to understand how additional impacts will be addressed.

Wildlife Concerns

Will environmental studies be completed before construction begins? The surrounding area includes wildlife corridors and natural areas that residents want to see protected.

Traffic Concerns

Traffic is another major concern for our community.

Will the traffic study be made available to the public before any approvals are considered?

The roads around Premier already experience significant congestion during sporting events, especially on SR 70 and Rangeland. With the new high school development and a facility that could host 2,500 spectators across four ice sheets, we are concerned about additional delays and safety issues.

We are especially concerned about:

* Traffic backups affecting neighborhood entrances
* Pedestrian and cyclist safety
* Impacts near wildlife crossings
* The need for additional law enforcement support during large events

Again, we understand the value of new recreational opportunities, but we hope the county will carefully consider the long-term impact on the families who already live here.

Thank you for taking the time to listen to residents’ concerns. We appreciate your commitment to keeping the community informed and involved.

Sincerely,
Maria Cecilia Gómez

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 04:01PM EDT

Full Name	**First Name:** Jessica **Last Name:** Wilson
Email	wilson.jessicalynn@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	Commissioners, I am writing to express my strong opposition to the location of this project. I live immediately south of the proposed parcel at the Premier Sports Complex, just on the other side of the preserve. I did my research when I purchased my home and was excited about the plans for Premier at the time. Baseball, softball, volleyball, BMX, skate park, basketball and walking/biking trails throughout. What happened to those plans? Where is our park? Now you want to break ground on a tourist attraction-hockey arena/consumer events facility so that you can attract a hotel? All on county land that is intended for community use? Build those things by the highway, in an appropriately-zoned and planned area. Do not build it on our park. Build the park as was planned in 2021 when we were all buying our homes in the adjacent neighborhoods. Give our kids somewhere safe to ride their bikes and hangout with their friends. Give us ALL something to do outdoors. Below is a breakdown of the land development code as it pertains to Project Grace. As proposed, Project Grace does not comply with the FLU (Future Land Use) category designated for that parcel. Project Grace & Manatee County Land Development Code Non-Compliance Florida Statute 163.3194 states (in short) that a Comprehensive Plan must supersede zoning. https://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0163/Sections/0163.3194.html Parcel ID: 581700409 Future Land Use: MU - C/R *Land use is designated by the comprehensive plan.

	Manatee County Land Development Code References: Policy 2.2.2.1 sets commercial project size limitation for the MU-C/R category to Medium (see Table 2-1) Policy 2.10.2.2 limits Medium commercial projects for the MU-C/R category to 150,000 square feet of gross building area Policy 2.2.2.1 classifies ‘Arenas’ and ‘Mass Seating Facilities’ (commonly defined as anything that seats over 1,000 spectators) as AT - Major Attractors which are not permitted in the MU - C/R category Section 402.4 Part B states '...However, where floor area and similar building ratios, as well as maximum permitted densities have been established by these regulations, the Board shall not grant specific approval to increase such ratios, maximums, or minimums.' Land Development Code: https://library.municode.com/fl/manatee_county

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 04:18PM EDT

Full Name	**First Name:** Susan **Last Name:** Contarino
Email	susan.contarino@comcast.net
Which meeting is this public comment for? (Please select date of meeting)	August 26, 2026
Topic/Agenda Item	Project Grace
Comment	This is not a good use of tax payer money. If Iceman would like to build an ice arena, he should buy land already zoned for such activity and build it with his money. Why should Manatee county tax payers fund this? There isn't any other tax payer funded ice rink in the state of Florida. If the commissioners insist on going forward with Project Grace, it must be moved to another location. Lakewood Ranch is a planned community. People bought homes in LWR with that in mind. The venue that is being proposed does not belong in a residential area.

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 04:45PM EDT

Full Name	**First Name:** Jason **Last Name:** Wissing
Email	jasonwissing@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Hockey Rink in Lakewood Ranch
Comment	Good afternoon, Due to work, I will not be able to attend the meeting tomorrow morning. However, I can't believe there is even a discussion about the building of this facility. I currently live in Lakewood Ranch and I have not met a single person who is against building this rink. NOT A SINGLE PERSON. The people complaining are vastly in the minority. They are just very loud and organized. I have been following this on social media and what is most alarming is one of the "red shirt" protestors is friends with the owner of the Ellenton rink. Is this really a protest about the rink location or a suppression of competition? In addition, with the loss of revenue with the new Homestead Exemption, we are going to need new revenue streams. This is a perfect way to help offset that. It will also keep kids off the streets and give them something to do. People are more likely to do an activity if it is in close proximity to where they live. Ellenton is 30 minutes away. This will be minutes. This is a true no-brainer. Vote "Yes" for the current rink location and don't let a few blowhards sway your vote. A LOT of families will be very disgruntled if this does not pass. Thank you, Jason Wissing 15005 Montello Way Bradenton, Fl 34211

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 06:13PM EDT

Full Name	**First Name:** Tina **Last Name:** Rose
Email	tmrosenp@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Move Project Grace
Comment	Dear Chairman and Members of the Board of County Commissioners, I am writing to respectfully express my strong opposition to the proposed location of the mega ice rink complex and the public/private partnership being considered for this project. I want to be clear: I am not opposed to economic development, recreation, or bringing new attractions to our community. My concern is that this is the wrong project for this location, and the potential consequences will be borne by the surrounding neighborhoods and, ultimately, the taxpayers. The proposed 22-acre site is surrounded by established residential neighborhoods. My community, a 55+ active adult neighborhood of 650 homes, would border the nearby intersection. Three additional residential communities are also nearby, including neighborhoods with families and school bus stops. There are over 10,000 homes within a mile radius. A complex containing four ice rinks—including three NHL-sized rinks—a practice rink, a multi-story parking garage, tournaments, and entertainment events is not a typical neighborhood recreational facility. It is a regional destination designed to attract large numbers of visitors. That level of activity is fundamentally incompatible with a location surrounded by residential communities. Traffic is my greatest concern. Tournament weekends and entertainment events could bring significant surges of vehicles into an area that was not designed for that volume of traffic. This means congestion, increased noise, safety concerns, impacts on school bus routes, and diminished quality of life for the residents who live there every day. There are also environmental concerns associated with placing such a large development on this site, including the loss of open land,

increased stormwater runoff, and the impacts of a large parking structure and extensive impervious surfaces in an already rapidly developing area.

Most importantly, there appears to be a more appropriate alternative: county-owned property located closer to the interstate and in a commercial area. A regional sports and entertainment destination belongs where regional traffic can access it directly from major transportation corridors—not where it will be funneled through established residential neighborhoods.

I understand that using the alternative site could create competition with an existing privately owned ice rink in the county. But that is precisely why I believe the County needs to carefully evaluate whether taxpayer resources should be used to create a large publicly supported facility that could compete with an existing private business that already serves this market and pays property taxes.

I also believe the County should take a hard look at the financial risk to taxpayers. Before entering into a public/private partnership of this magnitude, residents deserve to know what happens if projected tournament participation, tourism, attendance, or revenue does not materialize. A facility of this size will have substantial ongoing operating, maintenance, and capital costs. If the private component of the partnership fails or the facility does not generate the anticipated revenue, who will ultimately be responsible?

The County should not move forward based solely on optimistic projections. We need independent, transparent analysis of demand, competition, economic viability, traffic impacts, environmental impacts, and the long-term financial obligations to taxpayers.

I respectfully ask the Board to pause this proposal and thoroughly evaluate whether this project is financially sustainable and whether this location is appropriate.

At a minimum, please consider the county-owned site near the interstate and commercial development before placing a regional destination facility in the middle of established residential communities.

We can support economic development while still protecting the neighborhoods, businesses, environment, and taxpayers who make this county a great place to live.

This may be a good project—but that does not mean it is a good project for this location.

Thank you for listening to the concerns of the residents who will live with the consequences of this decision every day.

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 08:27PM EDT

Full Name	**First Name:** Janice **Last Name:** Beaty
Email	janbeaty78@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Move Project Grace.
Comment	I support Moving Project Grace (the massive megaplex ice rink). Wrong location!

From: Ken LaForge <ken.laforge-home@snet.net>
Sent: Monday, August 24, 2026 4:13 PM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Re: Ice Rink Proposal

You don't often get email from ken.laforge-home@snet.net. Learn why this is important

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Commissioner Bearden,

I hope you had the opportunity to review my email regarding the proposed Ice Rink.

I wish to re- emphasize my stance - I am in FULL SUPPORT of the proposed Ice Rink in its current proposed location. I believe it will be a real asset for the area and a perfect fit with the other recreational uses and library.

Many of us are not able to attend the meeting tomorrow in SUPPORT of this project and location. Please consider this message and my prior message as if I were there to speak directly to you regarding this matter.

Thank you,

Ken LaForge

4874 Seafoam Trail

From: Chuck Presensky <chuck.presensky@gmail.com>
Sent: Monday, August 24, 2026 9:10 PM
To: Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>
Subject: Lakewood Ranch Ice Facility

You don't often get email from chuck.presensky@gmail.com. Learn why this is important

CAUTION:This email originated from an external source.
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I am sending this message in support of the proposed ice rink and it's location. The rink itself would be the ultimate exclamation point to the Premier Sports Campus of Lakewood Ranch. The venue would offer not only state of the art ice facilities to handle hockey, figure skating, curling and rinkball but also space for any and all types of indoor sports you could imagine. Volleyball, gymnastics, indoor soccer, martial arts exhibitions....the possibilities are endless! All good things to keep young bodies and minds occupied.

With that said and as if it's not already obvious I would like to request you please vote 'YES' for the proposed ice rink in its proposed location! Thank you for your consideration.

v/r

Chuck Presensky

4707 Zeno Ct.

LWR, FL 34211

941-527-2120

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 09:48AM EDT

Full Name	**First Name:** Mark **Last Name:** Schumacher
Email	schumacm1@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	I live in Solera right by project grace. I am ok with building the Hockey Rink but I have a suggestion that will solve the traffic problems the neighbors are concerned about. Build it at the corner of Post Road and Rangeland Parkway. Make the only access from State Route 70. This can be done by making Post Road a dead end at Rangeland or just by temporary road blocks during events including soccer. With the improvement to SR 70 you can block the right land on SR 70 and allow continuous right turns from Post Road to 70 after events for all west bound traffic. Please note, there are no homes on Post Road or SR70, so this eliminates all the concerns about local traffic and kid safety. Can we also finish the sports park at the same time with whatever parents of kids 9-20 say they will use.

Public Comment

Manatee County Government

Submitted On:
Aug 25, 2026, 09:18AM EDT

Full Name	**First Name:** Deanna **Last Name:** Brinkley
Email	brinkleylife@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Future Agendas
Comment	To the Manatee County Board of County Commissioners: I am writing as a concerned Manatee County citizen and taxpayer to respectfully urge the Board to permanently end negotiations regarding the proposed IceMann Development sports and ice complex, commonly referred to as Project Grace, rather than simply relocating or postponing the project. My concern is not opposition to youth sports, ice hockey, economic development, or private investment in Manatee County. My concern is whether this particular public-private partnership represents a responsible use of County land and taxpayer-supported resources, especially when an established ice facility already exists in our community and its private owner is reportedly investing approximately $7 million of private money to expand it. The proposed IceMann project has been discussed as an approximately $80 million, 190,000-square-foot sports complex containing four ice surfaces and other sports and commercial uses. Under the terms previously discussed publicly, IceMann would receive access to approximately 22 acres of County-owned land, a potential long-term lease of up to 60 years with an additional extension, nominal rent during the project's first years, and potentially up to $5 million in Tourist Development Tax funding for infrastructure associated with the project. Before Manatee County provides this level of public support to a new private sports facility, taxpayers deserve a compelling answer to a basic question: Why should public resources be used to help create a new competitor to a privately operated Manatee County business that already provides this service and is investing millions of dollars of its own capital to expand?

Ellenton Ice and Sports Complex already serves our community. Its owner has publicly stated that approximately $7 million in privately financed improvements are planned to add another rink. He has also stated that his business has paid approximately $1.2 million in property taxes over the past decade.

That is private enterprise working as it should.

An existing business purchases or leases its property under normal market conditions, pays taxes, assumes its own financial risks, serves its customers, and reinvests its own money to meet increased demand.

Government should be extremely cautious about changing that competitive landscape by providing another private operator with valuable public land, favorable long-term lease terms, and millions of dollars in public assistance.

This raises an issue much larger than ice hockey.

What precedent does Manatee County establish when an existing local business invests its own capital to grow, only to potentially face a new competitor receiving substantial government assistance?

Other local businesses should be asking that question as well.

The proposed $5 million public contribution is also significant. Five million dollars is not insignificant simply because the total proposed development is approximately $80 million. Those funds have value to the citizens of Manatee County and should be treated accordingly.

If $5 million in Tourist Development Tax revenue is available for lawful public investment, the County should carefully evaluate alternative uses that provide broader and more certain public benefits. If investment in sports tourism is determined to be the best use, the County should also examine whether improving existing public infrastructure or partnering through a fair and competitive process with established facilities could generate a better return with substantially less public risk.

There are additional financial questions that I believe should be answered before the County considers any further negotiations with IceMann at another location.

Public reporting regarding the proposal indicated that IceMann had investors interested in the project and bank preapproval. However, the public deserves to know the difference between preliminary interest and committed financing for an approximately $80 million development.

Before the County contributes land or public money, taxpayers deserve answers to several fundamental questions.

Who is providing the equity for the project, and how much equity is firmly committed?

Which financial institution is providing the construction financing, and is that financing committed or merely preliminary or preapproved?

What guarantees secure the financing?

What happens if construction costs exceed $80 million, and who is responsible for those cost overruns?

What happens if the facility cannot generate sufficient revenue to service its debt?

What happens to the property and improvements if the operator defaults?

What independent financial analysis has the County performed?

Has an independent feasibility study demonstrated sufficient demand for four additional ice surfaces in this market, particularly considering the planned expansion of the existing Ellenton facility?

What is the true market value of the County land and favorable lease terms being contemplated?

Finally, what is the total economic value of all public assistance being provided, not simply the proposed $5 million contribution?

These questions are particularly important because the owner of the existing Ellenton facility has publicly questioned whether the proposed complex could actually be constructed for approximately $80 million, reportedly estimating a cost closer to $110 million.

He is obviously a competitor, and his estimate should therefore be independently verified. But that is precisely the point. The County should commission independent financial and construction-cost analyses rather than relying upon projections supplied by either competing private party.

If the true cost is substantially higher than anticipated, taxpayers deserve to know who bears that risk before, not after, a long-term agreement is signed.

There is another distinction that deserves scrutiny when evaluating the developer's track record.

AdventHealth Center Ice in Wesley Chapel is frequently associated with

Mr. Gordon Zimmermann's development experience. That is a substantial facility and clearly represents relevant experience. However, the Wesley Chapel facility was developed through Z Mitch LLC, an entity that predates IceMann Development LLC.

IceMann Development is a newer company.

Therefore, before the County relies upon the Wesley Chapel facility as evidence of IceMann Development's financial capacity to undertake an approximately $80 million project, the County should independently verify the relationship between the entities, current ownership interests, financial statements, completed-project history, available capital, and responsibility for previous project financing.

Asking these questions does not accuse anyone of wrongdoing. It is basic due diligence when public land, public money, and a potential multi-decade agreement are involved.

I am also concerned that moving this project to another County-owned location does not resolve these fundamental issues.

Relocation might address neighborhood opposition, traffic, or compatibility concerns surrounding the originally proposed site. It does not answer the questions about public subsidy, competition with an existing taxpayer, financial feasibility, market demand, financing, or whether this represents the best use of County resources.

That is why I respectfully ask the Commission not merely to move Project Grace somewhere else, but to terminate the current proposal completely.

If a private developer believes Manatee County can economically support another major ice complex, that developer should remain free to pursue one through the normal private marketplace by acquiring appropriate property, obtaining financing, and assuming the business risk just as existing businesses are required to do.

If the County believes there is a legitimate public need for additional sports facilities, then the appropriate course should begin with an independent needs assessment and a transparent, competitive process, not with a negotiated arrangement favoring one developer.

Manatee County is growing rapidly. We have significant infrastructure, transportation, public safety, parks, and community needs. Every public dollar and every acre of County-owned property has an opportunity cost.

We should support economic development. We should support youth sports. We should welcome private investment.

But supporting private enterprise should not require government to choose winners and losers among competing private businesses.

An existing Manatee County ice facility is already operating, paying taxes, and reportedly preparing to invest approximately $7 million of private capital into expansion. The County should allow the market to determine whether additional facilities are needed rather than using public resources to influence that competition.

There will undoubtedly be significant pressure to keep an $80 million project alive. But the size of a proposal, or the fact that aspects of it may have previously received a vote, should not make government less willing to reconsider or walk away from it. It should make the County more careful.

I respectfully request that the Board permanently terminate negotiations for the current IceMann/Project Grace proposal; refrain from relocating substantially the same publicly supported proposal to another County-owned site; conduct an independent assessment of the County's sports-facility needs before considering additional public investment; and ensure that any future public-private sports development involving County land or funding is subject to transparent competitive procurement, independent financial analysis, and full public disclosure.

The pressure to move a large development forward can be substantial once considerable time and effort have already been invested. That makes it even more important for Commissioners to evaluate the proposal based solely on what best serves Manatee County residents over the next

From: Carolina Casella <camaju07@gmail.com>
Sent: Wednesday, August 26, 2026 5:06 AM
To: George Kruse <george.kruse@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal.siddique@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>
Subject: Project grace - wrong size-wrong location

Dear Commissioner,

I am writing to express my strong opposition to the proposed facility in our area and to question the board's current approach to land management.

First, I would like to understand why the board is asking the public to approve funds to purchase and preserve land, while simultaneously leasing out existing public land next to a preserve. Using a surplus article to justify this lease seems inappropriate, as this parcel could certainly be used to serve a public need.

This facility is the wrong choice for the premier area of Lakewood Ranch, especially at this scale. There is no other facility of this size located so close to residential neighborhoods, where families with young children, like mine, live. When we purchased our home and made a lifetime investment in this community, this development was not part of the plan.

While some argue that residential areas came later, decisions must be made based on our current reality, which includes an upcoming high school and ongoing construction that is already straining the area. We pay significant taxes and chose Lakewood Ranch specifically for its peaceful environment and master-planned vision.

I urge you to reconsider this decision and look for a more appropriate location for this facility.

Best regards,

Ana Carolina

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 09:48AM EDT

Full Name	**First Name:** Mark **Last Name:** Schumacher
Email	schumacm1@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	I live in Solera right by project grace. I am ok with building the Hockey Rink but I have a suggestion that will solve the traffic problems the neighbors are concerned about. Build it at the corner of Post Road and Rangeland Parkway. Make the only access from State Route 70. This can be done by making Post Road a dead end at Rangeland or just by temporary road blocks during events including soccer. With the improvement to SR 70 you can block the right land on SR 70 and allow continuous right turns from Post Road to 70 after events for all west bound traffic. Please note, there are no homes on Post Road or SR70, so this eliminates all the concerns about local traffic and kid safety. Can we also finish the sports park at the same time with whatever parents of kids 9-20 say they will use.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 10:43AM EDT

Full Name	**First Name:** Kate **Last Name:** Sherwin
Email	katesherwin@outlook.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice rink
Comment	We live in Sapphire Point and can see the tree line where the proposed ice rink will be located. I am not completely against the ice rink, I am against the multi story car park, that has no place in this area. We are at ellenton ice rink twice a week my 9 year old plays hockey, this location would be minutes from my house but I just don't think this is the right location. This site should be built out with an outdoor sports area fitting in with the rest of the area. How about a bike or scooter track like Parrish, or a splash pad? There are so many other things that this land could be used for. Move the rink to 64 or 70, where the infrastructure is set up to accommodate. Lorraine is already a nightmare as it is, add the new high school and this and we will be constantly at a stand still.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 10:27AM EDT

Full Name	**First Name:** Joshua **Last Name:** Boyle
Email	joshb259@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	The Hockey Rink
Comment	I'm in favor of the proposed ice rink in Lakewood Ranch. As our community continues to grow, we need to make sure the amenities available to our families grow with it—especially when it comes to things for our kids to do. We live in Florida. Between the heat, afternoon storms and months of unpredictable weather, we need more indoor, year-round recreational options for kids and families. An ice rink would provide something completely different from the outdoor sports facilities we already have and could introduce kids to hockey, figure skating and other activities they may not otherwise have access to locally. Lakewood Ranch has always been a growing, master-planned community. Development has been part of the plan from the beginning, and those of us who chose to live here knew—or should have known—that growth would continue. We can't reasonably expect the community to stop developing once our own house is built. Growth certainly needs to be thoughtful and responsible, but I think adding recreational facilities that serve families and give our kids more opportunities is exactly the kind of growth we should support. — Josh Boyle, Lakewood Ranch Resident

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 10:46AM EDT

Full Name	**First Name:** Catherine **Last Name:** Rutigliano
Email	catherinearutigliano@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	I am against the building of the proposed ice rink in a residential neighborhood, I do not agree with the land use for multiple story structures. I believe this land should be for a FREE public access park for all ages to enjoy. A welcoming place for young people to socialize. Water splash pads, skate park, basketball courts, baseball fields etc… I do not believe a sports bar should be located in a neighborhood either. The noise from cars revving their engines after 10pm is already happening and disturbing

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 12:12PM EDT

Full Name	**First Name:** Brian **Last Name:** McCarthy
Email	b.mccarthy501@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Hockey Rink (Project Grace)
Comment	I think the facility would be a great addition to Lakewood Ranch, but in a more appropriate commercialized location. This location does not support that scale of a project and will have very negative implications for the surrounding neighborhoods. Much of the recent development in Lakewood Ranch is beyond questionable and if it continues to trend in that direction it is going to lower the quality of living and devalue the area. This location should be used for a park, something that the surrounding residents have access to and can use at their leisure. The kids need more spaces to play. Originally there was a BMX / pump track planned for the area. The kids need somewhere to ride their bikes, scooters, skateboards, etc.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 12:42PM EDT

Full Name	**First Name:** Rosemary **Last Name:** Bertelle
Email	bertellecreative@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Support Project Grace
Comment	Stop the divide and use facts to decide. The non-senior community complexes are turning this into a ‘senior citizens are selfish movement’. Senior citizens and many other residents are just asking: Does the 'MEGA-plex' Sports Complex truly belong in a residential area? There are five community neighborhoods that will be affected by the traffic, hours of operation, lighting, noise, etc. Plus, the infrastructure in this area can't inadequately sustain a project of this magnitude. Better data research and statistical analysis should have been performed PRIOR to claiming a spot. Ask the Developers, the Commissioners and the Attorneys to do their homework and search for sites that would better serve the needs of all their constituents... not just those who will profit from pushing this 'MEGA-plex' Sports Complex through. This is NOT AGAINST CHILDREN who play ice hockey, or skate, or whatever other sport they would do at the arena. However, in doing some preliminary research utilizing AI, here are some findings: The probability of those financially capable to have their children actually playing indoor ice hockey is remarkably low, sitting at roughly 1.5% to 3.5%. This means that out of the 1,200 to 2,000 children whose families have the means, only an estimated 25 to 60 kids within that 3-mile radius are actively playing indoor ice hockey. So, does this truly make sense in the whole scheme of things? I know many folks are passionate about a cause and start appealing purely on emotions, however, this is business... BIG BUSINESS that has gotten snuck into the wrong place. Great project... Wrong area.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 12:44PM EDT

Full Name	**First Name:** Craig **Last Name:** Violett
Email	violettcraig@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice Rink
Comment	I have lived in Lakewood Ranch since 2012 so I've seen the recent rapid growth in our community. I believe the ice rink proposal is a good idea for the wrong location. I urge our commissioners to build the rink close to the Bradenton Convention Center. I look forward to next week's meeting. Thank you!

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 12:57PM EDT

Full Name	**First Name:** John **Last Name:** Mallon
Email	johnmallon7@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice rink
Comment	I’ve been following the debate regarding the new rink proposed with a relatively small handful of mostly retirees claiming how awful this will be for the community. But what’s really driving them is a change in scenery or their view. Please don’t let this happen. This is a welcome addition to the sports complex area. The water argument is a joke. How much water is being used by the high number of carwashes we have everywhere? Traffic? Sure, in small doses. If we let that stop progress then we’d have to stop building housing areas, schools, etc. dangerous to kids? It’s for the kids and this dangerous thing didn’t stop a gas station getting approved that will be across the street from a school. This project is an opportunity for manatee county to increase revenue while providing new sports opportunities for all ages. Please disregard the loud few “NIMBY” complainers and continue to promote good growth in LWR.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:30PM EDT

Full Name	**First Name:** Jay **Last Name:** Nemery
Email	jaynemery@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	I am writing to express my opposition to the proposed Project Grace Ice Rink Complex. There are several reasons why I believe this project should not move forward at its proposed location. First, the original vision for this land was a community park with walking trails. Many residents purchased homes with that understanding. The fact that this proposal was not widely communicated to residents from the outset creates the impression that its location would not withstand public scrutiny. Second, this area is already underserved when it comes to neighborhood parks. The nearest parks are Greenbrook Park, which requires crossing State Road 70, or White Eagle Park, which is even farther away. As our community continues to grow, preserving land for parks should remain a priority. Walking trails, splash pads etc. would be nice in this area. Third, I believe the economic projections being presented are overly optimistic. Claims of creating 400–650 part-time jobs and generating a $30 million annual economic impact deserve closer examination. How were these figures calculated? Were they based on best-case assumptions? In addition, because the complex will include its own sports bar and food options, many visitors may never leave the facility to patronize surrounding businesses, reducing the projected benefit to the local economy. Fourth, the argument that a developer "really wants to be in Lakewood Ranch" is not, by itself, a compelling reason to approve this project. Many developers would likely welcome the opportunity to build in Lakewood Ranch. The question should be whether this project is appropriate for this specific location, not simply whether there is interest in developing it. Fifth, I am concerned about the financial risks associated with this public-private partnership. If the project fails to meet expectations or experiences financial difficulties, what responsibility, if any, will Manatee County taxpayers have for the facility? Sixth, traffic in this area is already heavily congested during soccer tournaments and other events. Additional planned facilities—including the pickleball center, aquatic center, and the new high school, with football, basketball, and other athletic events—will place even greater demands on the surrounding road network. Golf tournaments that utilize the existing parking areas further compound these issues. The cumulative impact of all these

	developments should be carefully evaluated before approving another major sports venue. Finally, I have concerns about the hours of operation and their effect on nearby residents. In many parts of the country, ice rinks operate very early in the morning and late into the evening to accommodate practices and league play. If that is the plan here, what will the operating hours be? Will the facility be open until 11:00 p.m. or midnight, or begin operations at 5:00 or 6:00 a.m.? Extended hours, along with lighting from parking garages and surface lots, have the potential to create ongoing noise and light impacts for surrounding neighborhoods. There are still many unanswered questions about this project. What is clear is that this type of regional sports complex does not belong in the middle of a residential neighborhood. A location closer to Interstate 75 or within an established commercial district would be far more appropriate. I believe an ice rink would be a valuable addition to the area. It would provide opportunities for children, adults, recreational leagues, and competitive teams. My objection is not to the project itself, but to its proposed location. I respectfully ask that you reject this proposal at its current location and instead encourage the developer to identify a more suitable site that better balances community recreation, economic development, and the quality of life of nearby residents.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 12:59PM EDT

Full Name	**First Name:** Mitchell **Last Name:** Kahl
Email	mitchkahl@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice rink project
Comment	Public land is a shared civic asset, and its development should deliver broad, equitable value to our entire community. While a specialized facility like an ice rink serves a niche market, steep financial barriers—including equipment, ice time, and coaching fees—inherently exclude many local families. To align with the County's commitment to inclusivity, this land should be dedicated to open-access, versatile spaces that every resident can enjoy, regardless of socioeconomic status.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 01:41PM EDT

Full Name	**First Name:** Lori **Last Name:** Shafley
Email	sunshady20@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Hockey rink
Comment	I am against building the hockey rink in the Uihlein area. It does not belong here. It needs to be in another , more commercial area. Building here is a safety issue.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:07PM EDT

Full Name	**First Name:** Tom **Last Name:** Canavan
Email	tcanavan@me.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project GRACE
Comment	My wife and I are full year residents of Sapphire Point in Lakewood Ranch. We have have been following very closely the plans to construct a large indoor ice rink on the County property at the corner of Rangeland and Uihlein roads. While we are in strong favor of increasing facilities and opportunities for sports for the residents of Manatee County, we are extremely concerned with the scale of this ice rink project as well as the specific location. In summary, we believe that the size and height of the structure, the multi story parking garage, and the associated noise, light pollution, and traffic & safety issues are extremely detrimental to the surrounding neighborhoods. Please note that a minimum of three developments border upon this property. We anticipate a significant increase in traffic volume due to the new high school as well as the aquatic center at Premier Sports. Adding a facility of this size in this adjacent location represents significant over-development leading to the above issues. Also, it does not seem to represent adequate buffering between what will be, in reality, a commercial facility and residential property. We also question that a facility of this size meets the requirements in MU-CR for "medium size commercial facilities". We support the Council's unanimous vote at the July meeting to put the current plans on hold and investigate options for a location that does not so severley impact the residential community. As citizens of Manatee County, we expect that these concerns will be listened to by our representation and a rigorous project investigation and planning process will be undertaken which will protect the safety and style of the Lakewood Ranch community. It appears to be numerous options for location of a project of the scale, either within or immediately adjacent to Lakewood Ranch.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:13PM EDT

Full Name	**First Name:** Patricia **Last Name:** Foran
Email	tricia9602@aol.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Use of property where hockey rink is proposed
Comment	I would like to see a park built on this property for this side of LWR, comparable to Bob Gardener park. I am against the hockey rink for that location. There is going to be too much in that area already and I oppose a privately owned rink.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:35PM EDT

Full Name	**First Name:** Jason **Last Name:** Skorczewski
Email	skorczewskij@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Hockey Rink (Project Grace)
Comment	I moved my family from Illinois back in 2017 and we've been in LWR since. Shortly after moving to the area, my son started playing hockey as a "mite" at Ellenton Ice. He's been playing ever since and is moving up to the U15 league this Fall. Hockey has become a tradition for us. From hanging out with parents at the rink to weekend bbqs and pool parties, we've been ingratiated into the hockey community and have loved seeing our son grow in the sport. When we heard about the project to build a complex off SR-70 in LWR we were ecstatic! To have a rink right down the road from where we live and be open within 2 years, we were so excited. We were planning to watch our son play his high school games in a brand new facility! Not only is it the complex, but the revenue stream for LWR! Hotels, more restaurants, etc. etc. When we heard a group of local residents were concerned about noise and additional traffic, we never thought that it would pause the project. Something will be built on that land and infrastructure will continue to expand to support it. Why not the hockey complex? Sad that this has been paused. My family is 100% behind building this in LWR off SR-70 ASAP!

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:36PM EDT

Full Name	**First Name:** Philip **Last Name:** Brookmeyer
Email	pbrookmeyer@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace Ice Hockey Rink
Comment	My wife and I are strongly opposed to the proposed new ice hockey rink in Lakewood Ranch. Upon operating, the Rink will indisputably add a significant amount of vehicle traffic to an already increasingly traffic congested section of Lakewood Ranch.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:43PM EDT

Full Name	**First Name:** Amanda **Last Name:** Laughton
Email	aelames@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice rink
Comment	Hello, I'm writing in support of the proposed ice rink project. I think that would be a wonderful addition to our area, where more opportunities for indoor recreation and entertainment would certainly be welcome. I know many neighbors oppose the location, but I think it actually IS the right place, near the existing sports complex and easily accessible off of rt 70. Of course many people don't want things built in THEIR backyard, but around here everywhere is someone's back yard and that's just the reality of living and buying a home in a developing area. I fully support the project and the location and hope it moves forward.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:46PM EDT

Full Name	**First Name:** Scott **Last Name:** Selvaggi
Email	scott.selvaggi@marriott.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice Rink
Comment	The hospitality industry and the local communities would benefit from the economic impact that the ice rink will generate and as seen by Wesley Chapel the ice rink revitalized not only the hotel industry in Pasco County but also the restaurant industry

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:55PM EDT

Full Name	**First Name:** Christian **Last Name:** Krause
Email	christian.krause@marriott.com
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	Ice complex development in Lakewood Ranch
Comment	The Lakewood Ranch Ice and Sports Complex serves as a vital infrastructure asset and amenity for both residents and visitors, while actively driving growth across the regional hospitality and tourism sectors. We in the hospitality industry and as a local support the continued tasteful development of amenities that benefit the overall community.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 03:12PM EDT

Full Name	**First Name:** Kathy **Last Name:** Johnson
Email	
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace Follow-Up Discussion and Staff Responses to Board and Community Questions and Concerns - District 5
Comment	Dear Commissioners, I am a resident of Solera in Lakewood Ranch and a resident of District 5. I am writing to ask you to support more recreation, entertainment, shopping, restaurants, and other amenities in our rapidly growing community. My preference would be for a great park or similar recreational destination, or a modified version of Project Grace (that is appropriately scaled and can meet current zoning standards) either at the original proposed location (across from my community) or at the corner of Rangeland Pkwy and Post Blvd. I recognize that Project Grace, as originally proposed, was apparently too large according to zoning requirements, as indicated in the last meeting. However, I believe a thoughtfully designed and appropriately scaled recreational development could still be a tremendous asset to our community—provided it respects nearby residents and complies with current zoning requirements. East Lakewood Ranch is growing quickly, and our amenities need to keep pace. We need more places for people of all ages to gather, exercise, socialize, and have fun without having to leave the area. We also need more restaurants (not all fast food), shopping, and entertainment closer to home. I support responsible commercial development that improves quality of life, creates jobs, generates County revenue, and strengthens the long-term appeal and property values of our community. We chose to live in Lakewood Ranch because we want more than houses and apartments—we want a vibrant, well-rounded community with things to do. I hope the County will support thoughtfully designed recreational and commercial development that meets the needs of our growing community. Thank you for listening to the residents of District 5 and for your service to our community.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 03:41PM EDT

Full Name	**First Name:** Andy **Last Name:** Weidenbach Sr
Email	acweidenbach@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Item 2 Project Grace
Comment	I believe the ice arena complex will greatly benefit the community.

September 1, 2026 - Regular Meeting

Subject
Updates to Agenda - August 31, 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 8/31/26) for the meeting of September 1, 2026:

ANNOUNCEMENTS
Generic Public Comments
- This agenda item was updated with additional comments.

AWARDS/PRESENTATIONS/PROCLAMATIONS
Presentations
Item 2, **9:00 A.M. TIME CERTAIN** - Project Grace Follow-Up Discussion and Staff Responses to Board and Community Questions and Concerns - District 5
- This agenda item was updated with public comments.

CONSENT AGENDA
Community and Veterans Services
Item 11, Execution of Lease Agreement between Manatee County and The Eternity Temple Washington Park Community Development Corporation, Inc., Johanna Beville, Program Analyst for Community and Veterans Services Department – District 2

- This agenda item was updated with a revised Lease Agreement.

12, Execution of Lease Agreement between Manatee County and Rubonia Community Association, Inc., Johanna Beville, Program Analyst for Community and Veterans Services Department – District 2

- This agenda item was updated with a revised Lease Agreement.

Financial Management

Item 13, Adoption of Budget Amendment Resolution B-26-105; and Budget Amendment Resolution B-26-106 for Infrastructure Sales Tax, Claudia Campos, Interim Chief Financial Officer

- This agenda item was updated with final Budget Amendment Resolution B-26-106.

Natural Resource Department

Item 41, Acceptance and Refund of Donation from Big Bill Foundation for 18th Annual Robinson Preserve 5K/10K Race, Aedan Stockdale, Education & Volunteer Division Manager - District 3

- This agenda item was added to the Agenda.

Property Management

Item 25, Execution of Lease Agreement between Manatee County and SPCA Property Co, LLC, for the property located at 5516 21st Avenue West, Bradenton, Florida 34209, Peter Morrow, Property Acquisition Division Manager - District 3

- This agenda item was updated with revised Instructions to Board Records (in strikethrough/underline format) and public comment.

Public Safety

Item 26, Adoption of Resolution R-26-110, accepting a State Grant Award from the State of Florida, Division of Emergency Management, for the Emergency Management Preparedness and Assistance (EMPA) Grant Agreement FY 26/27; and the Adoption of Budget Amendment Resolution B-26-098, Joel Richmond, Deputy Chief of Emergency Management - Countywide

- This agenda item was updated to revise the Action Requested to include Adoption of Budget Amendment Resolution B-26-098 (in strikethrough/underline format).

Public Works

Item 27, Adoption Resolution R-26-087, authorizing the Chairperson or designee to sign the Federal Fiscal Year (FFY) 2026 annual Federal Transit Administration (FTA) Certifications and Assurances, Benita Zarr, Interim Transit Division - Countywide

- This agenda item was updated to revise the Action Requested (in strikethrough/ underline format) and attach a Letter designating Signature of Authority for FTA Assistance and Awards.

ADVERTISED PUBLIC HEARINGS – LEGISLATIVE

Presentations Scheduled

Item 30, Adoption of Ordinance 26-40, Amending Article IV of Chapter 2-25 of the Manatee County Code and Revising ELMAC Membership Eligibility, Terms, Number of Seats and Procedures, Kara Koenig, Environmental Lands Program Manager - Countywide

- This agenda item was updated with the clean version of Ordinance 26-40 and the strikethrough/underline version of Ordinance 26-40.

REGULAR

Government Relations

Item 34, Approval of Project Wolf - Advanced PFAS Treatment for Landfill Leachate and Biosolids at Lena Road Landfill; Adoption of Budget Amendment Resolution B-26-109; and Adoption of Resolution R-26-122, Aimee Johnson, Economic Development Division Manager - District 5

- This agenda item was updated with public comment and a revised PowerPoint Presentation.

Property Management

Item 35, Adoption of Resolution R-26-97 authorizing the conveyance of County-owned property, known as the GTE building, located at 1009 4th Avenue West, Bradenton, Florida 34205, and execution of a County Deed to the City of Bradenton, a Florida municipal corporation, Peter Morrow, Property Acquisition Division Manager - District 3

- This agenda item was updated with public comments.

REPORTS

Public Works

Item 36, Light Up Manatee Project Status Update, Aaron Burkett, Traffic Operations Division Manager, and Chris DeCosta, Sr, Assessment Coordinator

- This agenda item was updated with public comments and a PowerPoint Presentation.

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

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 11:37PM EDT

Full Name	**First Name:** Glen **Last Name:** Gibellina
Email	glengibellina@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Future Ice Rink part 1
Comment	I am writing as a concerned Manatee County citizen and taxpayer to express strong reservations regarding the proposed $80 million indoor sports multiplex at Premier Sports Campus North. While expanding sports and recreational opportunities in our community is a worthy goal, the speed at which this deal is being pushed through—coupled with the lack of financial verification and public transparency—raises serious red flags for the residents of Manatee County. Below are the primary reasons why this proposal, in its current form, represents a poor deal for our community: 1. 60-Year Surrender of Valuable Public Land Long-Term Binding of Public Resources: Handing over a 60-year land lease on 22 acres of county-owned public land near the Lakewood Ranch Library for a private enterprise severely limits future public use of this property for generations. Disproportionate Risk: Once public land is encumbered under a six-decade agreement, the county loses flexibility over how that land is managed, upgraded, or utilized, placing long-term public assets at the service of a single private developer. 2. Unverified Private Financing and Vague Promises Lack of Proven Capital: The presentation noted that the developer has "investors ready to invest" and bank "preapproval," yet no verified financial commitments, binding loan documents, or audited proof of funds have been made public. Speculative Garage Revenues: Promising the county a 20% cut of gross parking garage revenues starting in year two relies on unproven traffic projections and assumes the private entity will construct and operate an 800-spot garage as planned without unexpected cost overruns or shifting terms. 3. Rushed Process and Lack of Meaningful Citizen Input "Time is of the Essence" Pressure: Staff urged quick action to satisfy a bank's timeline rather than allowing standard public scrutiny. A multi-generational land transaction of this scale should be driven by citizen priorities, not external commercial deadlines. Bypassing Community Dialogue: Residents living near State Road 70 and Lorraine Road are already dealing with rapid growth and severe

traffic congestion. Moving this project forward into site plan approval without dedicated public workshops deprives taxpayers of a voice in how their community is developed.

4. Taxpayer Exposure and Economic Assumptions

$5 Million in Tourist Development Taxes: While framed as a private venture, the project requests up to $5 million in public Tourist Development Tax funds for horizontal infrastructure.

Unsubstantiated Economic Projections: Projected annual economic impacts (such as the cited $30 million stimulus) rely on market research estimates, yet taxpayers carry real infrastructure costs and traffic burdens regardless of whether those optimistic projections materialize.

Requested Action

Before any binding agreements or land leases are signed, I urge the Commission to take the following steps:

1. Pause Approvals: Halt further advancing of the land lease terms until a comprehensive public hearing process is held specifically for this project.

2. Require Independent Financial Auditing: Mandate full, independent verification of Icemann Development's financing commitments and equity guarantees prior to dedicating public land or tax dollars.

3. Conduct Comprehensive Traffic & Infrastructure Impact Studies: Evaluate the cumulative impact of an 800-spot garage and multiplex traffic on the SR 70/Lorraine Road corridor with direct input from local residents.

Public assets belong to the taxpayers of Manatee County. We deserve a transparent, thoroughly vetted process that prioritizes public interest over rushed private development timelines.

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 11:13PM EDT

Full Name	**First Name:** Christina **Last Name:** Rabenstein
Email	crabenstein14@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Move Project Grace
Comment	This mega complex has no business in a residential area. Good project, wrong location. Please find another area more suitable that can accommodate traffic, noise levels, lighting and not disrupt the surrounding quiet residential communities. Thank you

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 03:45PM EDT

Full Name	**First Name:** Brenda **Last Name:** Green
Email	bsgc17@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	Dear Commissioner McCann, I am writing to you as a local resident to express my strong concerns about the proposed ice rink complex in Lakewood Ranch. After a group of neighbors reviewed the plans, they found that the facility does not comply with existing local zoning regulations regarding building size and setbacks. We urge your office to address the following high-priority issues before any further approvals are granted: Zoning and Regulatory Non-Compliance: The proposed facility deviates significantly from existing district standards, specifically regarding allowable building scale, height limits, and setback requirements. The project should not move forward under variances that compromise the integrity of local zoning laws. Flooding and Stormwater Management: The introduction of massive impervious surfaces—including the rink structure and extensive asphalt parking—poses a severe threat to regional drainage. We demand a transparent, comprehensive stormwater management plan that guarantees zero increased flooding risks for surrounding residential properties. Traffic and Roadway Capacity: A regional sports complex will inject a massive volume of vehicle trips into our local roads, particularly during peak weekend tournament hours. Current infrastructure cannot safely absorb this influx without causing severe congestion and gridlock. Safety and Security: The influx of transient foot and vehicle traffic requires robust mitigation. We require binding commitments regarding onsite security personnel, restricted operating hours, and pedestrian safety infrastructure to protect nearby families. Environmental Pollution: Operating a heavy-commercial refrigeration

facility 24/7 introduces significant light pollution from high-intensity parking lots, constant low-frequency noise from massive HVAC and chilling units, and potential chemical or thermal runoff.
Wildlife and Habitat Destruction: The construction site threatens local ecological habitats. We demand that full, independent wildlife impact studies be completed and that strict mitigation strategies are enforced to prevent the displacement of local species.
Our community expects our local government to protect our safety, environment, and property values by enforcing existing laws.

Thank you for your time and attention to this urgent matter.

Respectfully submitted,

Brenda Green

Sapphire Point Neighborhood resident, Lakewood Ranch

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 03:48PM EDT

Full Name	**First Name:** Maria **Last Name:** Gomez
Email	lache.gomez@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace Relocation Petition
Comment	Dear Dr. McCann, I hope you are doing well. I am reaching out as a concerned resident regarding the proposed ice rink development near our neighborhood. After reviewing the information discussed during this week's meeting, I wanted to share some questions and concerns that many residents have about how this project may impact our community. We understand the importance of recreation and growth in our area, but we also want to make sure that the development is carefully planned and that the surrounding neighborhoods are protected. One of our biggest concerns is the significant change in the proposal between February and June 2026. The February proposal referenced a facility of approximately 70,000–90,000 square feet, while the June proposal increased to approximately 191,500 square feet, along with a 66,000 square foot parking garage. Could you help the community understand what drove these changes? Also, will the commission commit to ensuring that existing zoning and future land-use regulations are followed, and that residents continue to have a meaningful opportunity to participate as the project moves forward? Flooding and Stormwater Concerns Many residents are worried about how this larger development may affect drainage in the area. * What steps will the developer take to prevent additional flooding impacts? * Why was the additional drainage pond removed from the latest site plan? During Tropical Storm Debby, the creek near the Sapphire Point

community came very close to overflowing. Since then, additional development has significantly increased the amount of impervious surfaces in the area, and residents have noticed erosion and concerns about impacts to nearby creeks and lakes.

Safety and Security

We also have questions about safety:

* What security measures will be required for the facility?
* Who will oversee security on-site?
* Will the size of this development require additional Sheriff's Office resources?

A parking garage of this size also raises concerns about after-hours activity, lighting, and neighborhood safety.

Noise, Lighting, and Other Impacts

Residents are concerned about possible increases in noise, lighting, odors, and trash.

Because this project is located near residential neighborhoods, what measures will be required to minimize these impacts? A large concrete parking structure can amplify vehicle noise, and the height and lighting of the facility may affect nearby homes.

Many residents already experience noise and light impacts from existing activities at Premier, including tournaments and events. We want to understand how additional impacts will be addressed.

Wildlife Concerns

Will environmental studies be completed before construction begins? The surrounding area includes wildlife corridors and natural areas that residents want to see protected.

Traffic Concerns

Traffic is another major concern for our community.

Will the traffic study be made available to the public before any approvals are considered?

The roads around Premier already experience significant congestion during sporting events, especially on SR 70 and Rangeland. With the new high school development and a facility that could host 2,500 spectators across four ice sheets, we are concerned about additional delays and safety issues.

We are especially concerned about:

* Traffic backups affecting neighborhood entrances
* Pedestrian and cyclist safety
* Impacts near wildlife crossings
* The need for additional law enforcement support during large events

Again, we understand the value of new recreational opportunities, but we hope the county will carefully consider the long-term impact on the families who already live here.

Thank you for taking the time to listen to residents’ concerns. We appreciate your commitment to keeping the community informed and involved.

Sincerely,
Maria Cecilia Gómez

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 04:01PM EDT

Full Name	**First Name:** Jessica **Last Name:** Wilson
Email	wilson.jessicalynn@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	Commissioners, I am writing to express my strong opposition to the location of this project. I live immediately south of the proposed parcel at the Premier Sports Complex, just on the other side of the preserve. I did my research when I purchased my home and was excited about the plans for Premier at the time. Baseball, softball, volleyball, BMX, skate park, basketball and walking/biking trails throughout. What happened to those plans? Where is our park? Now you want to break ground on a tourist attraction-hockey arena/consumer events facility so that you can attract a hotel? All on county land that is intended for community use? Build those things by the highway, in an appropriately-zoned and planned area. Do not build it on our park. Build the park as was planned in 2021 when we were all buying our homes in the adjacent neighborhoods. Give our kids somewhere safe to ride their bikes and hangout with their friends. Give us ALL something to do outdoors. Below is a breakdown of the land development code as it pertains to Project Grace. As proposed, Project Grace does not comply with the FLU (Future Land Use) category designated for that parcel. Project Grace & Manatee County Land Development Code Non-Compliance Florida Statute 163.3194 states (in short) that a Comprehensive Plan must supersede zoning. https://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0163/Sections/0163.3194.html Parcel ID: 581700409 Future Land Use: MU - C/R *Land use is designated by the comprehensive plan.

	Manatee County Land Development Code References: Policy 2.2.2.1 sets commercial project size limitation for the MU-C/R category to Medium (see Table 2-1) Policy 2.10.2.2 limits Medium commercial projects for the MU-C/R category to 150,000 square feet of gross building area Policy 2.2.2.1 classifies ‘Arenas’ and ‘Mass Seating Facilities’ (commonly defined as anything that seats over 1,000 spectators) as AT - Major Attractors which are not permitted in the MU - C/R category Section 402.4 Part B states '...However, where floor area and similar building ratios, as well as maximum permitted densities have been established by these regulations, the Board shall not grant specific approval to increase such ratios, maximums, or minimums.' Land Development Code: https://library.municode.com/fl/manatee_county

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 04:18PM EDT

Full Name	**First Name:** Susan **Last Name:** Contarino
Email	susan.contarino@comcast.net
Which meeting is this public comment for? (Please select date of meeting)	August 26, 2026
Topic/Agenda Item	Project Grace
Comment	This is not a good use of tax payer money. If Iceman would like to build an ice arena, he should buy land already zoned for such activity and build it with his money. Why should Manatee county tax payers fund this? There isn't any other tax payer funded ice rink in the state of Florida. If the commissioners insist on going forward with Project Grace, it must be moved to another location. Lakewood Ranch is a planned community. People bought homes in LWR with that in mind. The venue that is being proposed does not belong in a residential area.

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 04:45PM EDT

Full Name	**First Name:** Jason **Last Name:** Wissing
Email	jasonwissing@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Hockey Rink in Lakewood Ranch
Comment	Good afternoon, Due to work, I will not be able to attend the meeting tomorrow morning. However, I can't believe there is even a discussion about the building of this facility. I currently live in Lakewood Ranch and I have not met a single person who is against building this rink. NOT A SINGLE PERSON. The people complaining are vastly in the minority. They are just very loud and organized. I have been following this on social media and what is most alarming is one of the "red shirt" protestors is friends with the owner of the Ellenton rink. Is this really a protest about the rink location or a suppression of competition? In addition, with the loss of revenue with the new Homestead Exemption, we are going to need new revenue streams. This is a perfect way to help offset that. It will also keep kids off the streets and give them something to do. People are more likely to do an activity if it is in close proximity to where they live. Ellenton is 30 minutes away. This will be minutes. This is a true no-brainer. Vote "Yes" for the current rink location and don't let a few blowhards sway your vote. A LOT of families will be very disgruntled if this does not pass. Thank you, Jason Wissing 15005 Montello Way Bradenton, Fl 34211

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 06:13PM EDT

Full Name	**First Name:** Tina **Last Name:** Rose
Email	tmrosenp@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Move Project Grace
Comment	Dear Chairman and Members of the Board of County Commissioners, I am writing to respectfully express my strong opposition to the proposed location of the mega ice rink complex and the public/private partnership being considered for this project. I want to be clear: I am not opposed to economic development, recreation, or bringing new attractions to our community. My concern is that this is the wrong project for this location, and the potential consequences will be borne by the surrounding neighborhoods and, ultimately, the taxpayers. The proposed 22-acre site is surrounded by established residential neighborhoods. My community, a 55+ active adult neighborhood of 650 homes, would border the nearby intersection. Three additional residential communities are also nearby, including neighborhoods with families and school bus stops. There are over 10,000 homes within a mile radius. A complex containing four ice rinks—including three NHL-sized rinks—a practice rink, a multi-story parking garage, tournaments, and entertainment events is not a typical neighborhood recreational facility. It is a regional destination designed to attract large numbers of visitors. That level of activity is fundamentally incompatible with a location surrounded by residential communities. Traffic is my greatest concern. Tournament weekends and entertainment events could bring significant surges of vehicles into an area that was not designed for that volume of traffic. This means congestion, increased noise, safety concerns, impacts on school bus routes, and diminished quality of life for the residents who live there every day. There are also environmental concerns associated with placing such a large development on this site, including the loss of open land,

increased stormwater runoff, and the impacts of a large parking structure and extensive impervious surfaces in an already rapidly developing area.

Most importantly, there appears to be a more appropriate alternative: county-owned property located closer to the interstate and in a commercial area. A regional sports and entertainment destination belongs where regional traffic can access it directly from major transportation corridors—not where it will be funneled through established residential neighborhoods.

I understand that using the alternative site could create competition with an existing privately owned ice rink in the county. But that is precisely why I believe the County needs to carefully evaluate whether taxpayer resources should be used to create a large publicly supported facility that could compete with an existing private business that already serves this market and pays property taxes.

I also believe the County should take a hard look at the financial risk to taxpayers. Before entering into a public/private partnership of this magnitude, residents deserve to know what happens if projected tournament participation, tourism, attendance, or revenue does not materialize. A facility of this size will have substantial ongoing operating, maintenance, and capital costs. If the private component of the partnership fails or the facility does not generate the anticipated revenue, who will ultimately be responsible?

The County should not move forward based solely on optimistic projections. We need independent, transparent analysis of demand, competition, economic viability, traffic impacts, environmental impacts, and the long-term financial obligations to taxpayers.

I respectfully ask the Board to pause this proposal and thoroughly evaluate whether this project is financially sustainable and whether this location is appropriate.

At a minimum, please consider the county-owned site near the interstate and commercial development before placing a regional destination facility in the middle of established residential communities.

We can support economic development while still protecting the neighborhoods, businesses, environment, and taxpayers who make this county a great place to live.

This may be a good project—but that does not mean it is a good project for this location.

Thank you for listening to the concerns of the residents who will live with the consequences of this decision every day.

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 08:27PM EDT

Full Name	**First Name:** Janice **Last Name:** Beaty
Email	janbeaty78@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Move Project Grace.
Comment	I support Moving Project Grace (the massive megaplex ice rink). Wrong location!

From: Ken LaForge <ken.laforge-home@snet.net>
Sent: Monday, August 24, 2026 4:13 PM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Re: Ice Rink Proposal

You don't often get email from ken.laforge-home@snet.net. Learn why this is important

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Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

Commissioner Bearden,

I hope you had the opportunity to review my email regarding the proposed Ice Rink.

I wish to re- emphasize my stance - I am in FULL SUPPORT of the proposed Ice Rink in its current proposed location. I believe it will be a real asset for the area and a perfect fit with the other recreational uses and library.

Many of us are not able to attend the meeting tomorrow in SUPPORT of this project and location. Please consider this message and my prior message as if I were there to speak directly to you regarding this matter.

Thank you,

Ken LaForge

4874 Seafoam Trail

From: Chuck Presensky <chuck.presensky@gmail.com>
Sent: Monday, August 24, 2026 9:10 PM
To: Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>
Subject: Lakewood Ranch Ice Facility

You don't often get email from chuck.presensky@gmail.com. Learn why this is important

CAUTION:This email originated from an external source.
Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

I am sending this message in support of the proposed ice rink and it's location. The rink itself would be the ultimate exclamation point to the Premier Sports Campus of Lakewood Ranch. The venue would offer not only state of the art ice facilities to handle hockey, figure skating, curling and rinkball but also space for any and all types of indoor sports you could imagine. Volleyball, gymnastics, indoor soccer, martial arts exhibitions....the possibilities are endless! All good things to keep young bodies and minds occupied.

With that said and as if it's not already obvious I would like to request you please vote 'YES' for the proposed ice rink in its proposed location! Thank you for your consideration.

v/r

Chuck Presensky

4707 Zeno Ct.

LWR, FL 34211

941-527-2120

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 09:48AM EDT

Full Name	**First Name:** Mark **Last Name:** Schumacher
Email	schumacm1@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	I live in Solera right by project grace. I am ok with building the Hockey Rink but I have a suggestion that will solve the traffic problems the neighbors are concerned about. Build it at the corner of Post Road and Rangeland Parkway. Make the only access from State Route 70. This can be done by making Post Road a dead end at Rangeland or just by temporary road blocks during events including soccer. With the improvement to SR 70 you can block the right land on SR 70 and allow continuous right turns from Post Road to 70 after events for all west bound traffic. Please note, there are no homes on Post Road or SR70, so this eliminates all the concerns about local traffic and kid safety. Can we also finish the sports park at the same time with whatever parents of kids 9-20 say they will use.

Public Comment

Manatee County Government

Submitted On:
Aug 25, 2026, 09:18AM EDT

Full Name	**First Name:** Deanna **Last Name:** Brinkley
Email	brinkleylife@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Future Agendas
Comment	To the Manatee County Board of County Commissioners: I am writing as a concerned Manatee County citizen and taxpayer to respectfully urge the Board to permanently end negotiations regarding the proposed IceMann Development sports and ice complex, commonly referred to as Project Grace, rather than simply relocating or postponing the project. My concern is not opposition to youth sports, ice hockey, economic development, or private investment in Manatee County. My concern is whether this particular public-private partnership represents a responsible use of County land and taxpayer-supported resources, especially when an established ice facility already exists in our community and its private owner is reportedly investing approximately $7 million of private money to expand it. The proposed IceMann project has been discussed as an approximately $80 million, 190,000-square-foot sports complex containing four ice surfaces and other sports and commercial uses. Under the terms previously discussed publicly, IceMann would receive access to approximately 22 acres of County-owned land, a potential long-term lease of up to 60 years with an additional extension, nominal rent during the project's first years, and potentially up to $5 million in Tourist Development Tax funding for infrastructure associated with the project. Before Manatee County provides this level of public support to a new private sports facility, taxpayers deserve a compelling answer to a basic question: Why should public resources be used to help create a new competitor to a privately operated Manatee County business that already provides this service and is investing millions of dollars of its own capital to expand?

Ellenton Ice and Sports Complex already serves our community. Its owner has publicly stated that approximately $7 million in privately financed improvements are planned to add another rink. He has also stated that his business has paid approximately $1.2 million in property taxes over the past decade.

That is private enterprise working as it should.

An existing business purchases or leases its property under normal market conditions, pays taxes, assumes its own financial risks, serves its customers, and reinvests its own money to meet increased demand.

Government should be extremely cautious about changing that competitive landscape by providing another private operator with valuable public land, favorable long-term lease terms, and millions of dollars in public assistance.

This raises an issue much larger than ice hockey.

What precedent does Manatee County establish when an existing local business invests its own capital to grow, only to potentially face a new competitor receiving substantial government assistance?

Other local businesses should be asking that question as well.

The proposed $5 million public contribution is also significant. Five million dollars is not insignificant simply because the total proposed development is approximately $80 million. Those funds have value to the citizens of Manatee County and should be treated accordingly.

If $5 million in Tourist Development Tax revenue is available for lawful public investment, the County should carefully evaluate alternative uses that provide broader and more certain public benefits. If investment in sports tourism is determined to be the best use, the County should also examine whether improving existing public infrastructure or partnering through a fair and competitive process with established facilities could generate a better return with substantially less public risk.

There are additional financial questions that I believe should be answered before the County considers any further negotiations with IceMann at another location.

Public reporting regarding the proposal indicated that IceMann had investors interested in the project and bank preapproval. However, the public deserves to know the difference between preliminary interest and committed financing for an approximately $80 million development.

Before the County contributes land or public money, taxpayers deserve answers to several fundamental questions.

Who is providing the equity for the project, and how much equity is firmly committed?

Which financial institution is providing the construction financing, and is that financing committed or merely preliminary or preapproved?

What guarantees secure the financing?

What happens if construction costs exceed $80 million, and who is responsible for those cost overruns?

What happens if the facility cannot generate sufficient revenue to service its debt?

What happens to the property and improvements if the operator defaults?

What independent financial analysis has the County performed?

Has an independent feasibility study demonstrated sufficient demand for four additional ice surfaces in this market, particularly considering the planned expansion of the existing Ellenton facility?

What is the true market value of the County land and favorable lease terms being contemplated?

Finally, what is the total economic value of all public assistance being provided, not simply the proposed $5 million contribution?

These questions are particularly important because the owner of the existing Ellenton facility has publicly questioned whether the proposed complex could actually be constructed for approximately $80 million, reportedly estimating a cost closer to $110 million.

He is obviously a competitor, and his estimate should therefore be independently verified. But that is precisely the point. The County should commission independent financial and construction-cost analyses rather than relying upon projections supplied by either competing private party.

If the true cost is substantially higher than anticipated, taxpayers deserve to know who bears that risk before, not after, a long-term agreement is signed.

There is another distinction that deserves scrutiny when evaluating the developer's track record.

AdventHealth Center Ice in Wesley Chapel is frequently associated with

Mr. Gordon Zimmermann's development experience. That is a substantial facility and clearly represents relevant experience. However, the Wesley Chapel facility was developed through Z Mitch LLC, an entity that predates IceMann Development LLC.

IceMann Development is a newer company.

Therefore, before the County relies upon the Wesley Chapel facility as evidence of IceMann Development's financial capacity to undertake an approximately $80 million project, the County should independently verify the relationship between the entities, current ownership interests, financial statements, completed-project history, available capital, and responsibility for previous project financing.

Asking these questions does not accuse anyone of wrongdoing. It is basic due diligence when public land, public money, and a potential multi-decade agreement are involved.

I am also concerned that moving this project to another County-owned location does not resolve these fundamental issues.

Relocation might address neighborhood opposition, traffic, or compatibility concerns surrounding the originally proposed site. It does not answer the questions about public subsidy, competition with an existing taxpayer, financial feasibility, market demand, financing, or whether this represents the best use of County resources.

That is why I respectfully ask the Commission not merely to move Project Grace somewhere else, but to terminate the current proposal completely.

If a private developer believes Manatee County can economically support another major ice complex, that developer should remain free to pursue one through the normal private marketplace by acquiring appropriate property, obtaining financing, and assuming the business risk just as existing businesses are required to do.

If the County believes there is a legitimate public need for additional sports facilities, then the appropriate course should begin with an independent needs assessment and a transparent, competitive process, not with a negotiated arrangement favoring one developer.

Manatee County is growing rapidly. We have significant infrastructure, transportation, public safety, parks, and community needs. Every public dollar and every acre of County-owned property has an opportunity cost.

We should support economic development. We should support youth sports. We should welcome private investment.

But supporting private enterprise should not require government to choose winners and losers among competing private businesses.

An existing Manatee County ice facility is already operating, paying taxes, and reportedly preparing to invest approximately $7 million of private capital into expansion. The County should allow the market to determine whether additional facilities are needed rather than using public resources to influence that competition.

There will undoubtedly be significant pressure to keep an $80 million project alive. But the size of a proposal, or the fact that aspects of it may have previously received a vote, should not make government less willing to reconsider or walk away from it. It should make the County more careful.

I respectfully request that the Board permanently terminate negotiations for the current IceMann/Project Grace proposal; refrain from relocating substantially the same publicly supported proposal to another County-owned site; conduct an independent assessment of the County's sports-facility needs before considering additional public investment; and ensure that any future public-private sports development involving County land or funding is subject to transparent competitive procurement, independent financial analysis, and full public disclosure.

The pressure to move a large development forward can be substantial once considerable time and effort have already been invested. That makes it even more important for Commissioners to evaluate the proposal based solely on what best serves Manatee County residents over the next

From: Carolina Casella <camaju07@gmail.com>
Sent: Wednesday, August 26, 2026 5:06 AM
To: George Kruse <george.kruse@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal.siddique@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>
Subject: Project grace - wrong size-wrong location

Dear Commissioner,

I am writing to express my strong opposition to the proposed facility in our area and to question the board's current approach to land management.

First, I would like to understand why the board is asking the public to approve funds to purchase and preserve land, while simultaneously leasing out existing public land next to a preserve. Using a surplus article to justify this lease seems inappropriate, as this parcel could certainly be used to serve a public need.

This facility is the wrong choice for the premier area of Lakewood Ranch, especially at this scale. There is no other facility of this size located so close to residential neighborhoods, where families with young children, like mine, live. When we purchased our home and made a lifetime investment in this community, this development was not part of the plan.

While some argue that residential areas came later, decisions must be made based on our current reality, which includes an upcoming high school and ongoing construction that is already straining the area. We pay significant taxes and chose Lakewood Ranch specifically for its peaceful environment and master-planned vision.

I urge you to reconsider this decision and look for a more appropriate location for this facility.

Best regards,

Ana Carolina

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 09:48AM EDT

Full Name	**First Name:** Mark **Last Name:** Schumacher
Email	schumacm1@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	I live in Solera right by project grace. I am ok with building the Hockey Rink but I have a suggestion that will solve the traffic problems the neighbors are concerned about. Build it at the corner of Post Road and Rangeland Parkway. Make the only access from State Route 70. This can be done by making Post Road a dead end at Rangeland or just by temporary road blocks during events including soccer. With the improvement to SR 70 you can block the right land on SR 70 and allow continuous right turns from Post Road to 70 after events for all west bound traffic. Please note, there are no homes on Post Road or SR70, so this eliminates all the concerns about local traffic and kid safety. Can we also finish the sports park at the same time with whatever parents of kids 9-20 say they will use.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 10:43AM EDT

Full Name	**First Name:** Kate **Last Name:** Sherwin
Email	katesherwin@outlook.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice rink
Comment	We live in Sapphire Point and can see the tree line where the proposed ice rink will be located. I am not completely against the ice rink, I am against the multi story car park, that has no place in this area. We are at ellenton ice rink twice a week my 9 year old plays hockey, this location would be minutes from my house but I just don't think this is the right location. This site should be built out with an outdoor sports area fitting in with the rest of the area. How about a bike or scooter track like Parrish, or a splash pad? There are so many other things that this land could be used for. Move the rink to 64 or 70, where the infrastructure is set up to accommodate. Lorraine is already a nightmare as it is, add the new high school and this and we will be constantly at a stand still.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 10:27AM EDT

Full Name	**First Name:** Joshua **Last Name:** Boyle
Email	joshb259@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	The Hockey Rink
Comment	I'm in favor of the proposed ice rink in Lakewood Ranch. As our community continues to grow, we need to make sure the amenities available to our families grow with it—especially when it comes to things for our kids to do. We live in Florida. Between the heat, afternoon storms and months of unpredictable weather, we need more indoor, year-round recreational options for kids and families. An ice rink would provide something completely different from the outdoor sports facilities we already have and could introduce kids to hockey, figure skating and other activities they may not otherwise have access to locally. Lakewood Ranch has always been a growing, master-planned community. Development has been part of the plan from the beginning, and those of us who chose to live here knew—or should have known—that growth would continue. We can't reasonably expect the community to stop developing once our own house is built. Growth certainly needs to be thoughtful and responsible, but I think adding recreational facilities that serve families and give our kids more opportunities is exactly the kind of growth we should support. — Josh Boyle, Lakewood Ranch Resident

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 10:46AM EDT

Full Name	**First Name:** Catherine **Last Name:** Rutigliano
Email	catherinearutigliano@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	I am against the building of the proposed ice rink in a residential neighborhood, I do not agree with the land use for multiple story structures. I believe this land should be for a FREE public access park for all ages to enjoy. A welcoming place for young people to socialize. Water splash pads, skate park, basketball courts, baseball fields etc… I do not believe a sports bar should be located in a neighborhood either. The noise from cars revving their engines after 10pm is already happening and disturbing

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 12:12PM EDT

Full Name	**First Name:** Brian **Last Name:** McCarthy
Email	b.mccarthy501@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Hockey Rink (Project Grace)
Comment	I think the facility would be a great addition to Lakewood Ranch, but in a more appropriate commercialized location. This location does not support that scale of a project and will have very negative implications for the surrounding neighborhoods. Much of the recent development in Lakewood Ranch is beyond questionable and if it continues to trend in that direction it is going to lower the quality of living and devalue the area. This location should be used for a park, something that the surrounding residents have access to and can use at their leisure. The kids need more spaces to play. Originally there was a BMX / pump track planned for the area. The kids need somewhere to ride their bikes, scooters, skateboards, etc.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 12:42PM EDT

Full Name	**First Name:** Rosemary **Last Name:** Bertelle
Email	bertellecreative@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Support Project Grace
Comment	Stop the divide and use facts to decide. The non-senior community complexes are turning this into a ‘senior citizens are selfish movement’. Senior citizens and many other residents are just asking: Does the 'MEGA-plex' Sports Complex truly belong in a residential area? There are five community neighborhoods that will be affected by the traffic, hours of operation, lighting, noise, etc. Plus, the infrastructure in this area can't inadequately sustain a project of this magnitude. Better data research and statistical analysis should have been performed PRIOR to claiming a spot. Ask the Developers, the Commissioners and the Attorneys to do their homework and search for sites that would better serve the needs of all their constituents... not just those who will profit from pushing this 'MEGA-plex' Sports Complex through. This is NOT AGAINST CHILDREN who play ice hockey, or skate, or whatever other sport they would do at the arena. However, in doing some preliminary research utilizing AI, here are some findings: The probability of those financially capable to have their children actually playing indoor ice hockey is remarkably low, sitting at roughly 1.5% to 3.5%. This means that out of the 1,200 to 2,000 children whose families have the means, only an estimated 25 to 60 kids within that 3-mile radius are actively playing indoor ice hockey. So, does this truly make sense in the whole scheme of things? I know many folks are passionate about a cause and start appealing purely on emotions, however, this is business... BIG BUSINESS that has gotten snuck into the wrong place. Great project... Wrong area.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 12:44PM EDT

Full Name	**First Name:** Craig **Last Name:** Violett
Email	violettcraig@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice Rink
Comment	I have lived in Lakewood Ranch since 2012 so I've seen the recent rapid growth in our community. I believe the ice rink proposal is a good idea for the wrong location. I urge our commissioners to build the rink close to the Bradenton Convention Center. I look forward to next week's meeting. Thank you!

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 12:57PM EDT

Full Name	**First Name:** John **Last Name:** Mallon
Email	johnmallon7@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice rink
Comment	I’ve been following the debate regarding the new rink proposed with a relatively small handful of mostly retirees claiming how awful this will be for the community. But what’s really driving them is a change in scenery or their view. Please don’t let this happen. This is a welcome addition to the sports complex area. The water argument is a joke. How much water is being used by the high number of carwashes we have everywhere? Traffic? Sure, in small doses. If we let that stop progress then we’d have to stop building housing areas, schools, etc. dangerous to kids? It’s for the kids and this dangerous thing didn’t stop a gas station getting approved that will be across the street from a school. This project is an opportunity for manatee county to increase revenue while providing new sports opportunities for all ages. Please disregard the loud few “NIMBY” complainers and continue to promote good growth in LWR.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:30PM EDT

Full Name	**First Name:** Jay **Last Name:** Nemery
Email	jaynemery@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	I am writing to express my opposition to the proposed Project Grace Ice Rink Complex. There are several reasons why I believe this project should not move forward at its proposed location. First, the original vision for this land was a community park with walking trails. Many residents purchased homes with that understanding. The fact that this proposal was not widely communicated to residents from the outset creates the impression that its location would not withstand public scrutiny. Second, this area is already underserved when it comes to neighborhood parks. The nearest parks are Greenbrook Park, which requires crossing State Road 70, or White Eagle Park, which is even farther away. As our community continues to grow, preserving land for parks should remain a priority. Walking trails, splash pads etc. would be nice in this area. Third, I believe the economic projections being presented are overly optimistic. Claims of creating 400–650 part-time jobs and generating a $30 million annual economic impact deserve closer examination. How were these figures calculated? Were they based on best-case assumptions? In addition, because the complex will include its own sports bar and food options, many visitors may never leave the facility to patronize surrounding businesses, reducing the projected benefit to the local economy. Fourth, the argument that a developer "really wants to be in Lakewood Ranch" is not, by itself, a compelling reason to approve this project. Many developers would likely welcome the opportunity to build in Lakewood Ranch. The question should be whether this project is appropriate for this specific location, not simply whether there is interest in developing it. Fifth, I am concerned about the financial risks associated with this public-private partnership. If the project fails to meet expectations or experiences financial difficulties, what responsibility, if any, will Manatee County taxpayers have for the facility? Sixth, traffic in this area is already heavily congested during soccer tournaments and other events. Additional planned facilities—including the pickleball center, aquatic center, and the new high school, with football, basketball, and other athletic events—will place even greater demands on the surrounding road network. Golf tournaments that utilize the existing parking areas further compound these issues. The cumulative impact of all these

	developments should be carefully evaluated before approving another major sports venue. Finally, I have concerns about the hours of operation and their effect on nearby residents. In many parts of the country, ice rinks operate very early in the morning and late into the evening to accommodate practices and league play. If that is the plan here, what will the operating hours be? Will the facility be open until 11:00 p.m. or midnight, or begin operations at 5:00 or 6:00 a.m.? Extended hours, along with lighting from parking garages and surface lots, have the potential to create ongoing noise and light impacts for surrounding neighborhoods. There are still many unanswered questions about this project. What is clear is that this type of regional sports complex does not belong in the middle of a residential neighborhood. A location closer to Interstate 75 or within an established commercial district would be far more appropriate. I believe an ice rink would be a valuable addition to the area. It would provide opportunities for children, adults, recreational leagues, and competitive teams. My objection is not to the project itself, but to its proposed location. I respectfully ask that you reject this proposal at its current location and instead encourage the developer to identify a more suitable site that better balances community recreation, economic development, and the quality of life of nearby residents.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 12:59PM EDT

Full Name	**First Name:** Mitchell **Last Name:** Kahl
Email	mitchkahl@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice rink project
Comment	Public land is a shared civic asset, and its development should deliver broad, equitable value to our entire community. While a specialized facility like an ice rink serves a niche market, steep financial barriers—including equipment, ice time, and coaching fees—inherently exclude many local families. To align with the County's commitment to inclusivity, this land should be dedicated to open-access, versatile spaces that every resident can enjoy, regardless of socioeconomic status.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 01:41PM EDT

Full Name	**First Name:** Lori **Last Name:** Shafley
Email	sunshady20@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Hockey rink
Comment	I am against building the hockey rink in the Uihlein area. It does not belong here. It needs to be in another , more commercial area. Building here is a safety issue.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:07PM EDT

Full Name	**First Name:** Tom **Last Name:** Canavan
Email	tcanavan@me.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project GRACE
Comment	My wife and I are full year residents of Sapphire Point in Lakewood Ranch. We have have been following very closely the plans to construct a large indoor ice rink on the County property at the corner of Rangeland and Uihlein roads. While we are in strong favor of increasing facilities and opportunities for sports for the residents of Manatee County, we are extremely concerned with the scale of this ice rink project as well as the specific location. In summary, we believe that the size and height of the structure, the multi story parking garage, and the associated noise, light pollution, and traffic & safety issues are extremely detrimental to the surrounding neighborhoods. Please note that a minimum of three developments border upon this property. We anticipate a significant increase in traffic volume due to the new high school as well as the aquatic center at Premier Sports. Adding a facility of this size in this adjacent location represents significant over-development leading to the above issues. Also, it does not seem to represent adequate buffering between what will be, in reality, a commercial facility and residential property. We also question that a facility of this size meets the requirements in MU-CR for "medium size commercial facilities". We support the Council's unanimous vote at the July meeting to put the current plans on hold and investigate options for a location that does not so severley impact the residential community. As citizens of Manatee County, we expect that these concerns will be listened to by our representation and a rigorous project investigation and planning process will be undertaken which will protect the safety and style of the Lakewood Ranch community. It appears to be numerous options for location of a project of the scale, either within or immediately adjacent to Lakewood Ranch.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:13PM EDT

Full Name	**First Name:** Patricia **Last Name:** Foran
Email	tricia9602@aol.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Use of property where hockey rink is proposed
Comment	I would like to see a park built on this property for this side of LWR, comparable to Bob Gardener park. I am against the hockey rink for that location. There is going to be too much in that area already and I oppose a privately owned rink.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:35PM EDT

Full Name	**First Name:** Jason **Last Name:** Skorczewski
Email	skorczewskij@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Hockey Rink (Project Grace)
Comment	I moved my family from Illinois back in 2017 and we've been in LWR since. Shortly after moving to the area, my son started playing hockey as a "mite" at Ellenton Ice. He's been playing ever since and is moving up to the U15 league this Fall. Hockey has become a tradition for us. From hanging out with parents at the rink to weekend bbqs and pool parties, we've been ingratiated into the hockey community and have loved seeing our son grow in the sport. When we heard about the project to build a complex off SR-70 in LWR we were ecstatic! To have a rink right down the road from where we live and be open within 2 years, we were so excited. We were planning to watch our son play his high school games in a brand new facility! Not only is it the complex, but the revenue stream for LWR! Hotels, more restaurants, etc. etc. When we heard a group of local residents were concerned about noise and additional traffic, we never thought that it would pause the project. Something will be built on that land and infrastructure will continue to expand to support it. Why not the hockey complex? Sad that this has been paused. My family is 100% behind building this in LWR off SR-70 ASAP!

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:36PM EDT

Full Name	**First Name:** Philip **Last Name:** Brookmeyer
Email	pbrookmeyer@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace Ice Hockey Rink
Comment	My wife and I are strongly opposed to the proposed new ice hockey rink in Lakewood Ranch. Upon operating, the Rink will indisputably add a significant amount of vehicle traffic to an already increasingly traffic congested section of Lakewood Ranch.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:43PM EDT

Full Name	**First Name:** Amanda **Last Name:** Laughton
Email	aelames@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice rink
Comment	Hello, I'm writing in support of the proposed ice rink project. I think that would be a wonderful addition to our area, where more opportunities for indoor recreation and entertainment would certainly be welcome. I know many neighbors oppose the location, but I think it actually IS the right place, near the existing sports complex and easily accessible off of rt 70. Of course many people don't want things built in THEIR backyard, but around here everywhere is someone's back yard and that's just the reality of living and buying a home in a developing area. I fully support the project and the location and hope it moves forward.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:46PM EDT

Full Name	**First Name:** Scott **Last Name:** Selvaggi
Email	scott.selvaggi@marriott.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice Rink
Comment	The hospitality industry and the local communities would benefit from the economic impact that the ice rink will generate and as seen by Wesley Chapel the ice rink revitalized not only the hotel industry in Pasco County but also the restaurant industry

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:55PM EDT

Full Name	**First Name:** Christian **Last Name:** Krause
Email	christian.krause@marriott.com
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	Ice complex development in Lakewood Ranch
Comment	The Lakewood Ranch Ice and Sports Complex serves as a vital infrastructure asset and amenity for both residents and visitors, while actively driving growth across the regional hospitality and tourism sectors. We in the hospitality industry and as a local support the continued tasteful development of amenities that benefit the overall community.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 03:12PM EDT

Full Name	**First Name:** Kathy **Last Name:** Johnson
Email	
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace Follow-Up Discussion and Staff Responses to Board and Community Questions and Concerns - District 5
Comment	Dear Commissioners, I am a resident of Solera in Lakewood Ranch and a resident of District 5. I am writing to ask you to support more recreation, entertainment, shopping, restaurants, and other amenities in our rapidly growing community. My preference would be for a great park or similar recreational destination, or a modified version of Project Grace (that is appropriately scaled and can meet current zoning standards) either at the original proposed location (across from my community) or at the corner of Rangeland Pkwy and Post Blvd. I recognize that Project Grace, as originally proposed, was apparently too large according to zoning requirements, as indicated in the last meeting. However, I believe a thoughtfully designed and appropriately scaled recreational development could still be a tremendous asset to our community—provided it respects nearby residents and complies with current zoning requirements. East Lakewood Ranch is growing quickly, and our amenities need to keep pace. We need more places for people of all ages to gather, exercise, socialize, and have fun without having to leave the area. We also need more restaurants (not all fast food), shopping, and entertainment closer to home. I support responsible commercial development that improves quality of life, creates jobs, generates County revenue, and strengthens the long-term appeal and property values of our community. We chose to live in Lakewood Ranch because we want more than houses and apartments—we want a vibrant, well-rounded community with things to do. I hope the County will support thoughtfully designed recreational and commercial development that meets the needs of our growing community. Thank you for listening to the residents of District 5 and for your service to our community.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 03:41PM EDT

Full Name	**First Name:** Andy **Last Name:** Weidenbach Sr
Email	acweidenbach@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Item 2 Project Grace
Comment	I believe the ice arena complex will greatly benefit the community.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 04:06PM EDT

Full Name	**First Name:** John **Last Name:** Lucking
Email	JTLucking@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace - Ice Rink
Comment	I am totally opposed to the location of this project in a quiet residential neighborhood of Lakewood Ranch that will destroy the quiet and peaceful enjoyment of homes owned by many in the vicinity of Rangeland Parkway and Uihlein Road. The County also needs to seriously evaluate the impact of this new County investment on an existing ice rink in Manatee County that has paid taxes for years and claims it will be put out of business by this County subsidized project.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 05:39PM EDT

Full Name	**First Name:** Greg **Last Name:** Ciaccio
Email	Greg.Ciaccio@Marriott.com
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	Ice Hockey Rink
Comment	As someone who was a part of the economic impact into the county when they opened the rink in Pasco County, I strongly approve of this development. Sports is a huge part of Manatee Hospitality and this will only strengthen with this addition. A rink like this brings State and National Tournaments with a massive impact to local businesses.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 06:14PM EDT

Full Name	**First Name:** Amie **Last Name:** Golden
Email	goldensgamrh@msn.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	Build the rink. This is the perfect place for such a venue. It was designed for sports events. People who live there knew that when they bought. It is close to my house and my family is all for it. Great project.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 06:33PM EDT

Full Name	**First Name:** Christina **Last Name:** Mouroulis
Email	mouroulisfamily@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace Iceman megaplex
Comment	I support this project! Thank you!!

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 07:02PM EDT

Full Name	**First Name:** Mark **Last Name:** Wilson
Email	wilson-mark@comcast.net
Which meeting is this public comment for? (Please select date of meeting)	October 01, 2026
Topic/Agenda Item	Ice rink
Comment	The infrastructure in the middle of rural developments can't handle the traffic already. New high school also being built adds to it. It does nothing for the locals in the community. People will be traveling from other areas to this.. why not a location close to the interstate where there are hotels and restaurant etc. why are we continuing to build and destroy all the habitat and land east of 75. Money and greed..... people didn't move here in abundance for this...

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 07:13PM EDT

Full Name	**First Name:** Christina **Last Name:** Boyle
Email	chrissysc@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	Project Grace
Comment	I am all for the development of the rink on Rangeland. I am a homeowner in Solera.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 07:34PM EDT

Full Name	**First Name:** Gil **Last Name:** Vega
Email	gilvega@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	PROJECT GRACE
Comment	My wife and I are Lakewood Ranch (Manatee) residents and support the development of this facility exactly where is was proposed. Hockey and Ice Skating are incredible important sports for young people and the children of eastern Manatee and LWR would be incredibly lucky to have this world class facility located just a short drive or walk away.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 07:35PM EDT

Full Name	**First Name:** Nereyda **Last Name:** Vega
Email	neryvega123@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	PROJECT GRACE
Comment	My husband and I are Lakewood Ranch (Manatee) residents and support the development of this facility exactly where is was proposed. Hockey and Ice Skating are incredible important sports for young people and the children of eastern Manatee and LWR would be incredibly lucky to have this world class facility located just a short drive or walk away.

Public Comment

Manatee County Government

Submitted On:
Aug 28, 2026, 05:56AM EDT

Full Name	**First Name:** Tierra **Last Name:** Elliott
Email	tierraelliott01@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice rink
Comment	Commissioners, an ice rink is one thing. Hotels, high-rise parking garages, massive commercial development and the traffic that comes with it are another. This is directly across the street from people's homes. Residents bought in Lakewood Ranch with a reasonable expectation that massive commercial development would not be dropped at their front door. Wasn't this land supposed to be recreational or park space? Then give us PARKS — not hotels, parking garages, concrete and more traffic. If a project this massive is needed, put it south or near the interstate where the infrastructure can support it. Protect our neighborhoods. Keep massive commercial development out of residential areas.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 09:11PM EDT

Full Name	**First Name:** Elisabeth **Last Name:** Jacker
Email	ljlisamay@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 31, 2026
Topic/Agenda Item	Ice rink in lwr
Comment	I would love the ice rink. The kids would love it. It would be a wonderful amenity.

Public Comment

Manatee County Government

Submitted On:
Aug 28, 2026, 07:04AM EDT

Full Name	**First Name:** Brad **Last Name:** Rodgers
Email	brad.rodgers89@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Hockey Rink/Sports Complex
Comment	I have spoken with numerous families who work during the day and are unable to attend a weekday meeting, and many were extremely frustrated to learn that the sports complex project has been paused. There was tremendous excitement when this project was originally announced, and I believe that enthusiasm is still very strong among families throughout the community. The location of this proposed complex is surrounded by families with children. With the aquatic center, library, new high school, and existing athletic fields already in the area, North Lakewood Ranch has a tremendous opportunity to create something truly special. We should be thinking bigger. A state-of-the-art sports complex, including the hockey rink, could help establish North Lakewood Ranch as a destination for youth athletics. Top-tier facilities attract top-tier coaches, which help develop top-tier athletes. That, in turn, can attract tournaments, families, collegiate programs, and additional investment into the community. And for those concerned about property values, I believe the opposite is true. Communities known for exceptional schools, athletic facilities, and youth programs become more desirable places for families to live. Increased demand for the community ultimately supports home values. We have an opportunity to build an area that families actively seek out — a community known not only for excellent schools, but also for exceptional athletic opportunities. Build the hockey rink. Build the sports complex. Continue investing in North Lakewood Ranch. We should not allow a relatively small group of opponents to derail a project that could provide tremendous long-term benefits to the community. Every family with children that I have personally spoken

with has been supportive of this project and excited about what it could mean for our kids.

Lakewood Ranch already has plenty of communities designed around the 55+ demographic. Let North Lakewood Ranch become the destination for families — with top-tier schools, top-tier athletic facilities, and opportunities for our children to compete and excel at the highest levels.

This is an opportunity to invest in the future of our community. Let's not let it pass us by.

Public Comment

Manatee County Government

Submitted On:
Aug 28, 2026, 11:09AM EDT

Full Name	**First Name:** Laura **Last Name:** Squadrito
Email	TwinSquad02@hotmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice Rink location
Comment	I am new to the community - 4 years. We bought into the lovely community because we loved it not to change it to where we left. We left for a reason. This ice rink concept is nice - but please not right next to our homes. It will effect its value, increase traffic, issues for children on school bus, wildlife, and beautiful nature landscapes, not fair tax incentives are being given. This should be on 70 or university. Not sure why such a huge public library as few people are focused on books (why the height) Place a nice park like GT Bray Park or something similar that enhances quality of life for those that live next to it.

Public Comment

Manatee County Government

Submitted On:
Aug 28, 2026, 01:36PM EDT

Full Name	**First Name:** Jeffrey **Last Name:** Oltchick
Email	oltchickj@aol.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice Rink
Comment	I am strongly against placing the proposed new county Ice Rink on Uhlein Ave in Lakewood Ranch. As proposed, this isn't just a sports entity fitting within the community, but a large almost industrial enterprise that would significantly disturb the suburban/residential environment of this location. Traffic on Rangeland Road will already be significantly increased due to the new high school. This type of facility will only increase that traffic load. Surrounded by residential communities, this large scale facility will negatrively impact the local area. There are much better locations and roads (e.g. along Rt 64 or Rt 70) in the county that would allow this facility to blend in and that can handle the increased level of traffic. Further, there are no nearby hotels to accommodate the large number of non-local residents who will attend events at this facility.

From: paulette johnstone <bodhisaffva@hotmail.com>
Sent: Friday, August 28, 2026 10:28 AM
To: BCC Agenda <bcc.agenda@mymanatee.org>
Subject: The Rink

Having concerns about massive traffic-grid lock, plus noise from 2500 people attending music outlet surrounded by working family homes. My back yard lawn is dead from 1 day a wk watering but 4 ice rinks will be maintained daily. As for all the commerce it will bring. Speaking with soccer families most high tail it back home because area to expensive. Costco area by interstate for easy on off access, restaurants seems a better fit (imo) also no immediate family homes affected. Plus why such a big beast and not just a regular ice rink?
Bigger nit always better in long run. Especially when starts to break down. Thanks for reading this.
Paulette Johnstone
Sent from my iPhone

Public Comment

Manatee County Government

Submitted On:
Aug 28, 2026, 08:48PM EDT

Full Name	**First Name:** Lillian **Last Name:** Grega
Email	lilliangrega@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice Hockey Rink
Comment	My family and I fully support Project Grace. The addition of an ice rink will be great for the young people, not to mention the hockey players. I am not concerned with the location. My family loves that it is close and convenient to get to. Pls move forward with this project.

Public Comment

Manatee County Government

Submitted On:
Aug 29, 2026, 12:32AM EDT

Full Name	**First Name:** Linn **Last Name:** Kwan
Email	lkwan@rocketmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice rink on Rangeland
Comment	I'm a resident of LWR & I'm opposed to having the ice rink to be built on Rangeland because there're already the premier sports complex with all the soccer/lacrosse games just about every weekend; the library with many residents of all ages coming/going on a daily basis; the newly constructed very large swim/pickleball sport complex which will have many users coming/going throughout the day when it opens in the Fall, a newly constructed police station that will have people coming/going around the clock; a new high school that is under construction & will have many teenagers traveling through that street, along with many teens who are new drivers who will be traversing through the area with very limited driving experience; lastly but importantly, there are already many existing residents in the adjacent neighborhoods and many more new homes still under construction in the nearby streets. By adding an ice rink that accommodates so many users/spectators to an already congested area, especially an area with a great concentration of children travelling on those surrounding roads, it will create even more bottleneck, & dangerous road situations, putting many people at risk, especially the children.

Public Comment

Manatee County Government

Submitted On:
Aug 29, 2026, 08:47AM EDT

Full Name	**First Name:** Keith **Last Name:** Patel
Email	emailkppatel@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	The Economic and Community Benefits of an Ice Rink at Premier Sports Campus
Comment	Dear my Honorable Commissioners, I strongly believe that bringing an ice rink to the Premier Sports Campus in Lakewood Ranch would be an extremely valuable investment in our community and in the future of Manatee County. An ice rink at the Premier Sports Campus would provide much more than a place for people to play hockey or skate. It would become an important economic and recreational destination that could benefit virtually every part of our community. First and foremost, the rink would create new jobs. A facility of this size would require employees for operations, maintenance, coaching, management, concessions, events, security, hospitality, and many other positions. It would also create indirect employment opportunities as businesses throughout the surrounding area experience increased demand. The economic impact could extend well beyond the walls of the facility. When teams and families travel to Lakewood Ranch for hockey tournaments, figure skating competitions, camps, and other ice-related events, they will need hotels, restaurants, gas stations, grocery stores, retail shops, entertainment, and other services. Visitors who come for a tournament may stay for several days, spending money throughout our community. Local businesses would benefit from this additional activity and increased customer traffic. The ice rink could also generate additional tax revenue for the county and other local governments through increased business activity, tourism, sales, and other economic activity. Rather than viewing the rink simply as another sports facility, we should recognize it as an opportunity to attract visitors, encourage investment, create jobs, and strengthen the local economy.

Just as importantly, an ice rink would improve the quality of life for the people who live in Manatee County. Families would have access to a unique recreational opportunity that currently is not readily available in our area. Children and adults could participate in hockey, figure skating, recreational skating, camps, clinics, and other programs. These activities encourage physical fitness, discipline, teamwork, confidence, and community involvement.

The Premier Sports Campus is already an outstanding destination for sports and recreation. Adding an ice rink would complement the existing facilities and make the campus an even more attractive regional and national sports destination. It could help establish Lakewood Ranch and Manatee County as a place where people don't simply live and work, but where people from outside the area also come to compete, visit, stay, and spend money.

Most importantly, this would be an investment in people and community. It would give our children more opportunities, give families another place to gather, support local businesses, create employment, and contribute to a stronger and more vibrant economy.

I respectfully ask the Manatee County Commissioners to look at the proposed ice rink not simply as a sports facility, but as an economic-development opportunity and a community investment. The potential benefits can reach far beyond the rink itself, positively affecting businesses, families, workers, visitors, and residents throughout Manatee County.

An ice rink at the Premier Sports Campus would be a tremendous addition to Lakewood Ranch and to Manatee County, and I believe it has the potential to make a lasting positive difference in our community.

Thank you for considering this important opportunity and for your continued commitment to making Manatee County an exceptional place to live, work, raise a family, and visit.

Keith Patel
Manatee County Resident for over 30 years living in Lakewood Ranch area.

Public Comment

Manatee County Government

Submitted On:
Aug 29, 2026, 08:59AM EDT

Full Name	**First Name:** Jim **Last Name:** Garrison
Email	jpgarrison@me.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	I strongly support Project Grace and the vision of bringing a first-class, multi-rink ice sports complex to the Lakewood Ranch area. A facility of this caliber would give local children, families, hockey players, figure skaters and other athletes opportunities that currently require traveling outside the community, while also attracting tournaments, visitors and significant economic activity to Manatee County. The proposed complex would provide four ice rinks and flexible space capable of hosting hockey, figure skating, curling, volleyball, basketball, cheerleading, concerts and other community events, as well as serving as an emergency shelter when needed. I further believe that the right location for Project Grace is the one planned at Uhlein and Rangeland. The project represents an exciting opportunity for Lakewood Ranch and Manatee County, and I hope our leaders will find a way to preserve its benefits and not cave to a vast minority of ill informed, needlessly verbose residents.

Public Comment

Manatee County Government

Submitted On:
Aug 29, 2026, 10:02AM EDT

Full Name	**First Name:** Joanna **Last Name:** Skalski
Email	jskalski21@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace (Hockey Rink)
Comment	My concern is not about having a rink in our area. It is about the proposed location. This is already a heavily impacted residential area, with a soccer complex, aquatic center, and new high school being built nearby. Adding a rink to this location will create an enormous amount of additional traffic on roads that are already going to be heavily congested. I am very concerned about the safety of our residents, children, and everyone traveling through the area. Please consider a location that is less residential in our area and a site that is better equipped to handle the additional traffic and activity.. Would Lena Road be a possible alternative?

Public Comment

Manatee County Government

Submitted On:
Aug 29, 2026, 10:06AM EDT

Full Name	**First Name:** Kazimierz **Last Name:** Skalski
Email	kazskalski13@gmail.vom
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Hockey Rink Project Grace
Comment	I want to make it clear that my objection is not to the rink itself. My concern is strictly with where it is being proposed. This is becoming an extremely busy residential area, with the new high school, aquatic center, and soccer complex all adding significant traffic. Placing another major attraction here will put even more strain on the surrounding roads and create serious safety concerns for residents and families. I respectfully ask that another, less residential location be considered. Could Lena Road be an option worth exploring?

Public Comment

Manatee County Government

Submitted On:
Aug 29, 2026, 12:59PM EDT

Full Name	**First Name:** Steve **Last Name:** Frieling
Email	390AMC@GMAIL.COM
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice rink complex
Comment	I think the location the county has chosen is the perfect location, the area has good infrastructure supporting it with multiple east & west four lane roads connecting it to Rt 64 & rt 70 also there is the existing sports complex the new high school it will be a great place for active families, East Manatee Fire has two stations nearby if there is any medical emergencies, and I assume this could be built as a possible hurricane shelter for the local residents or a stagging area for disasters this would make it a great thing for the area

Public Comment

Manatee County Government

Submitted On:
Aug 29, 2026, 02:41PM EDT

Full Name	**First Name:** Anna **Last Name:** Brovkine
Email	hanchik@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice Rink Construction
Comment	I strongly support this project. Kids and teenagers in Lakewood Ranch desperately need more recreational activities and places where they can be active, socialize, and spend their time in a positive environment. An ice rink would provide something completely different from what is currently available in our community. It would also create jobs, attract families and visitors, support local businesses, and add another valuable amenity to our rapidly growing area. This would be a wonderful investment in our children and our community.

Public Comment

Manatee County Government

Submitted On:
Aug 29, 2026, 02:58PM EDT

Full Name	**First Name:** Jeanne **Last Name:** Manganello
Email	jeanne.mango@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice Arena Megaplex
Comment	Dear Commissioners, I am a homeowner in Cresswind with my property backing up to Rangeland, and I strongly oppose the building of the enormous Ice arena on the corner of Rangeland and Uihlein roads. There are many reasons, which have been thoroughly detailed by others, so I will highlight only some of my key points. The scale and scope of this project does not fit in our residential neighborhood. There is inadequate infrastructure to support a megaplex of this size in terms of roads, water drainage, soundproofing and protection from nuisance light pollution. Additionally, this area has experienced a water shortage for a long time which has restricted lawn irrigation for months. Maintenance of 4 ice rinks will undoubtedly require a large amount of water which is already inadequate for homeowners. I believe it’s irresponsible for the county to lease public land practically for feee to a commercial business, and to do so without sufficient public discussion. Residents were promised this land would remain open for general use. Many of us would prefer to have this land made into a park, with ponds for drainage, walking trails, pavilions for shade, a fountain or a splashpad, gardens, etc. perhaps a specific bike course for the kids. I would love to have a farmers market here. It’s too difficult to get to the one in Waterside. Let’s have Farmer’s market north. Maybe a tiki bar or refreshment stand that is staffed in the evenings and weekends to serve as a gathering place for folks in surrounding neighborhoods. Restaurants in the neighborhoods are private. We could use a public place to forge friendships among the neighborhoods. From a business standpoint, I think it’s abhorrent for the county to partner with a commercial enterprise on a project that competes with an

	established local business and that is likely to force that business (the Ellenton ice rink) to go out of business. This businessman has invested a great deal of personal money into his ice rink and has not received any public funds. This isn't right. I would much rather have the county support local businesses. Consider partnering with the Ellenton ice rink instead of competing with it. All in all, I understand the interest in this project. It's just planned in the wrong location and it competes with a private enterprise. Please do the right thing and relocate the planned rink and find a way to synergize with the established rink.

Public Comment

Manatee County Government

Submitted On:
Aug 29, 2026, 03:33PM EDT

Full Name	**First Name:** Diana **Last Name:** Vaniel
Email	dianavaniel@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Lakewood ranch ice rink.
Comment	I cannot attend the meeting but wanted to voice my support for the new ice rink. I feel this will be great for our families and businesses.

Public Comment

Manatee County Government

Submitted On:
Aug 29, 2026, 11:48PM EDT

Full Name	**First Name:** Glen **Last Name:** Gibellina
Email	glenfede@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Grace ice rink
Comment	From: Manatee County Board of County Commissioners Date: August 24, 2026 at 11:37:07 PM EDT To: GLengibellina@gmail.com Subject: Thank you for submitting your comment. Manatee County Government Submission Receipt Form name Public Comment Date submitted Aug 24, 2026, 11:37PM EDT Submission Details: Full Name First Name Glen Last Name Gibellina Email glengibellina@gmail.com Which meeting is this public comment for? (Please select date of meeting) August 25, 2026 Topic/Agenda Item Future Ice Rink part 1 Comment I am writing as a concerned Manatee County citizen and taxpayer to express strong reservations regarding the proposed $80 million indoor sports multiplex at Premier Sports Campus North. While expanding sports and recreational opportunities in our community is a worthy goal,

the speed at which this deal is being pushed through—coupled with the lack of financial verification and public transparency—raises serious red flags for the residents of Manatee County. Below are the primary reasons why this proposal, in its current form, represents a poor deal for our community: 1. 60-Year Surrender of Valuable Public Land Long-Term Binding of Public Resources: Handing over a 60-year land lease on 22 acres of county-owned public land near the Lakewood Ranch Library for a private enterprise severely limits future public use of this property for generations. Disproportionate Risk: Once public land is encumbered under a six-decade agreement, the county loses flexibility over how that land is managed, upgraded, or utilized, placing long-term public assets at the service of a single private developer. 2. Unverified Private Financing and Vague Promises Lack of Proven Capital: The presentation noted that the developer has "investors ready to invest" and bank "preapproval," yet no verified financial commitments, binding loan documents, or audited proof of funds have been made public. Speculative Garage Revenues: Promising the county a 20% cut of gross parking garage revenues starting in year two relies on unproven traffic projections and assumes the private entity will construct and operate an 800-spot garage as planned without unexpected cost overruns or shifting terms. 3. Rushed Process and Lack of Meaningful Citizen Input "Time is of the Essence" Pressure: Staff urged quick action to satisfy a bank’s timeline rather than allowing standard public scrutiny. A multi-generational land transaction of this scale should be driven by citizen priorities, not external commercial deadlines. Bypassing Community Dialogue: Residents living near State Road 70 and Lorraine Road are already dealing with rapid growth and severe traffic congestion. Moving this project forward into site plan approval without dedicated public workshops deprives taxpayers of a voice in how their community is developed. 4. Taxpayer Exposure and Economic Assumptions $5 Million in Tourist Development Taxes: While framed as a private venture, the project requests up to $5 million in public Tourist Development Tax funds for horizontal infrastructure. Unsubstantiated Economic Projections: Projected annual economic impacts (such as the cited $30 million stimulus) rely on market research estimates, yet taxpayers carry real infrastructure costs and traffic burdens regardless of whether those optimistic projections materialize. Requested Action Before any binding agreements or land leases are signed, I urge the Commission to take the following steps: 1. Pause Approvals: Halt further advancing of the land lease terms until a comprehensive public hearing process is held specifically for this project. 2. Require Independent Financial Auditing: Mandate full, independent verification of Icemann Development’s financing commitments and equity guarantees prior to dedicating public land or tax dollars. 3. Conduct Comprehensive Traffic & Infrastructure Impact Studies: Evaluate the cumulative impact of an 800-spot garage and multiplex traffic on the SR 70/Lorraine Road corridor with direct input from local residents. Public assets belong to the taxpayers of Manatee

	County. We deserve a transparent, thoroughly vetted process that prioritizes public interest over rushed private development timelines.

Public Comment

Manatee County Government

Submitted On:
Aug 29, 2026, 11:37PM EDT

Full Name	**First Name:** Dan **Last Name:** Richardson
Email	danrich523@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	Initially I was in favor of the rink being built at another location. After hearing so many neighbors talk about the project I was certain that nearby residential neighbors would be negatively affected by the additional traffic. The additional traffic brought by the new high school and the proposed commercial development sounds highly undesirable for this location. I realize being situated in the existing sports complex makes logical sense, it seems a location other than adjacent to three residential communities would be more considerate of the existing communities. Additionally, I have read that the existing rink north of us in Manatee county could potentially being economically disadvantaged I understand competition is a reality in a free market society but how fair is it for Project Grace to receive financial incentives that the existing rink isn't afforded. How does such a decision get made and how is it justifiable?

Public Comment

Manatee County Government

Submitted On:
Aug 30, 2026, 10:48AM EDT

Full Name	**First Name:** Sheila **Last Name:** Thakorbhai
Email	Sp7252527@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	ICE RINK AT THE PREMIER SPORTS CAMPUS
Comment	To the Manatee County Commissioners, I am writing to strongly express my support for the development of an ice rink at the Premier Sports Campus in Lakewood Ranch. Our family's decision to live in the Lakewood Ranch area was based in large part on the opportunities that the Premier Sports Campus provides for our children, as well as the exciting development of the new AAA high school in Lakewood Ranch. We believe these facilities can provide our children with opportunities to grow, develop their talents, and become successful student-athletes. An ice rink at the Premier Sports Campus would be an important addition to our community. It would give our children the opportunity to learn and compete in ice sports locally, develop their skills, and pursue athletic excellence without having to travel long distances for training and competition. With the right facilities and support, our young athletes can grow to represent their schools, Lakewood Ranch, and Manatee County at the highest levels—including national competitions. We rely on our elected leaders to help make decisions that create meaningful opportunities for the next generation. Investing in facilities such as an ice rink is not simply an investment in sports; it is an investment in our children, our families, and the future of our community. I respectfully and strongly request that the Manatee County Commissioners approve the proposed ice rink development at the Premier Sports Campus. I believe this project would be a tremendous benefit to our children and to the entire Manatee County community. Thank you for your consideration and for your service to our community. Respectfully, Sheila Thakorbhai

Public Comment

Manatee County Government

Submitted On:
Aug 30, 2026, 01:24PM EDT

Full Name	**First Name:** Ken **Last Name:** LaForge
Email	ken.laforge-home@snet.net
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace (Ice Rink)
Comment	I am a resident in Lorraine Lakes and I would like to submit my FULL SUPPORT for Project Grace in its current proposed location. I am out-of-town for this meeting, but I have been actively following the discussions and comments. I feel that this ice rink and other included amenities will actually be a real benefit for this area. Not only will it provide a unique recreation amenity to augment the existing facilities (library, soccer fields, pickleball and pool) in this area, but I feel that it will also benefit the community by: 1. Providing an alternative parking option so cars don't need to be parked all along the adjoining streets. Parking during soccer tournaments and golf tournaments can be excessive and ruins the grass in this area as well as creates an eyesore. 2. I like that this facility can be used as an emergency shelter for the local residents. Hopefully we don't ever need one like the storms we all suffered through in 2024, but it would be nice to have a facility that could accommodate the local residents. 3. I envision this development as much more than an ice rink. The developer has mentioned it could be used for various community events, tournaments and even small shows. Having a world-class venue would be a real benefit to our growing community so residents would not need to travel far to enjoy what special and unique opportunities this project could support. I am slightly concerned about traffic, especially along Lorraine Road - but perhaps improvements on this arterial roadway can be improved as part of this development. I am confident that the developer, working with the town/county, can, during the final design approval, will be able to provide design elements to mitigate views from the surrounding developments such as;

1. Proper setbacks from the road

2. Enhanced berming - this is a ‘destination’ building so it does not require full-visibility from the road and therefore can become part of the landscape and not just a ‘sore-thumb’.

3. Enhanced landscape elements such as dense vegetation, strategic walls or fences (especially at truck docks, mechanical areas and parking).

We all would love to see a world-class venue with excellent building and site design. I believe this is possible to help protect the adjacent properties.

This is a unique opportunity for the area and residents. Please move this project along and bring this unique facility to our community. I do ask, as this project moves forward, to be sensitive to the opinions of all residents especially those who see this project as a real asset to the area.

Thank you for your time and attention,

Ken LaForge
4874 Seafoam Trail

Public Comment

Manatee County Government

Submitted On:
Aug 30, 2026, 03:49PM EDT

Full Name	**First Name:** Rita **Last Name:** Nolind
Email	ritanolind75@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace (ice center)
Comment	I live across the street from the proposed ice rink area in Solera. I feel like it would be very beneficial to have this center moved out of a residential area. We simply don't have the ability to deal with 800 cars in our area. My community is ungated and I can just see the chaos in our neighborhood from cars cutting through the neighborhood to avoid traffic at the corner of rangeland and uihlein. Kids play in the streets. Kids get picked up by busses in front of our neighborhood, kids and adults are out walking and riding bikes all day every day out there. Adding this much traffic to a residential area could be deadly. The ice rink plan is great for our community. Putting it in this area would also increase traffic even more from 75 to uihlein. Please consider other areas for the ice rink in our county. What's up at the old desoto mall area? Lena road between 70 and 64 is basically right off the highway and might be a good place to find space for that much traffic. University and LWR blvd, fruitville and LWR blvd in all the new business areas. Please don't put it in a neighborhood.

Public Comment

Manatee County Government

Submitted On:
Aug 30, 2026, 08:19PM EDT

Full Name	**First Name:** Christina **Last Name:** Rabenstein
Email	crabenstein14@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Move Project Grace
Comment	This MEGA complex has no business in a residential area. Please find another area more suitable that can accommodate heavy traffic, noise levels, lighting and not disrupt the surrounding quiet residential communities. Thank you

Public Comment

Manatee County Government

Submitted On:
Aug 30, 2026, 08:31PM EDT

Full Name	**First Name:** Christine **Last Name:** Manganello
Email	cmango22@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	Citizen Counter-Proposal for the 22-Acre Premier Sports Campus North Parcel An Alternative to the Proposed "Project Grace" / Icemann Development Site Submitted by a Private Citizen Purpose I am submitting this proposal as a private citizen concerned about the long-term fiscal, infrastructure, environmental, and competitive effects of placing a major indoor sports complex on the 22-acre North Parcel at Premier Sports Campus. I support responsible economic development and the growth of sports tourism in Manatee County. My concern is whether this site and this public-private arrangement provide the best long-term value for County residents. My understanding is based on public reporting and County discussions; where figures have not been independently confirmed, I have described them as approximate or reported. I respectfully ask the Commission to consider locating the indoor facility on a more appropriate commercial site, while preserving the 22-acre parcel as a permeable, revenue-producing recreational and stormwater asset. 1. Key Issues for County Consideration The Site. Public reporting describes a proposed ~190,000-square-foot facility with four ice surfaces, including an arena seating approximately 2,500, with capacity for other sports and events when the ice is covered.[1] The central question is whether a facility of this scale belongs immediately adjacent to existing residential neighborhoods and outdoor tournament fields. Public Investment. Reporting describes an approximately $80 million private project alongside a proposed County contribution of up to $5 million in Tourist Development Tax (TDT) funds, primarily for parking and stormwater infrastructure.[2] The Commission should evaluate the complete public cost and return to taxpayers — not just the private investment or projected economic impact. Neighborhood Impact. A large tournament facility next to residential neighborhoods raises real questions about traffic, parking, lighting,

noise, and operating hours. A more commercially appropriate location could reduce these conflicts while giving the facility more operating flexibility.

2. Protecting Existing County Sports Assets

The facility would sit beside existing outdoor tournament fields. A building and parking area of this scale would add substantial impervious surface, and the County should independently verify that stormwater can be managed — under both ordinary and extreme rainfall — without harming neighboring properties or the fields themselves. These fields are already a County sports-tourism asset; any increase in closures, maintenance costs, or tournament cancellations deserves scrutiny. Would extensive engineered stormwater infrastructure be required, and at what cost? That should be identified before public funds or land are committed.

3. Consider the Existing Private Ice Facility

Ellenton Ice and Sports Complex is already a private Manatee County business investing substantially in its own expansion — a third ice sheet and major renovations. Its owners have expressed concern that a new County-supported competitor could undermine their ability to compete.[3]

I am not arguing the County should shield one business from competition. But the Commission should ask whether it's appropriate to provide public land and TDT funding to a new ice facility while an established, tax-paying private operator is investing millions to expand. Specifically:

How much ice demand is currently unmet, and how much will the Ellenton expansion add?

Would County assistance to a new competitor materially affect the existing facility's viability?

Is it appropriate for taxpayers to subsidize new capacity that could compete directly with an existing private investment?

4. The Regional Market Has Changed

Nathan Benderson Park in Sarasota County is adding a 100,000-square-foot indoor facility with $10 million in state funding, for year-round volleyball, basketball, gymnastics, cheerleading, and pickleball.[4] The proposed Manatee facility is described as hosting many of these same sports in addition to ice.[1] Before committing, the County should weigh:

Existing indoor tournament capacity regionally.

New capacity coming online at Nathan Benderson Park and at Ellenton.

What the Manatee facility would actually attract, and whether it complements or competes with these facilities.

The goal should be investing public resources where a real gap exists — not duplicating capacity already being built nearby.

5. A Better Location for the Indoor Facility

I ask the County to evaluate commercial or appropriately zoned alternatives offering:

Greater separation from residential neighborhoods

More flexibility for evening and early-morning operations

Stronger commercial synergy with hotels, restaurants, and retail
Better access to major transportation corridors
Room to design around regional demand rather than duplicating nearby facilities

6. An Alternative Use for the 22 Acres

If the indoor complex relocates, I propose the County evaluate a Revenue-Generating Stormwater Eco-Park supporting the existing Premier Sports Campus:

Permeable green space — native trees, bioswales, rain gardens, and other stormwater features
Outdoor event pavilion — for weddings, corporate events, farmers' markets, and community and sports functions
Private concessions — a small leased footprint (cafe, pro shop) generating recurring rental revenue without the County operating a business
Outside funding — state programs such as the Florida Recreation Development Assistance Program and Florida Communities Trust may offset eligible costs[5] [6]

This option preserves permeability, buffers surrounding neighborhoods, complements the existing fields, and can generate recurring revenue.

7. What I Am Asking the Commission to Do

Before committing public land or funds to the proposed complex, I respectfully ask the Commission to:

Evaluate alternative commercial locations for the indoor facility.
Independently assess stormwater impacts on neighboring properties and the existing tournament fields.
Identify the full public cost — land value, TDT funding, parking, stormwater, traffic, utilities, and public safety.
Evaluate the effect on Ellenton Ice and Sports Complex's privately funded expansion.
Evaluate the regional indoor-sports market, including Nathan Benderson Park and Ellenton's added capacity.
Verify the assumptions behind projected economic impact and utilization, including how much demand is genuinely new.
Determine whether the County is receiving fair value for 22 acres of County-owned land.
Evaluate the Eco-Park alternative's stormwater, recreational, neighborhood, and revenue potential.

Conclusion

I support economic development and recognize the potential of a major indoor sports facility. But the County should distinguish between a good project and the right project, in the right location, at the right public cost. This site raises real questions: proximity to residential neighborhoods, stormwater and infrastructure demands, the use of public land and TDT funds, the effect on an existing private facility investing millions to expand, and growing competing capacity elsewhere in the region. The County has an opportunity to reconsider the location without abandoning its economic-development goals — placing the indoor facility somewhere with greater commercial synergy, while the 22-acre

North Parcel remains a green, permeable public asset that complements the existing outdoor complex and provides recreational, stormwater, and revenue benefits.

I respectfully ask the Commission to evaluate these alternatives before making a long-term commitment of this County-owned property and public funds.

Footnotes & Source Documentation

Business Observer, "Manatee suspends negotiations on $80M Lakewood Ranch indoor sports multiplex," Aug. 3, 2026. Reports a preliminary ~$80M, 190,000-sq-ft project with three full-size ice rinks, one practice rink, ~2,500 permanent seats, an 800-space parking garage plus surface parking, and additional sports/event uses. Negotiations were suspended July 28 while alternative locations are considered.

Tampa Bay Beacons, "New sports multiplex gets green light in east Manatee," June 29, 2026. Reports Icemann Development sought a lease of the 22-acre County-owned property and up to $5M in TDT revenue for stormwater and parking, with an estimated $30M annual economic stimulus. These figures should be confirmed against current County documents.

Business Observer, Aug. 3, 2026, on Ellenton Ice and Sports Complex. Reports owner Matt Smith's plan to add a third ice rink in a privately funded, ~$7M project, and his concern that the proposed County-supported facility could threaten his business's competitiveness.

WWSB / ABC7, "Nathan Benderson Park expansion targets year-round use with new indoor facility," July 14, 2026. Reports $10M in state funding and planned uses including gymnastics, cheerleading, volleyball, basketball, and pickleball.

Florida Recreation Development Assistance Program (FRDAP), Florida Department of Environmental Protection.

Florida Communities Trust (FCT) Parks and Open Space Program, Florida Department of Environmental Protection.

This proposal is based on my understanding of publicly available information, County discussions, and published reporting. Project specifications and financial terms may change as the proposal develops; where information has not been independently confirmed, it is presented as reported or approximate rather than established fact.

Public Comment

Manatee County Government

Submitted On:
Aug 30, 2026, 08:43PM EDT

Full Name	**First Name:** Linda **Last Name:** Siggia
Email	lsiggia66@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice Rink
Comment	Dear Comissioners - Please change the proposed location of the ice rink. It does not belong in a residential area that already has soccer fields, pickleball courts, a new high school, community pool and library. There are other locations that would be more appropriate and located closer to I 75 for people coming from other cities and states to compete at an ice rink. The ice rink in Ellenton has a very appropriate location - right next to I 75! Please make a good decision for Lakewood Ranch and Manatee County! Thank you - Linda Siggia Resident of Lakewood Ranch Cresswind

Public Comment

Manatee County Government

Submitted On:
Aug 30, 2026, 08:46PM EDT

Full Name	**First Name:** Ken **Last Name:** Wood
Email	kcjuly@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice Rink
Comment	

Public Comment

Manatee County Government

Submitted On:
Aug 30, 2026, 08:53PM EDT

Full Name	**First Name:** Lori **Last Name:** Malone
Email	lorimalone1010@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice mega plex
Comment	A suitable area would be near a freeway with hotels and restaurants for out of area participants needs. A quiet residential neighborhood does not meet those needs and would create traffic that cannot be accommodated in an area such as proposed venue area

Public Comment

Manatee County Government

Submitted On:
Aug 30, 2026, 08:57PM EDT

Full Name	**First Name:** Ken **Last Name:** Wood
Email	kcjuly@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice Rink
Comment	Dear Commissioners - Please do not allow the ice rink to be built at Rangeland and Uihlein. This is not an appropriate location for additional traffic, congestion and unsafe streets. There are already many sports venues available along Rangeland that bring more traffic to the area- soccer fields, pickleball courts, and a pool. Also, a new high school will soon bring more traffic to this location. Please find a more suitable location for the ice rink. Sincerely - Ken Wood Cresswind Resident Lakewood Ranch

Public Comment

Manatee County Government

Submitted On:
Aug 30, 2026, 10:40PM EDT

Full Name	**First Name:** Paige **Last Name:** LaLiberty
Email	noellefl@live.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	I am against Project Grace. I do not believe the area can support the traffic, emergencies, and congestion of a 2500 person arena and 800 car parking deck. This is not what the residents were promised when we moved to this area. Please reconsider this location.

Public Comment

Manatee County Government

Submitted On:
Aug 30, 2026, 11:46PM EDT

Full Name	**First Name:** Brian **Last Name:** Sawyer
Email	bsawyer2010@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	A hockey megaplex does not belong in a residential area that already has Soccer Events, a High School, a Public Library, and a Sheriff's Station. The infrastructure is not there. Where will all the water go in a hurricane? Area homes will be flooded and lawsuits will follow. In addition, the way this idea suddenly came about, the change of plans, how it was pushed without proper review, and the transfer of County Land and taxpayer money, does not pass the smell test.

Public Comment

Manatee County Government

Submitted On:
Aug 30, 2026, 11:47PM EDT

Full Name	**First Name:** Lynn **Last Name:** T
Email	
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	I am writing to ask you to reconsider placing Project Grace on hold and to urge you to keep the project in its current location. Despite what those in the “red shirts” are claiming, it is the right project in the right location. I have listened to those who have spoken at prior meetings and read plenty of objections to the project on social media. The common denominator is mostly the same: these are residents who live closest to the project and have no use for such a facility, so they simply do not want it there. In an effort to prove their point, they have stated many things that are, at best, overstated and, at worst, simply not true. Some of the common arguments: Disruption to wildlife: Many who object live in the subdivisions directly adjacent to the proposed facility, such as Lorraine Lakes, Solera, and Cresswind. These subdivisions occupy over 2,000 acres and contain just under 3,000 residences. This was land that was previously open space. But there is an issue if 22 acres are developed for this project? Seems a bit hypocritical. Traffic: Of course, development of any kind will increase traffic. But to the point above, what role do these new residential developments play compared to the traffic this facility will cause? Where were the “red shirts” when the 3,000 residences above were being built? Where were they when all of these new residential developments currently under construction and planned for the near future were approved? If traffic is the metric that causes development to be approved or not approved, then we may as well put a moratorium on all building in East County, not just this facility. Tournaments/Special Events: Somehow, people are under the impression that this facility will host a tournament every day of the week, leading to daily traffic from patrons from all over the country. That is not how these things work. Similar to the soccer facility, tournaments are usually held on holiday weekends, not every weekend. The big

difference is that there are way more soccer fields than there are rinks at this facility, so hockey or figure skating tournaments will bring significantly less traffic than what already is there.

Child safety: This is my favorite strawman argument from those against this facility: the danger to children waiting for the school bus from the increased traffic. On a normal weekday, there will be far more traffic from people driving to work or taking their kids to school than from people using this facility. Why? Because most children and adults who will use the facility will be at work or school. There simply is not going to be any major increase in traffic during school hours on a normal day compared to anything else that gets built here, because the busiest hours will be late afternoons, nights, and weekends.

“It’s Florida, no one plays hockey”: I keep hearing that no one plays hockey and that this will only benefit “a few” kids in the county. Simply not true, and it is an example of people just making things up. And this is not just about hockey. What about figure skaters? This area has been home to many nationally recognized skaters, even Olympians. And yes, it is Florida. It is hot, especially in the summer when kids are off school. Kids need something to do indoors to get out of the heat. Wouldn’t it be nice if they had a place to go in their community without having to drive 30 minutes to Ellenton?

Right Project, Wrong Location: This is the ultimate “not in my backyard” argument. Even Commissioner McCann has basically said, “I don’t care where it goes, I just don’t want it here.” That in itself is ironic, considering he initially voted for the project while knowing exactly what it entailed and even wanted the facility to be named after him. But that is not a solution. It is kicking the can down the road, and "we don’t care what happens as long as it doesn’t impact me". The County has an area called Premier Sports Campus that is intended to host high level sports competitions. Placing this project here near the soccer fields, Aquatics Center and other athletic facilities is appropriate.

Not fair to Ellenton rink: Comparing why an existing private facility purchased 10 years ago doesn’t get a tax break to a new facility someone is going to build for $80 million is an apples-to-oranges comparison if there ever was one. The county frequently incentivizes private new development if there is a positive impact for the community. Another facility in the area ensures competition. Ellenton is the only rink between Tampa and Fort Myers. They have enjoyed that monopoly, and it has allowed them to not properly maintain the facility with little consequence. When you’re the only rink in the area, there is no choice but to use it if you play ice sports.

While evaluating this project, it is imperative that the Commission review the facts, do its due diligence, and listen to ALL residents of

	Manatee County, not just those who live the closest to the project, and advance the project as planned at Premier Sports Campus.

From: Danielle Domicolo <danidomacj@gmail.com>
Sent: Sunday, 30 August 2026 20:04:27
To: Robert McCann <drbob.mccann@mymanatee.org>; Selena Cunningham <selena.cunningham@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>
Subject: Re: Opposition to Ice Skating Complex in Lakewood Ranch

Manatee County Commissioners,

I wanted to resend this email as a reminder that I am opposed to a large scale ice complex in the middle of a residential community. Thank you.

On Sat, Jul 18, 2026 at 3:22 PM Danielle Domicolo <danidomacj@gmail.com> wrote:
Manatee County Commissioners,

I am writing to you as a resident of Manatee County to express my strong opposition to the proposed ice skating complex slated for our area. I am aware that Dr. McCann has been advocating for an alternative location and I appreciate his concern and consideration of residents. I would like to add my voice to the concerns of my neighbors and I am hopeful you will consider another location for this project.

When my family and I chose to move to this community, we did so with the understanding that the designated recreation spaces would be managed by the county to serve the everyday needs of local families. Instead, this proposed project is an oversized, commercial-scale venture that completely disregards the quality of life for the surrounding residential neighborhoods.

An ice skating complex of this magnitude—complete with a multi-level parking garage—is entirely unsuited for a residential area. Introducing a massive, high-density commercial facility into our quiet community is an irresponsible decision that poses severe risks to our neighborhood, including:

- **Severe Traffic Congestion:** Our local roads are not built to handle the heavy, consistent influx of traffic that a major regional sports complex and a multi-level parking garage will inevitably attract.
- **Quality of Life Concerns:** The resulting noise, light pollution from the garage, and constant turnover of visitors will permanently disrupt the safety, peace, and security of our residential streets.
- **Departure from Community Growth Plans:** This project breaks the promise of localized, county-managed recreational spaces that residents were led to expect, replacing community-first spaces with an over-scaled commercial footprint.

We support smart development and recreational spaces that align with the scale of our neighborhood, but this project falls dangerously short of that standard. I urge you to vote against the approval of this complex and protect the integrity of our community.

Thank you for your time, your leadership, and your consideration of your constituents' voices. I look forward to your response on this critical matter.

Danielle Domicolo
5424 Silverside Pine Court
Bradenton, FL 34211

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 07:45AM EDT

Full Name	**First Name:** Kevin **Last Name:** Markee
Email	kevin.markee@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Move Project Grace
Comment	This is the WRONG location for this Ice Megaplex. It is in a residential neighborhood, massive, and will cause significant safety, traffic, environmental and property value negative impacts.

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 07:53AM EDT

Full Name	**First Name:** Brenda **Last Name:** Markee
Email	bbybmr@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Move Project Grace
Comment	Please exercise due diligence, this is the WRONG location for this huge venue! It would be the largest of its kind in the Country, placed in a residential neighborhood and put another Ice Rink who has been paying taxes for over 10 years out of business!

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 08:28AM EDT

Full Name	**First Name:** Linda **Last Name:** Cook
Email	Linda.tradler@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 31, 2026
Topic/Agenda Item	Project Grace
Comment	Plz move this somewhere else. This is public space— shouldn't be used for private gain. It will not be "open" for kids to walk in and use unless you pay thousands to have your kid on a league. Also- why would the county give money to a private company? That is not where I want my tax dollars going. Traffic is already a problem and you have said you don't have the money to widen Lorraine road. BUILD ROADS BEFORE building the buildings or houses. Why is that so hard to understand?

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 09:25AM EDT

Full Name	**First Name:** Mark **Last Name:** Schumacher
Email	schumacm1@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	I support project grace because I understand that with the likely passage of Amendment 3, in November, Public/Private partnership may be the only to complete the Premier Sports. Complex. You need to negotiate with Ice Man to make this a win for Lakewood Ranch, a win for Manatee County and a win for Ice Man. Ice man wants the land. We want the park finished with activities for Lakewood Ranch youth. Iceman does not get what they want until they agree to pay to build the remainder of the complex with activities for local youth ages 9-20. Remember everything is negotiable. The Hockey building and the remainder of the park must open at the same time. I am counting on the County Commissioners to negotiate a Win/Win/Win deal.

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 08:44AM EDT

Full Name	**First Name:** Jeanne **Last Name:** Nelson
Email	jdnelsontravel@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace Ice Rink
Comment	The proposed location on Rangeland is the wrong location. This is a residental neighborhood and the traffic from the soccer field (golf tournements also), the library, the aquatic center and the new high school will NOT support the rink and garage. This area should be a park, a place for the kids to go to ride bikes, skateboard(?) and place to play ball (like kickball) and maybe some play ground equipment different from the developments. Kids need a place to go and a huge building is not going to give them a place to go, just those that like hockey. Please change location to a place with the infrastructure will support it. Not against the rink, but against the location.

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 09:40AM EDT

Full Name	**First Name:** Janice **Last Name:** Mars
Email	janice1050@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice rink on Uilhein project Grace
Comment	Never assumed something of this scope would go into a residential area. Concerned about traffic especially with the new high school being built. Concerned for kids who ride their bikes. Concerned about the amount of energy it will use to equip 4 ice rinks. Concerned with noise in residential area. Concerned with the scale of the project in the area. I have no issues with an ice rink but would like studies done on environment, noise levels, traffic etc. when we moved by the Premier Sports center, we knew there would be sports but not massive garages and a hotel on the property. Isn't there any other location that this endeavor can be built? We currently live in a residential area that is quiet. That will change dramatically if this is built on this location. And as stated before, Totally concerned with traffic and noise due to high school being built as well. Truly appreciate you relooking at another location.

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 09:48AM EDT

Full Name	**First Name:** Mark **Last Name:** Schumacher
Email	schumacm1@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	I support Project Grace but I do agree with the "Red Shirts" about bad location. The better location would be in the other corner of the Sports Complex, Rangeland Parkway and Post Road. There are no homes on Post road. If you make entrances to High School, on Rangland and on Post, you can make Post a dead end at Rangeland. This will keep all Premier Sports traffic away from homes. The only access to Post Road can become SR70. After events you can have a continuous flow of west bound traffic by temporarily blocking the right west bound lane on SR 70. Some "red shirts" say there is no infrastructure in Lakewood Ranch to support the traffic. I have been to LECOM Park, TD Park in Dunedin, and Loan Depot Park in Miami. All had more than 3500 people at the game. They have less infrastructure around them than Premier Sports Complex. SR 70 between I75 and Lorraine Road is wider than 95% of the PA Turnpike. When I see "Good Project Bad Location," I think it means that some on my neighbors do not want it by their home and they are entitled while the people in district 1,2,3 or 4 are not entitled.

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 09:48AM EDT

Full Name	**First Name:** Renee **Last Name:** Rossi
Email	rmrqueen@comcast.net
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice Rink in Lakewood Ranch
Comment	I have lived in Cresswind (a development across the street from the proposed ice rink) for six years. We moved in with the commitment from the Lakewood Ranch development community that we would be retiring in a peaceful location, and would be able to quietly live out our retirement years. Just the consideration of a project of this scale, completely sureounded by housing developments, tells me that the priorities of the community planners have completely shifted - to one of “follow the money”, residents be damned. We are supposedly the “#1 Planned Community” in the US - but this will be a thorn in your side for years to come, and the local residents being put last will make sure of it. Your future won’t be quite as bright anymore if the decision is made to move forward on this project. Renee Rossi

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 10:01AM EDT

Full Name	**First Name:** Kathleen **Last Name:** Flora
Email	kflora11@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	item 2. Time Certain - Project Grace Follow-Up Discussion and Staff Responses to Board and Community Concerns - District 5
Comment	Kathy Flora, District 5. I am taken aback by the new motion in your September 1 Agenda Supplement to resume previous discussions with Icemann. Why are we being asked to go back to the June 16 proposal now before the public has had a chance to evaluate today's presentation ordered by the July 28th motion? I have critical process questions. Let's look at items that have not been thoroughly answered in light of that prior motion and the authorities cited. 1) First, the alternative sites analysis. If staff explored alternatives, the most credible way to demonstrate that would be to show us a side-by-side comparison using the same prioritized, weighted criteria for every site—Here is an example: (Decision comparison grid will be shared on overhead.) Before you vote on today's motion, you deserve to know: What decision model, criteria, and weighted priorities were used? Why were those sites rejected? What specifically makes the original site preferrable? As for the Enabling/Regulating Authorities: 2) The Economic Benefit. The Downs & St. Germain Research study claimed Project Grace will generate $30 million annual economic impact. Now, the competitive market has changed. How will the newly approved sports megaplex near UTC cannibalize Project Grace's projected revenue? $30 million in economic impact is not $30 million in profit or County revenue. So what is the actual NET economic benefit to Manatee County taxpayers? Update that study. Show us the REAL taxpayer return. 3) Third, County Property and Lease Economics. We are being asked to commit 22 acres of prime public land for generations.

What a deal! What we are giving and what we are getting.
Independently appraise the property.
Establish fair-market rent.
Calculate the Present Value of the 60 year rent term.
Then, compare that to the total County investment including the $5MM.
What's the return?
Based on reasonable assumptions, the benefit to the developer's side could approach $11MM in today's dollars. For What? Is that what you intend?

4) Finally, I have concerns about the Comprehensive Plan Consistency, the Chapter 163 controlling framework for all development decisions.
The October 2025 staff report on the Premier Sports Campus South and North Expansion evaluated Comprehensive Plan Consistency of a County-owned park and public / government facilities.
Nowhere in the report could I find the proposed Project GRACE, with its full scope, impact and private ownership.
That Consistency Analysis was for one development concept. Project Grace is materially different.
So I ask: Has an OFFICIAL County legal review determined 100% consistency of Project GRACE with the Comprehensive Plan as required by law?
You have already heard many concerns that would throw that consistency into question.
Do the analysis for the project we are actually considering.
If that analysis and legal review is complete, make it public.
If it isn't, do it before moving forward.

Oh, one last process alert. Take a look at the highlighted section on last page of today's agenda supplement. (NO ATTORNEY REVIEW – "No apparent legal issues.") Really? Are you in the business of skipping over attorney review for $80MM projects? I sure hope not.

The Bottom Line, you don't yet have the legal opinion nor the information needed to make an informed decision to reopen the June 16 negotiations.
If Project GRACE truly is the best project, location, and deal for Manatee County, build the complete public record to prove it.
Take the deeper dive first.
Only then—decide whether to reopen the prior June 16 discussions.
Thank you!

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 10:01AM EDT

Full Name	**First Name:** Samantha **Last Name:** Pajak
Email	smpajak@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice Rink/Project Grace
Comment	I am formally voicing my FULL SUPPORT for the Rink Project/Project Grace in its originally planned location. This site is the right choice for long-term success and aligns directly with the commitments made to the Lakewood Ranch community (& Manatee), specifically, the promise of diverse, accessible athletic facilities integrated within a broader community services hub. The planned location sits within an established athletics corridor that already includes Premier Sports, the future aquatics facility, the new library, and the new high school. The rink belongs in this ecosystem. Skating is significantly underserved in Manatee and Sarasota counties, and high demand is driven by the demographics of families who moved here with the promises for a wide range of services and athletic offerings for all ages. The nearest rinks (measured from Ellenton) are 40 miles north in Brandon and 90 miles south in Fort Myers, an unsustainable gap for a region experiencing rapid growth. This facility fills a clear and urgent need in a location that services specifically that area of growth/future development, while not interfering with the only established facility that exists, one that does not provide enough supply to meet the demand. I want to be transparent: I am biased, having spent most of my life as a figure skater and coach, something that ended the day we moved here to LWR due to a lack of rinks. But that experience also makes me uniquely qualified to speak to the value and impact of these facilities. I have trained and coached in rinks up and down the East Coast, large, small, new, and established. I have been part of multiple rink openings from single rink facilities to a four rink multi use complex. In every case, the surrounding community benefited most. And in every case, even during major competitions, the facility was never a disturbance to its neighbors. Proper planning matters, and when done well, these facilities integrate seamlessly. Two factors determine whether a rink succeeds: who operates it and where it is located.

Manatee County has selected an operator with a proven track record of running successful, profitable rinks. And the chosen location offers dual-use value that extends far beyond figure skating and hockey. Its placement within an athletic-focused district ensures diverse programming, shared resources, and strong community engagement, one that will be profitable.

Lakewood Ranch is underserved in diverse athletic offerings, especially those that support year-round youth development, community recreation, and competitive sports. This rink directly serves the population that has grown exponentially over the last decade and will continue to grow.

Yes, traffic planning is necessary. Yes, financial clarity is essential. Yes, proper landscaping to camouflage the buildings is of benefit. But no, this project should not be canceled. It should move forward exactly as planned. The loud opposition represents a small minority that does not fully understand the need for this facility or the strategic advantages of the chosen location as well as the extensive age and ability range that these facilities provide athletic opportunities for.

This rink is the right project, in the right place, at the right time. Please move forward with the planned facility while also addressing community concerns.

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 10:03AM EDT

Full Name	**First Name:** Jacqueline **Last Name:** Morgan
Email	jmorgan37@verizon.net
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	2. Project Grace Discussion
Comment	Let's talk about the real costs of the Project Grace Megaplex for the taxpayers of Manatee county. Ice facilities are usually expensive to operate, and financially distressed rinks closures occur regularly. For example, in Pennsylvania, 6 rinks have closed since 2019. In New Jersey, 3 rinks have closed since 2019. A rink in Rochester , NY, is currently in foreclosure. Taxpayers are having to support a rink in St.Louis. Other examples include Coachella Valley and Escondido, CA, Sherwood,OR, Monument, CO, Dundee, IL, Great Falls, MT, Long Island, NY, and Clearwater, FL. When this facility fails, the taxpayers, according to the draft lease, will end up having to support it or pay to have it torn down. In our community, an ice rink is not added value. Our neighborhood is approaching 600 homes. The median sale price in the last 6 months is approximately $710,000 with an estimated total tax bill of about $12,000 per year. We have many homes that sell for over a million dollars, with a total estimated yearly tax in excess of $18,000. Inevitably, many of our homes will be sold to new owners within the next ten years. If the Megaplex is at our community's doorstep, sales prices will be lower, thus eroding the current tax base. Crime in parking garages, especially in low use areas, has been well documented. Will taxpayers have to fund police surveillance?Since the county is the landlord, will the taxpayers be vulnerable to lawsuits resulting from any activity at the entire Megaplex site? If Mr. Zimmerman were to purchase business property to build his Megaplex somewhere else in Manatee county, how much would he be paying in impact fees and property taxes? Can we afford to lose this income? Can we afford to lose the $129,000 per year tax revenue from the Ellenton rink when this public-private partnership puts them out of business? Are there any studies at all that indicate a serious demand and intent to use the facility, or will we end up with a large white elephant on our hands? Can the taxpayers of Manatee county afford to subsidize a massive building and parking garage that only a small subset of the population will use, especially in light of the possible tax revenue cuts that may be

	looming on the horizon? I think not.

From: Dom Vacheron <pbc.dom.vacheron@gmail.com>
Sent: Monday, August 31, 2026 8:39 AM
To: BCC Agenda <bcc.agenda@mymanatee.org>
Cc: Dom Vacheron <pbc.dom.vacheron@gmail.com>
Subject: Fwd: Project Grace - August 25 Meeting | July 28 Commission Direction and Outstanding Records Questions

You don't often get email from pbc.dom.vacheron@gmail.com. Learn why this is important

CAUTION:This email originated from an external source.
Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

Hi,

I was able to locate my August 24 email in the public comments for the August 25 BOCC meeting. Thank you.

As I mentioned in my email below, I forwarded both the email and the briefing I had sent to the County Commissioners. I noticed, however, that the briefing itself does not appear to be included in the posted public comments.

The briefing contains the chronology and records information referenced in my email and was the primary substance of my submission.

To make sure the complete submission is available as part of the public record, I've pasted the briefing below and reattached it for convenience.

Could you please include the briefing with my August 24 public comment?

Thank you for your help.

Best,
Dom Vacheron

Lakewood Ranch, FL
901-581-2005

PROJECT GRACE – KEY CHRONOLOGY

Premier Sports Campus North / Proposed Ice Facility

Prepared by Dom Vacheron
Manatee County resident
August 23, 2026

July 28, 2026 – Board of County Commissioners meeting
The Commission discussed Project Grace amid substantial public concern about the proposed Premier Sports Campus North location. After extensive public comment and Commission discussion, **Commissioner McCann made a motion directing staff to suspend efforts toward Project Grace, address the concerns raised by the Board and the public, and relocate Project Grace to a different location than currently proposed. The motion passed unanimously.**

Early August – 163 records produced under DS2026-3280
Manatee County completed Development Services Public Records Request **DS2026-3280** and provided **163 files**.

After reviewing those files, I found substantial information concerning the East County Facilities campus, including the Sheriff's Office project, Premier Aquatics and Racquet, synthetic turf fields, site plans, and related Development Services records.

What I was not able to identify were the records I was looking for concerning:

- how Premier Sports Campus North became the proposed or preferred location for Project Grace;
- what alternative locations were considered and how they were evaluated; and
- the earlier ice-facility proposal and what relationship, if any, it has to the current Project Grace proposal.

August 6 – New public-records request submitted
After reviewing the 163 files, I submitted a separate public-records request seeking the additional Project Grace records I had not been able to identify in the original production.

August 11 – First follow-up
After receiving no acknowledgment or new request number, I followed up with the County Records Division to confirm that the August 6 request had been received and to ask whether a new request number had been assigned.

August 18 – Second follow-up and clarification
After still receiving no confirmation, I followed up again. The Records Division contacted me regarding the earlier request, DS2026-3280. I explained that I had received and reviewed those 163 files and that my August 6 submission was intended to be a **new and separate public-records request** for additional Project Grace records.

August 18 – PR2026-5413 established
Later that day, the County opened a new General Public Records Request, **PR2026-5413**. The County advised that the request would be forwarded to the appropriate departments to locate the requested information.

August 21–22 – Original 163-file production sent again
The County's JustFOIA system sent another completion notice and download for **DS2026-3280**. I compared the two sets and confirmed that they contained the same 163 files.

August 23 – Current status
As of August 23, I have not received a substantive production of records under **PR2026-5413**.

Where Things Stand

DS2026-3280 – Completed
163 Development Services files received and reviewed.

PR2026-5413 – Pending
Separate request seeking additional Project Grace records concerning site selection, alternative locations, the earlier ice-facility proposal, and related decision-making records.

PROJECT GRACE – WHAT THE RECORDS SHOW

And What I Have Not Yet Been Able to Identify

I reviewed the **163 files provided by Manatee County under DS2026-3280**. The production contained a good deal of useful information about the development of the East County Facilities campus.

At the same time, I was not able to identify several categories of records directly related to how **Premier Sports Campus North became the proposed or preferred location for Project Grace**. Those records are the focus of my separate request, **PR2026-5413**.

What I Found in the 163 Files	**What I Have <u>Not</u> Yet Been Able to Identify**
Records concerning the East County Facilities campus and its development	A documented explanation of how Premier Sports Campus North became the proposed or preferred Project Grace location
Sheriff's Office project records	A documented comparison of Premier with other reasonable locations
Premier Aquatics and Racquet records	Records showing what alternative sites were considered and how they were evaluated
Synthetic turf field records	The earlier ice-facility proposal and the decision-making trail connecting it, if any, to the current Project Grace proposal
Site plans, applications and related Development Services materials	Project Grace site-selection analysis, recommendations or other supporting decision-making records
Historical information showing how the broader Premier/East County campus developed over time	Related communications and records requested under PR2026-5413 that may help explain who participated in the site-selection process and when

An Important Distinction

I am not saying these records do not exist.

I am simply saying that after reviewing the 163 files provided under DS2026-3280, **I was not able to identify them in that production**.

That is why I submitted the separate August 6 public-records request that is now **PR2026-5413**.

The Question I Am Still Trying to Answer

What documentary record shows how Premier Sports Campus North became the proposed or preferred location for Project Grace, what other reasonable locations were considered and how they were evaluated, and how the earlier, smaller ice-facility concept developed into the current Project Grace proposal?

PROJECT GRACE – WHAT I AM ASKING OF THE COMMISSION

My Position

I am not opposed to an appropriately sized ice facility in Manatee County. **I am opposed to Project Grace as currently proposed because of serious concerns about its size, scope and location.**

In my view, the answer is not to make limited adjustments to the current proposal and continue down the same path. **The County should step away from Project Grace as currently proposed and go back to the drawing board.**

Why I Believe a Fresh Start Is Needed

Project Grace is a substantial, long-term undertaking. Yet after reviewing the 163 records produced to me, I still have not been able to identify the documentary record showing how Premier Sports Campus North became the proposed or preferred location, what reasonable alternatives were evaluated, or what relationship, if any, exists between the earlier, smaller ice-facility concept and Project Grace.

My separate request for those records, PR2026-5413, remains pending.

But the public should not have to reconstruct the history of a project of this size after major decisions have already begun taking shape. **The public should have had a meaningful opportunity to understand and comment on the size, scope, location and basic direction of the project much earlier in the process.**

My Request

Follow through on the Commission's July 28 direction and move Project Grace to another location.

The Commission unanimously directed that Project Grace be relocated to a different location than currently proposed. I believe that direction should be carried through clearly and completely.

Premier Sports Campus North should be taken off the table as the location for Project Grace. The July 28 action should not become an opportunity simply to modify, reduce or scale back Project Grace enough to return it to Premier.

For Premier, I believe the County should consider a smaller-scale recreational concept, including the earlier smaller ice-facility proposal, rather than Project Grace.

If the County chooses to continue pursuing Project Grace, it should identify and evaluate an appropriate alternative site. **If a suitable alternative location cannot be found, Premier should not become the fallback location. The County should be prepared not to proceed with Project Grace.**

---------- Forwarded message ---------
From: **Dom Vacheron** <pbc.dom.vacheron@gmail.com>
Date: Mon, Aug 24, 2026 at 9:38 AM
Subject: Project Grace - August 25 Meeting | July 28 Commission Direction and Outstanding Records Questions
To: Robert McCann <drbob.mccann@mymanatee.org>, <amanda.ballard@mymanatee.org>, <tal@mymanatee.org>, <mike.rahn@mymanatee.org>, <jason.bearden@mymanatee.org>, <george.kruse@mymanatee.org>
Cc: <cindy.nelson@mymanatee.org>, <dana.summers@mymanatee.org>, <kelli.omalley@mymanatee.org>, <maria.zuleta@mymanatee.org>, <marianne.bejster@mymanatee.org>, <selena.cunningham@mymanatee.org>, <stephanie.garrison@mymanatee.org>, Dom Vacheron <pbc.dom.vacheron@gmail.com>

Dear Commissioners,

Ahead of tomorrow's meeting, August 25, I wanted to share the attached short briefing regarding Project Grace and Premier Sports Campus North.

I have been reviewing the County's records concerning the project, including the 163 files provided under **DS2026-3280**, and have included a brief chronology, what I have been able to identify in those records, and several important questions that remain unanswered. My separate follow-up request, **PR2026-5413**, remains pending. The County advised me this morning that the request requires responses from multiple departments and that the information I am seeking is not readily available.

Most importantly, I respectfully ask the Commission to follow through on its unanimous July 28 direction to relocate Project Grace to a different location than currently proposed.

My position is straightforward: Premier Sports Campus North should be taken off the table as the location for Project Grace.

Thank you for taking the time to review the attached information ahead of Tuesday's meeting.

Respectfully submitted,
Dom Vacheron
Manatee County resident
August 24, 2026

PROJECT GRACE – KEY CHRONOLOGY

Premier Sports Campus North / Proposed Ice Facility

Prepared by Dom Vacheron
Manatee County resident
August 23, 2026

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If the County chooses to continue pursuing Project Grace, it should identify and evaluate an appropriate alternative site. **If a suitable alternative location cannot be found,**

Premier should not become the fallback location. The County should be prepared not to proceed with Project Grace.

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 12:10PM EDT

Full Name	**First Name:** Rosalyn **Last Name:** Topping
Email	rosalyn_rafi@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace Ice Rink - Yes, please build the rink at the Premier Sports Campus
Comment	

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 01:22PM EDT

Full Name	**First Name:** Taylor **Last Name:** Cozzens
Email	taylorcozzens@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Icemann ice sports complex
Comment	This proposed complex has no place in the center of multiple established residential neighborhoods that are already facing increasing traffic from the massive Premier Sports Campus, which brings thousands of visitors and hundreds, if not thousands, of vehicles several times a year and continues to expand. Add to that a brand-new high school and numerous grocery stores and other businesses in the surrounding area, and the existing infrastructure is already under significant strain. The impact on safety is especially concerning. With so many children and teenagers riding e-bikes and scooters throughout the community, dramatically increasing vehicle traffic in an already busy residential area creates additional risks for our kids. Emergency room visits related to e-bike and scooter accidents are already a growing concern, and adding thousands of additional vehicles to these neighborhood roads is an unnecessary and avoidable safety hazard. There is also a brand-new public library directly next to the proposed development. Library visitors should not have to contend with the noise, crowds, traffic, and disruption that would come with concerts and other large-scale events. The same is true for the residents who live nearby and have come to value the peaceful, quiet character of this community. Many of us—both longtime residents and younger homeowners like myself—purchased our homes with the reasonable expectation that this area would remain residential. None of us expected to one day have a giant, Costco-sized entertainment megaplex built practically next door. This project would fundamentally change the character of the neighborhood we chose to call home. Please relocate this project to an area that is actually equipped to support its size and intended use. This proposed arena is the antithesis of what Lakewood Ranch was designed to be. It undermines the high-quality, residential character of this portion of the master-planned community and risks turning an otherwise peaceful area into a noisy,

congested, and chaotic environment for everyone who lives nearby.

The surrounding infrastructure simply does not appear capable of supporting a development of this scale. There are no nearby hotels to accommodate large numbers of visitors, limited low-density restaurant options that are already heavily utilized, no meaningful public transportation system, and roadways that were not designed to handle the volume of traffic that a large entertainment venue would generate. In addition there are still several new neighborhoods and commercial developments being built in this area which will greatly increase the load on local infrastructure.

This is not simply a matter of residents disliking change. It is about appropriate planning, public safety, traffic, noise, infrastructure, and preserving the character of an established residential community.

Please help keep this area residential and relocate the proposed arena to a location better suited to accommodate the traffic, noise, crowds, parking, and infrastructure demands that come with a project of this magnitude. Residents should not have to sacrifice the peaceful residential community they invested in and helped build.

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 01:22PM EDT

Full Name	**First Name:** Taylor **Last Name:** Cozzens
Email	taylorcozzens@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
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Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 11:13PM EDT

Full Name	**First Name:** Colin **Last Name:** Pember
Email	cpember@icardmerrill.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	E.2. Project Grace
Comment	TO: Manatee County Board of County Commissioners FROM: Colin R. Pember, Esq. DATE: August 31, 2026 RE: Procedural Defects in the Proposed Disposition of County-Owned Real Property to Icemann Development, LLC in Connection with Project Grace Dear Chairman Siddique and Commissioners: This firm represents Ellenton Ice in connection with the County's consideration of “Project Grace,” the proposed four-sheet indoor ice and sports complex by Icemann Development, LLC (“Icemann”) at Premier Sports Campus North in Lakewood Ranch. The viability of Project Grace is expressly contingent upon the County's willingness to lease County-owned real property to Icemann for a sixty-year term, with a thirty-year renewal option, together with up to $5,000,000 in Tourist Development Tax reimbursement. We write to bring to the Board's attention several independent procedural defects in the County's approach to the lease, each of which bears directly on the Board's authority to approve it. The County's authority to lease County-owned property to a private developer for economic development derives from Section 125.045, Fla. Stat., which provides that it is a public purpose for a county to expend public funds and dispose of real property for economic development activities, including “leasing or conveying real property” to attract or retain private enterprise. See Section 125.045(3), Fla. Stat. The County has implemented that authority through Manatee County Code of Ordinances Chapter 2-2, Article XII, the Disposition of Surplus Lands (the “Ordinance”). The requirements of that ordinance, specifically Section 2-2-280, have not been satisfied here. First, the County has not declared the subject property surplus under Section 2-2-280(1)(b). That subsection requires that any decision to declare County-owned real property surplus be based on a

recommendation from the County Administrator to the Board, and that the recommendation address six enumerated factors: any potential use of the parcel for a county purpose; potential purchasers of the property, if known; current zoning, site dimensions, and other factors related to use of the site; a value estimate; any recommended conditions on the transfer of title, such as limitations on access or use; and the estimated costs of disposition to be borne by the County, if any. No such recommendation has been presented to the Board, and the Board has not adopted a resolution declaring the Premier Sports Campus North parcel surplus. Because a surplus declaration under Section 2-2-280(1)(b) is the Ordinance's condition precedent to any disposition of County-owned real property, the County presently lacks the procedural predicate necessary to lease the property to Icemann.

Second, independently, the competitive negotiation process the Ordinance requires for a lease has not been properly conducted. Section 2-2-280(2)(a)6 expressly identifies a lease undertaken in furtherance of economic development under Section 125.045, Fla. Stat., the authority the County invokes for Project Grace, as a disposition of County property for which the preferred method of disposition is the competitive negotiation process. Section 2-2-280(5) requires that the process be conducted through a competitive "solicitation": submittals are to be reviewed and evaluated by the County against the needs, requirements, and evaluation criteria stated in the solicitation itself. Notice of Opportunity 26-R090363ED, however, expressly states on its face that it is not a solicitation. A process built around a document that disclaims solicitation status cannot satisfy the Ordinance provision defining the competitive negotiation process as evaluating responses to a solicitation. The County has therefore not conducted the competitive negotiation process that Sections 2-2-280(2)(a)6 and 2-2-280(5) require for a disposition through a long-term lease.

Together, these constitute independent grounds for finding the proposed lease to Icemann procedurally defective under the Ordinance. The property has not been declared surplus based on the recommendation and findings required by Section 2-2-280(1)(b), and the disposition has not proceeded through a competitive negotiation process by way of solicitation as Sections 2-2-280(2)(a)6 and 2-2-280(5) require. We respectfully request that the Board decline to proceed with Icemann until the County Administrator has presented the recommendation required by the Ordinance, the Board has acted on a surplus declaration on that record, and a proper solicitation-based competitive negotiation process has been conducted in accordance with the Ordinance. We would welcome the opportunity to discuss these concerns with the Board or the County Attorney's Office before any further action on Project Grace.

Please let me know if you have any questions or require any additional information or clarification. You may reach me at 941-366-8100 or

cpember@icardmerrill.com.

Sincerely,

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.

/s/ Colin R. Pember

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 11:18PM EDT

Full Name	**First Name:** Elle **Last Name:** Wagner
Email	eaw@tampabay.rr.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	PROJECT GRACE ICE RINK - LAKEWOOD RANCH
Comment	My neighbors and I strongly oppose having this huge Ice Rink, one ice sheet of which is planned to have 2,500 seats, bar, restaurant, and a 4 level high rise parking garage right across the street where children catch the bus. It will increase dangerous traffic for our children going one neighborhood to another walking, riding their bikes and scooters. It will devastate the wildlife habitat. If the business eventually fails, we taxpayers will have to pick up the ongoing costs. This area was supposed to be a park, and we want to see a nice green space with trails for walking, children to ride their bikes and scooters, baseball and outdoor activities that everyone can enjoy and not just a very few who play hockey or ice skate or are part-time tourists! We the taxpayers deserve something everyone can enjoy. Also why are you giving $5 million plus a land lease deal -- 22 acres for $1 a year to a private developer!?! Move this project to a business location that has the appropriate infrastructure to support it. This project does not belong in the middle of our residential neighborhoods! Thank you for your consideration.

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 11:19PM EDT

Full Name	**First Name:** Karen **Last Name:** Haney
Email	karohaney@outlook.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace Opposition Due to Competition/Economic Risk
Comment	My husband and I are Lakewood Ranch, Manatee County residents that are opposed to the multiple ice rinks/mega sports complex. Icemann Development LLC says that up to 200 or more events might be scheduled every year at the ice rink multi-sport complex, including cheerleading and gymnastics. The possibility of future tourist earnings may sound good, but there's no guarantee they'll be able to schedule that many events. The Bradenton Area Convention Center can host various events, including sports and concerts. Its arena can seat up to 3,800 people, its theater set-up fits 1,300 people, plus it has space for buses and support trucks. But according to its calendar, there are only 4 events (total of 9 days) scheduled between now and December 31st. That's over 100 days with nothing scheduled. The Convention Center is an established event-hosting facility in Manatee County, near hotels and major roads, and it can't fill up its calendar, so why would we risk taxpayer money on the outside chance that an ice complex would be able to schedule 200 events a year? Some reports indicate that Icemann Development's proposed ice complex will not be funded by lenders or investors without taxpayer money, possible property tax breaks, the use of public land for no or low rent, and additional revenue capabilities – all needed before they will commit to lending or investing. As I'm sure you're aware, since Manatee County is a sponsor of the park, the Benderson Park Multi-Sport Complex is scheduled to be completed by mid-2028. The park is owned by Sarasota County but operated by a non-profit Board that plans to build the Sports Complex with donations, $20 million from Sarasota County, and $10 million from the State of Florida, which will make it a state-sponsored sports and tourist destination in the Sarasota-Bradenton area. Their website says approx. 100,000 square feet of flexible indoor space

will host major tournaments, have a wellness center, event rooms, be configurable for multiple basketball, volleyball, or pickleball courts, and have the ability to host wrestling, martial arts, gymnastics, and cheerleading competitions.

The Icemann complex, also projected to open in 2028, would be in direct competition for non-ice events with a state-supported facility that's located on a major transportation corridor, near an airport, surrounded by hotels and restaurants. Though an ice hockey rink and sports bar would be used by some residents, local skaters and drinkers will not boost tourism for Manatee County.

With respect, instead of giving taxpayer money for private development, maybe a small amount could be used to better promote the Convention Center to attract events and tourist dollars now – rather than waiting 2 years hoping the ice complex will be able to compete with Benderson Park.

I'm in support of an ice rink project, at a more easily accessed location, but am not in support of taxpayer dollars or public land for a privately-owned facility.

Thank you.

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 04:18PM EDT

Full Name	**First Name:** Shawne **Last Name:** Pecar
Email	shawnepecar@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	Comment on September 1, 2026 Agenda Thank you, Mr. Chairman and Commissioners My name is Shawne Pecar, a District 5 resident. Project Grace has a competitive business concern – besides the Ellenton Ice Rink. Nathan Benderson Park, near UTC in Sarasota, is moving forward with plans for a new indoor sports complex. The 100,000-square-foot indoor sports complex will begin construction this fall. This complex has $10 million in state funding in Florida's 2026-2027 budget, with the governor's approval. Sarasota County's Tourist and Convention Council also committed $20 million more. Inside this facility plans call for eight basketball courts with hardwood flooring and 1,000 seats for spectators. It will have the ability to host sports all-year-round for Sarasota and surrounding communities, as well as regional events. Many sports such as basketball, volleyball, wrestling, cheerleading, dancing, wrestling and more can fit in that space. Project Grace cannot compete for non-rink events since it needs to cover the ice creating higher costs. Nathan Benderson Park is in the perfect location with hotels, restaurants, shopping, etc. – all nearby. It also has access to and from I-75. Commissioners, Project Grace is not going to accomplish one of your missions to generate additional revenue by hosting basketball, cheerleading, volleyball, and other competitions. Nathan Benderson Park will be the preferred choice. Take a look at the highlighted section on the last page of today's Agenda Supplement. ["No attorney review…no apparent legal issues."] Really? Commissioners, are you in business of skipping over attorney review for $80 million projects? I sure hope not. Show Red Flags chart. Commissioners, there are so many red flags concerning Project Grace. Why has there been no legal review? It is too large for the new zoning. No due diligence has been done. There are

many unanswered questions about the financials to build and be viable. Megaplex 4-ice rinks do not reside in residential areas.
I applaud you for what you have done to-date in the Premier Sports Complex. If Project Grace is built in Premier North, it will become the county's "White Elephant" and an "Albatross around your neck".

RED FLAGS CONCERNING PROJECT GRACE IN PREMIER NORTH

1. No Attorney Review
a. Lease and Proposal
2. Violating New Zoning – building larger than zoning regulations
3. Compatibility with Comprehensive Plan
4. Financial Risks
5. Lack of Transparency
a. No Public Meeting specifically about Project Grace
b. Secrecy -- No sharing of information
6. Site Location in Premier North lacks set-back and buffers
a. No Commercial Megaplex 4-ice rinks reside in residential areas
7. Lack of Due Diligence
a. Increased Traffic and No Traffic Studies performed
b. No Environmental Studies
c. No Noise, Lighting and Air Quality Studies
8. Watershed Concerns – low water table
9. Increase Need for Utilities and Infrastructure
10. Impact to Ellenton Ice Rink
11. Large Public Outcry

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 09:23PM EDT

Full Name	**First Name:** Luke **Last Name:** McMaster
Email	lukemcmaster@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice Complex Development (vote YES!)
Comment	Dear Board of County Commissioners, I strongly support the ice complex development in Lakewood Ranch. Leading events, entertainment, and studio operations in Manatee County, I know firsthand that major sports tourism drives real, tangible value across our entire creative and hospitality corridor. High-profile tournaments bring traveling families who stay in our hotels, dine in our restaurants, and support the broader entertainment and event economy. This sustained, year-round activity directly supports the livelihoods of our resort teams, audio/visual crews, musicians, and frontline hospitality workers. Approving this facility is a direct investment in the local workforce that keeps our community dynamic and thriving. Please vote YES to approve this project.

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 06:47PM EDT

Full Name	**First Name:** Susan **Last Name:** Contarino
Email	susan.contarino@comcast.net
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	Project Grace is not a good use of tax payer funds. Let Iceman fund their own Project. Why should tax payers supplement this project? Lakewood Ranch is a planned community. A large megaplex does not belong in the middle of a residential area. You need to stop project Grace or at the very least move project grace!

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 05:01PM EDT

Full Name	**First Name:** Elizabeth **Last Name:** Traylor
Email	liztraylor@hotmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Board of County Commissioners Regular, Light Up Manatee Project Status Update
Comment	Dear County Commission, I put in a Manatee 311 ticket (service request # 631659 and 81585) two years ago (July 2024) to request streetlights for my street, 47th St W Bradenton, FL 34209 and have been speaking with Mr. Chris Decosta since then regarding it. I was overjoyed we were about to get the streetlights installed on my road, especially now that we are so close to getting the lights with the Light Up Manatee project but unfortunately after checking the status, I was told the entire project was put on hold when we are nearly there. This is very disheartening for several reasons. It is very important for my family that we get the streetlights installed. My husband is disabled and I have young children and it would help immensely with his disability to have streetlights. My road is pitch black at night, very dark. It would also help with crime prevention and to prevent car accidents. There are many vagrants who loiter and wander down the street going into people's yards. There is also an ongoing problem with high speed cars traversing down 47th St W from the Manatee River at the end of 47th St to Manatee Ave at the other end of 47th St W. Preventing just one crime or just one automobile accident would make it worth getting these street lights. It would also greatly enhance the neighborhood, allowing residents to have a lit path when walking, help children see better and feel safer walking to and from school and strengthen our sense of community. I also requested a speed hump on my street due to the speeding issue and in support of the traffic slowing speed bump, I got the signature of Ms. Debbie Horn who lives on a different street in her own subdivision in Harbour Oaks an HOA. My street, 47th St W is not part of the Harbour Oaks subdivision, nor is it in an HOA. My house was built in 1950 whereas the homes built in the Harbour Oaks HOA were built in 1980. So, while her street sounds very similar phonetically as my street, they are two distinctly different streets, with two entirely different roads and neighborhoods. Ms. Horn did sign the Manatee county form in support of the speed hump but when I mentioned the streetlights, she said she does not want

them in her community of Harbour Oaks, an HOA, because they might affect the trees in her neighborhood. I politely mentioned several reasons why the streetlights are great for a community, including a tool in crime prevention, helping myself with my disabled husband, our children, the neighbors want them and they can prevent crime and traffic accidents.

When I was getting the 40 signatures of my neighbors for the traffic calming speed bump, all of the residents I spoke to were in support of the streetlights except for Ms. Debbie Horn and Ms. Jessie Batten. Ms. Batten lives at 108 47th St Ct NW and she is also part of the Harbour Oaks HOA. Ms. Batten told me that she does not care if street lights are installed on 47th St (my street), she just not want the street lights installed in her HOA of Harbour Oaks, the same as what Ms. Horn told me. She was surprised when I told her the whole project had been halted.

My address: 208 47th St W Bradenton, FL 34209 (No HOA)

Ms. Debbie Horn's address: 207 47 St Court NW Bradenton, FL 34209 (part of Harbour Oaks HOA)

Ms. Jesse Batten’s address: 108 47th St Ct NW Bradenton, FL 34209 (part of Harbour Oaks HOA)

There is also construction occurring on my street due to storm water drainage issues and the streetlights would likely benefit the construction workers performing the ongoing work.

So, for all of these reasons, I sincerely hope that Light Up Manatee continues and the streetlight are installed on 47th St W. This is a quality-of-life issue for my husband and family as well as my neighbors. Thank you for your time and consideration.

Elizabeth

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 03:31PM EDT

Full Name	**First Name:** Mark **Last Name:** Anderson
Email	markanderson@pga.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Development of parcel of land at Rangeland/Uihlein
Comment	When purchasing in Solera, Vickie (DR Horton sales rep) went over everything that was currently in the works with the county, where there was never any language to the effect the Premier would be building a Megeplex Ice Hockey arena. The only hockey reference was regarding field Hockey. When Manatee county purchased the Premier Sports complex in 2017, the county was fully aware of the land and road permits getting drawn up for the direct five residential neighborhoods directly surrounding the property. What happened to the plans the county laid out in the fall of 2021? Along with aquatic and pickleball, there was to be a gymnasium (indoor sports), baseball fields, basketball courts, volleyball, dog park, walking trails, skate park and in the corner of Rangeland and Uihlein would be an EMS station. And if it were to be anything like EMS Station 22, then that would actually be a good first responder service for residents and a good fit. Your constituents would be thrilled with the original plans. Move the Grace hockey project elsewhere.

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 08:13PM EDT

Full Name	**First Name:** Thomas **Last Name:** Grube
Email	tgrube69@icloud.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace Follow Up
Comment	As a deeply concerned resident of the Solera subdivision, I feel it is important to speak AGAINST the Project Grace proposed Ice Sports Complex construction. Increased traffic in such close proximity to residential entrances is, in my humble opinion, grossly irresponsible and dangerous. Please reconsider the location of the Ice Sports Complex. Perhaps along Lakewood Ranch Blvd abutting the Lena Road Landfill, an area already dedicated to commercial enterprise, with better access to I75 via SR64. Thank you for your time. As a proud veteran I understand and appreciate my right to be heard.

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 04:00PM EDT

Full Name	**First Name:** Arthur **Last Name:** Jay
Email	hale@cccg.biz
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice Rinks project Grace
Comment	I am in full support of moving forward with this project. It is the best used of the land and impact for our families. Thank you.

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 08:24PM EDT

Full Name	**First Name:** Glen **Last Name:** Gibellina
Email	glengibellina@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice Rink
Comment	TO: Members of the Board of County Commissioners FROM: Concerned Community Advocate DATE: August 31, 2026 SUBJECT: Critical Analysis and Red Flags Regarding Proposed Ice Sports Facility Lease Agreement Members of the Board, Please accept this memorandum detailing significant legal, financial, and operational concerns regarding the proposed lease agreement for the ice sports facility. A detailed review of the specific contractual language reveals several suspect clauses and major red flags that undermine the stated public purpose, expose taxpayers to financial risk, and create significant governance challenges. 1. Contradiction of Tourism Justification (Sections 3 & 10.k.j) The primary justification presented for this project relies on driving regional sports tourism. However, Section 3A allows for a "minimum of three (3) ice sheets," while Section 10.k.j permits operational control assignment to an affiliated entity such as "Icemann Sports Group LLC." If downgraded to a two-sheet facility, the venue cannot host the large, multi-day tournaments required to generate substantial hotel stays and tourism revenue; it effectively becomes a local recreation center. The lease permits this downgrade without penalty, directly contradicting the project's public tourism mandate. 2. Undue Burden via Naming and Sponsorship Control (Section 10.k.k) Section 10.k.k grants the County full approval authority over all naming rights, sponsorships, and third-party advertising contracts. Imposing government oversight on routine marketing agreements creates an unprecedented level of operational control. This shifts the County from a public oversight entity into a micromanaging business partner, risking political cronyism and directly restricting the operator's private revenue streams. 3. Illusory Hotel Development Rights (Section 10.k.j) The agreement outlines a "limited right to participate" in future hotel developments. However, this provision is entirely contingent on the County deciding to build a hotel and provides only a 90-day window to submit a proposal that the County may reject outright. This clause offers

no actual security or guaranteed commercial opportunity, functioning merely as a superficial inclusion.

4. Public Records Loophole (Section 30.C)

While Section 30 mandates compliance with public records laws, the final sentence of Section 30.C states that the lessee shall meet retention requirements if it "keeps and maintains public records upon completion of this LEASE." This creates a critical oversight loophole: if the lessee simply elects not to retain records, statutory enforcement mechanisms are weakened. Key financial and operational performance data could be shielded from public audit.

5. Unilateral Termination Risks (Section 17.B)

Under Section 17.B.4, if the County terminates the lease during the initial 60-year term for any reason, it maintains no obligation to compensate the lessee for physical improvements. While intended to protect public interest, this severe imbalance raises concerns regarding developer viability. A private entity accepting such one-sided terms suggests reliance on alternate guaranteed revenue mechanisms—such as upfront infrastructure reimbursements—that offset long-term operational risks.

6. Taxpayer Risk via Infrastructure Reimbursements (Exhibit F)

Exhibit F commits up to $5,000,000 in public reimbursement for "horizontal infrastructure," explicitly including parking garage structures. Utilizing public funds or Tourist Development Tax (TDT) revenue to subsidize private parking structures stretches the statutory intent of tourism funding, effectively underwriting private commercial assets at taxpayer expense.

7. Strict Assignment and Subcontracting Restrictions (Section 20)

Section 20 prohibits the lessee from assigning or subletting any portion of the facility without explicit County approval. By tying operations strictly to Icemann Development LLC, the project lacks operational flexibility. Should the developer encounter financial distress, it cannot independently seek capital partners or divest divisions to maintain solvency, increasing the risk of sudden facility failure.

Given these core contractual flaws, I urge the Commission to pause approval of this agreement until these provisions are renegotiated to ensure transparency, protect public funds, and fulfill the project's public purpose.

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 07:25PM EDT

Full Name	**First Name:** Dustin **Last Name:** Hoffman
Email	dustinhoffmankw@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	Commissioners, I strongly oppose placing Project Grace at the proposed Premier Sports Campus North location. My home would be less than 500 feet from the proposed entrance to this massive ice arena and entertainment complex. My family and neighbors would directly experience the increased traffic, noise, nighttime lighting, congestion, and public-safety risks created by hundreds of events each year. I understand the potential benefits of Project Grace, but a regional sports and entertainment destination of this size does not belong within a few hundred feet of established homes. Residents should not be expected to sacrifice their safety, quality of life, and property values for a project that could be built in a more appropriate location. A much better use of this county-owned land would be to preserve it as green space or develop it into a public park that the entire community can enjoy. Walking paths, shade trees, open recreational areas, and natural spaces would benefit residents of all ages while protecting the character and quality of life of the surrounding neighborhoods. Please listen to the people who will be most affected. I respectfully ask you to reject this location and require Project Grace to be moved away from residential neighborhoods. This may be a good project, but it is the wrong location.

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 07:01PM EDT

Full Name	**First Name:** James **Last Name:** Callihan
Email	james.callihan@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice Rink
Comment	I am asking the BOCC to see through the scripted rhetoric of those in opposition. Sure, they are organized, yet their arguments fail any logical test. In some ways they are saying the traffic will be detrimental but in the same breath they are pointing at the financial risks. Yes, the county needs to push back at some of the initial renderings and designs to require both the developer and tourism board to fit the proposal into the current zoning requirements. As was mentioned in a previous BOCC things should be where the people will use them. The majority of any rink users are local to the community. Yes, weekend tournaments and events will see an influx for tourism, but the people in/out of a rink everyday are local. A rink belongs in a sports complex, close to where people live which would in turn reduce weekday traffic congestion and increase the likelihood of a parent signing up a child for a sport. Studies have shown that participation in anything diminishes at the rate of r squared where r is the distance required to travel. It’s worth noting the exponential nature of this. Community impacts - while Ellenton would absolutely love to continue its monopoly on ice in the area, the demand is there for more ice. Ellenton has the most expensive youth leagues, adult leagues, and ice rental fees in the Bay Area. All the while, youth teams are having to rent ice in Wesley Chapel because of the lack of availability. There are many places where both private and public rinks thrive. Impacts on Ellenton shouldn’t be apart of this conversation. The population and desire for ice sports have grown exponentially since that rink first opened. I appreciate your consideration. I am saddened by the uproar this has caused as this is a good thing and well intentioned. It’s a shame when politicians lean towards the few loud voices who clearly don’t have work and parental responsibilities and not what’s best for us all.

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 10:37PM EDT

Full Name	**First Name:** Nicholas **Last Name:** Keen
Email	n_d_keen@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	My name is Nicholas Keen and I live in Solera, Lakewood Ranch, Manatee County. I oppose the September 1, 2026 Project Grace Motion Chair and Commissioners, Manatee County Voters: The record of Project Grace matters because it shows what the County told residents—and what must be done before talks resume. The neighborhoods came first. Families were moving into Solera and Cresswind by 2020, when Premier North was still farmland. The County showed Premier as a public park and sports campus, with separate plans for Premier North and Premier South. I attended the County workshop at the Lakewood Ranch Library on August 18, 2025. We were shown plans for Premier Park, including soccer fields. Nothing was said about four ice sheets, a 2,500-seat arena, 800 parking spaces or a site of nearly a quarter-million square feet. Project Grace is not just another park use. Its size, reach and event load mark a sharp break from what residents were shown. It also exceeds the 150,000-square-foot threshold for a region-serving use under MU-C/AC-1. County zoning requires its size and likely harm to nearby land uses to be weighed. Talks must not resume until the traffic, stormwater, watershed, noise, lighting, safety and site-fit studies are complete. The County must show why a project of this size is needed, why it belongs here and why it breaks with the plans shown in 2024 and 2025. What changed? The County must name each other site studied, how it was judged and

	what was found. It must name the other firms considered and explain why Icemann was chosen. Finally, it must explain why taxpayers should fund a rival to a rink built with private money and paying full taxes. Only when all findings are public and have faced close public review should this Board even consider renewed talks.

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 03:28PM EDT

Full Name	**First Name:** Michael **Last Name:** Szczuka
Email	mikeszczuka93@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project grace
Comment	I do not support this project in its current location. Another location should be looked at. Lorraine, rangleland and post are not built for this kind of traffic. During soccer tournaments the roads are already congested and impede traffic in other lanes. Lorraine will often back up to 70. This will only get worse with the high school being built and no plans for infrastructure improvements. A public park with bmx and skateboarding area would be great. Plus all the extras like dog park and swings. A public park would not increase traffic to this point of what is there, what is coming and what other would like there.

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 03:00PM EDT

Full Name	**First Name:** Julie **Last Name:** Porter
Email	julie@nyporter.org
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice Rink
Comment	Very bad location and not economically feasible. One rink (in Ellenton) is sufficient for this area. This idea is a waste of taxpayers money!!

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 05:04PM EDT

Full Name	**First Name:** Cole **Last Name:** Johnson
Email	
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Light up Manatee
Comment	As a resident of west Bradenton, 45th St W. I am highly opposed to the street lights planned for the area and surrounding area. This is a complete waste of tax dollars.

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 05:27PM EDT

Full Name	**First Name:** Rebecca **Last Name:** Hunt
Email	rebecca.hunt@uwalumni.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Light Up Manatee Project / Agenda Item 36
Comment	I own a home on W 45th St north of Manatee Ave. and I DO NOT WANT street lights in my neighborhood. We are not in a high crime area. We already get way too much light pollution from the businesses on Manatee Ave. (the Vape shop lights are blinding.) I never received notification from the county about this project. A much better use of tax payer dollars would be to invest in burying electrical cables to protect grid reliability rather than erecting street lights that residents did not ask for nor want.

Public Comment

Manatee County Government

Submitted On:
Sep 1, 2026, 07:13AM EDT

Full Name	**First Name:** Ariel **Last Name:** Johnson
Email	arielgjohnson@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Light Up Manatee/Agenda Item 36
Comment	I live on 45th St. W. And we do NOT want street lights! I have too many reasons to say why, that I can't write them all. Please stop this them from being installed and spend the money fixing Bishop Animal Shelter!

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 05:04PM EDT

Full Name	**First Name:** Cole **Last Name:** Johnson
Email	
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Light up Manatee
Comment	As a resident of west Bradenton, 45th St W. I am highly opposed to the street lights planned for the area and surrounding area. This is a complete waste of tax dollars.

Public Comment

Manatee County Government

Submitted On:
Sep 1, 2026, 04:21AM EDT

Full Name	**First Name:** Glen **Last Name:** Gibellina
Email	glengibellina@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	ORDINANCE NO. 26-40
Comment	For citizens who prioritize independent citizen oversight and science-driven land selection, reducing technical expert seats and shifting committee appointments closer to the Board of County Commissioners could be seen as a step backward for transparency. Ordinance 26-40 Loss of Technical & Scientific Expertise: Eliminating specific dedicated seats for natural scientists (ecologists, biologists, botanists) and passive recreation advocates risks reducing the technical rigor of site evaluations on ELMAC. Shift Toward Political Control: Restructuring the committee so that 9 of the 15 seats are direct appointments by individual commissioners increases political oversight and reduces the proportion of independent, subject-matter-specific stakeholders. Reduced Early Board Oversight on Acquisitions: Allowing staff to enter negotiations, conduct appraisals, and perform due diligence before a full work plan is presented to the Board reduces public visibility into early-stage land deals. Removal of Tree Advisory Duties: Striking the educational awareness duties for the county's tree canopy narrows the scope of community engagement assigned to the committee. For the record Glen GADFLY Gibellina

Public Comment

Manatee County Government

Submitted On:
Sep 1, 2026, 08:05AM EDT

Full Name	**First Name:** Wes **Last Name:** Santos
Email	wes.santos1@outlook.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	Project Grace is an opportunity to further drive economic development that will benefit both Manatee County as a whole and its residents. The impact will help continue to help keep lodging, restaurants and other businesses thriving, particularly during off season. In reviewing the public plans, I believe this has a net positive effect on our community.

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 11:37PM EDT

Full Name	**First Name:** Glen **Last Name:** Gibellina
Email	glengibellina@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Future Ice Rink part 1
Comment	I am writing as a concerned Manatee County citizen and taxpayer to express strong reservations regarding the proposed $80 million indoor sports multiplex at Premier Sports Campus North. While expanding sports and recreational opportunities in our community is a worthy goal, the speed at which this deal is being pushed through—coupled with the lack of financial verification and public transparency—raises serious red flags for the residents of Manatee County. Below are the primary reasons why this proposal, in its current form, represents a poor deal for our community: 1. 60-Year Surrender of Valuable Public Land Long-Term Binding of Public Resources: Handing over a 60-year land lease on 22 acres of county-owned public land near the Lakewood Ranch Library for a private enterprise severely limits future public use of this property for generations. Disproportionate Risk: Once public land is encumbered under a six-decade agreement, the county loses flexibility over how that land is managed, upgraded, or utilized, placing long-term public assets at the service of a single private developer. 2. Unverified Private Financing and Vague Promises Lack of Proven Capital: The presentation noted that the developer has "investors ready to invest" and bank "preapproval," yet no verified financial commitments, binding loan documents, or audited proof of funds have been made public. Speculative Garage Revenues: Promising the county a 20% cut of gross parking garage revenues starting in year two relies on unproven traffic projections and assumes the private entity will construct and operate an 800-spot garage as planned without unexpected cost overruns or shifting terms. 3. Rushed Process and Lack of Meaningful Citizen Input "Time is of the Essence" Pressure: Staff urged quick action to satisfy a bank's timeline rather than allowing standard public scrutiny. A multi-generational land transaction of this scale should be driven by citizen priorities, not external commercial deadlines. Bypassing Community Dialogue: Residents living near State Road 70 and Lorraine Road are already dealing with rapid growth and severe

traffic congestion. Moving this project forward into site plan approval without dedicated public workshops deprives taxpayers of a voice in how their community is developed.

4. Taxpayer Exposure and Economic Assumptions

$5 Million in Tourist Development Taxes: While framed as a private venture, the project requests up to $5 million in public Tourist Development Tax funds for horizontal infrastructure.

Unsubstantiated Economic Projections: Projected annual economic impacts (such as the cited $30 million stimulus) rely on market research estimates, yet taxpayers carry real infrastructure costs and traffic burdens regardless of whether those optimistic projections materialize.

Requested Action

Before any binding agreements or land leases are signed, I urge the Commission to take the following steps:

1. Pause Approvals: Halt further advancing of the land lease terms until a comprehensive public hearing process is held specifically for this project.

2. Require Independent Financial Auditing: Mandate full, independent verification of Icemann Development's financing commitments and equity guarantees prior to dedicating public land or tax dollars.

3. Conduct Comprehensive Traffic & Infrastructure Impact Studies: Evaluate the cumulative impact of an 800-spot garage and multiplex traffic on the SR 70/Lorraine Road corridor with direct input from local residents.

Public assets belong to the taxpayers of Manatee County. We deserve a transparent, thoroughly vetted process that prioritizes public interest over rushed private development timelines.

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 11:13PM EDT

Full Name	**First Name:** Christina **Last Name:** Rabenstein
Email	crabenstein14@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Move Project Grace
Comment	This mega complex has no business in a residential area. Good project, wrong location. Please find another area more suitable that can accommodate traffic, noise levels, lighting and not disrupt the surrounding quiet residential communities. Thank you

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 03:45PM EDT

Full Name	**First Name:** Brenda **Last Name:** Green
Email	bsgc17@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	Dear Commissioner McCann, I am writing to you as a local resident to express my strong concerns about the proposed ice rink complex in Lakewood Ranch. After a group of neighbors reviewed the plans, they found that the facility does not comply with existing local zoning regulations regarding building size and setbacks. We urge your office to address the following high-priority issues before any further approvals are granted: Zoning and Regulatory Non-Compliance: The proposed facility deviates significantly from existing district standards, specifically regarding allowable building scale, height limits, and setback requirements. The project should not move forward under variances that compromise the integrity of local zoning laws. Flooding and Stormwater Management: The introduction of massive impervious surfaces—including the rink structure and extensive asphalt parking—poses a severe threat to regional drainage. We demand a transparent, comprehensive stormwater management plan that guarantees zero increased flooding risks for surrounding residential properties. Traffic and Roadway Capacity: A regional sports complex will inject a massive volume of vehicle trips into our local roads, particularly during peak weekend tournament hours. Current infrastructure cannot safely absorb this influx without causing severe congestion and gridlock. Safety and Security: The influx of transient foot and vehicle traffic requires robust mitigation. We require binding commitments regarding onsite security personnel, restricted operating hours, and pedestrian safety infrastructure to protect nearby families. Environmental Pollution: Operating a heavy-commercial refrigeration

facility 24/7 introduces significant light pollution from high-intensity parking lots, constant low-frequency noise from massive HVAC and chilling units, and potential chemical or thermal runoff.
Wildlife and Habitat Destruction: The construction site threatens local ecological habitats. We demand that full, independent wildlife impact studies be completed and that strict mitigation strategies are enforced to prevent the displacement of local species.
Our community expects our local government to protect our safety, environment, and property values by enforcing existing laws.

Thank you for your time and attention to this urgent matter.

Respectfully submitted,

Brenda Green

Sapphire Point Neighborhood resident, Lakewood Ranch

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 03:48PM EDT

Full Name	**First Name:** Maria **Last Name:** Gomez
Email	lache.gomez@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace Relocation Petition
Comment	Dear Dr. McCann, I hope you are doing well. I am reaching out as a concerned resident regarding the proposed ice rink development near our neighborhood. After reviewing the information discussed during this week's meeting, I wanted to share some questions and concerns that many residents have about how this project may impact our community. We understand the importance of recreation and growth in our area, but we also want to make sure that the development is carefully planned and that the surrounding neighborhoods are protected. One of our biggest concerns is the significant change in the proposal between February and June 2026. The February proposal referenced a facility of approximately 70,000–90,000 square feet, while the June proposal increased to approximately 191,500 square feet, along with a 66,000 square foot parking garage. Could you help the community understand what drove these changes? Also, will the commission commit to ensuring that existing zoning and future land-use regulations are followed, and that residents continue to have a meaningful opportunity to participate as the project moves forward? Flooding and Stormwater Concerns Many residents are worried about how this larger development may affect drainage in the area. * What steps will the developer take to prevent additional flooding impacts? * Why was the additional drainage pond removed from the latest site plan? During Tropical Storm Debby, the creek near the Sapphire Point

community came very close to overflowing. Since then, additional development has significantly increased the amount of impervious surfaces in the area, and residents have noticed erosion and concerns about impacts to nearby creeks and lakes.

Safety and Security

We also have questions about safety:

* What security measures will be required for the facility?
* Who will oversee security on-site?
* Will the size of this development require additional Sheriff's Office resources?

A parking garage of this size also raises concerns about after-hours activity, lighting, and neighborhood safety.

Noise, Lighting, and Other Impacts

Residents are concerned about possible increases in noise, lighting, odors, and trash.

Because this project is located near residential neighborhoods, what measures will be required to minimize these impacts? A large concrete parking structure can amplify vehicle noise, and the height and lighting of the facility may affect nearby homes.

Many residents already experience noise and light impacts from existing activities at Premier, including tournaments and events. We want to understand how additional impacts will be addressed.

Wildlife Concerns

Will environmental studies be completed before construction begins? The surrounding area includes wildlife corridors and natural areas that residents want to see protected.

Traffic Concerns

Traffic is another major concern for our community.

Will the traffic study be made available to the public before any approvals are considered?

The roads around Premier already experience significant congestion during sporting events, especially on SR 70 and Rangeland. With the new high school development and a facility that could host 2,500 spectators across four ice sheets, we are concerned about additional delays and safety issues.

We are especially concerned about:

* Traffic backups affecting neighborhood entrances
* Pedestrian and cyclist safety
* Impacts near wildlife crossings
* The need for additional law enforcement support during large events

Again, we understand the value of new recreational opportunities, but we hope the county will carefully consider the long-term impact on the families who already live here.

Thank you for taking the time to listen to residents’ concerns. We appreciate your commitment to keeping the community informed and involved.

Sincerely,
Maria Cecilia Gómez

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 04:01PM EDT

Full Name	**First Name:** Jessica **Last Name:** Wilson
Email	wilson.jessicalynn@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	Commissioners, I am writing to express my strong opposition to the location of this project. I live immediately south of the proposed parcel at the Premier Sports Complex, just on the other side of the preserve. I did my research when I purchased my home and was excited about the plans for Premier at the time. Baseball, softball, volleyball, BMX, skate park, basketball and walking/biking trails throughout. What happened to those plans? Where is our park? Now you want to break ground on a tourist attraction-hockey arena/consumer events facility so that you can attract a hotel? All on county land that is intended for community use? Build those things by the highway, in an appropriately-zoned and planned area. Do not build it on our park. Build the park as was planned in 2021 when we were all buying our homes in the adjacent neighborhoods. Give our kids somewhere safe to ride their bikes and hangout with their friends. Give us ALL something to do outdoors. Below is a breakdown of the land development code as it pertains to Project Grace. As proposed, Project Grace does not comply with the FLU (Future Land Use) category designated for that parcel. Project Grace & Manatee County Land Development Code Non-Compliance Florida Statute 163.3194 states (in short) that a Comprehensive Plan must supersede zoning. https://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0163/Sections/0163.3194.html Parcel ID: 581700409 Future Land Use: MU - C/R *Land use is designated by the comprehensive plan.

	Manatee County Land Development Code References: Policy 2.2.2.1 sets commercial project size limitation for the MU-C/R category to Medium (see Table 2-1) Policy 2.10.2.2 limits Medium commercial projects for the MU-C/R category to 150,000 square feet of gross building area Policy 2.2.2.1 classifies ‘Arenas’ and ‘Mass Seating Facilities’ (commonly defined as anything that seats over 1,000 spectators) as AT - Major Attractors which are not permitted in the MU - C/R category Section 402.4 Part B states '...However, where floor area and similar building ratios, as well as maximum permitted densities have been established by these regulations, the Board shall not grant specific approval to increase such ratios, maximums, or minimums.' Land Development Code: https://library.municode.com/fl/manatee_county

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 04:18PM EDT

Full Name	**First Name:** Susan **Last Name:** Contarino
Email	susan.contarino@comcast.net
Which meeting is this public comment for? (Please select date of meeting)	August 26, 2026
Topic/Agenda Item	Project Grace
Comment	This is not a good use of tax payer money. If Iceman would like to build an ice arena, he should buy land already zoned for such activity and build it with his money. Why should Manatee county tax payers fund this? There isn't any other tax payer funded ice rink in the state of Florida. If the commissioners insist on going forward with Project Grace, it must be moved to another location. Lakewood Ranch is a planned community. People bought homes in LWR with that in mind. The venue that is being proposed does not belong in a residential area.

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 04:45PM EDT

Full Name	**First Name:** Jason **Last Name:** Wissing
Email	jasonwissing@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Hockey Rink in Lakewood Ranch
Comment	Good afternoon, Due to work, I will not be able to attend the meeting tomorrow morning. However, I can't believe there is even a discussion about the building of this facility. I currently live in Lakewood Ranch and I have not met a single person who is against building this rink. NOT A SINGLE PERSON. The people complaining are vastly in the minority. They are just very loud and organized. I have been following this on social media and what is most alarming is one of the "red shirt" protestors is friends with the owner of the Ellenton rink. Is this really a protest about the rink location or a suppression of competition? In addition, with the loss of revenue with the new Homestead Exemption, we are going to need new revenue streams. This is a perfect way to help offset that. It will also keep kids off the streets and give them something to do. People are more likely to do an activity if it is in close proximity to where they live. Ellenton is 30 minutes away. This will be minutes. This is a true no-brainer. Vote "Yes" for the current rink location and don't let a few blowhards sway your vote. A LOT of families will be very disgruntled if this does not pass. Thank you, Jason Wissing 15005 Montello Way Bradenton, Fl 34211

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 06:13PM EDT

Full Name	**First Name:** Tina **Last Name:** Rose
Email	tmrosenp@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Move Project Grace
Comment	Dear Chairman and Members of the Board of County Commissioners, I am writing to respectfully express my strong opposition to the proposed location of the mega ice rink complex and the public/private partnership being considered for this project. I want to be clear: I am not opposed to economic development, recreation, or bringing new attractions to our community. My concern is that this is the wrong project for this location, and the potential consequences will be borne by the surrounding neighborhoods and, ultimately, the taxpayers. The proposed 22-acre site is surrounded by established residential neighborhoods. My community, a 55+ active adult neighborhood of 650 homes, would border the nearby intersection. Three additional residential communities are also nearby, including neighborhoods with families and school bus stops. There are over 10,000 homes within a mile radius. A complex containing four ice rinks—including three NHL-sized rinks—a practice rink, a multi-story parking garage, tournaments, and entertainment events is not a typical neighborhood recreational facility. It is a regional destination designed to attract large numbers of visitors. That level of activity is fundamentally incompatible with a location surrounded by residential communities. Traffic is my greatest concern. Tournament weekends and entertainment events could bring significant surges of vehicles into an area that was not designed for that volume of traffic. This means congestion, increased noise, safety concerns, impacts on school bus routes, and diminished quality of life for the residents who live there every day. There are also environmental concerns associated with placing such a large development on this site, including the loss of open land,

increased stormwater runoff, and the impacts of a large parking structure and extensive impervious surfaces in an already rapidly developing area.

Most importantly, there appears to be a more appropriate alternative: county-owned property located closer to the interstate and in a commercial area. A regional sports and entertainment destination belongs where regional traffic can access it directly from major transportation corridors—not where it will be funneled through established residential neighborhoods.

I understand that using the alternative site could create competition with an existing privately owned ice rink in the county. But that is precisely why I believe the County needs to carefully evaluate whether taxpayer resources should be used to create a large publicly supported facility that could compete with an existing private business that already serves this market and pays property taxes.

I also believe the County should take a hard look at the financial risk to taxpayers. Before entering into a public/private partnership of this magnitude, residents deserve to know what happens if projected tournament participation, tourism, attendance, or revenue does not materialize. A facility of this size will have substantial ongoing operating, maintenance, and capital costs. If the private component of the partnership fails or the facility does not generate the anticipated revenue, who will ultimately be responsible?

The County should not move forward based solely on optimistic projections. We need independent, transparent analysis of demand, competition, economic viability, traffic impacts, environmental impacts, and the long-term financial obligations to taxpayers.

I respectfully ask the Board to pause this proposal and thoroughly evaluate whether this project is financially sustainable and whether this location is appropriate.

At a minimum, please consider the county-owned site near the interstate and commercial development before placing a regional destination facility in the middle of established residential communities.

We can support economic development while still protecting the neighborhoods, businesses, environment, and taxpayers who make this county a great place to live.

This may be a good project—but that does not mean it is a good project for this location.

Thank you for listening to the concerns of the residents who will live with the consequences of this decision every day.

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 08:27PM EDT

Full Name	**First Name:** Janice **Last Name:** Beaty
Email	janbeaty78@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Move Project Grace.
Comment	I support Moving Project Grace (the massive megaplex ice rink). Wrong location!

From: Ken LaForge <ken.laforge-home@snet.net>
Sent: Monday, August 24, 2026 4:13 PM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Re: Ice Rink Proposal

You don't often get email from ken.laforge-home@snet.net. Learn why this is important

CAUTION:This email originated from an external source.
Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

Commissioner Bearden,

I hope you had the opportunity to review my email regarding the proposed Ice Rink.

I wish to re- emphasize my stance - I am in FULL SUPPORT of the proposed Ice Rink in its current proposed location. I believe it will be a real asset for the area and a perfect fit with the other recreational uses and library.

Many of us are not able to attend the meeting tomorrow in SUPPORT of this project and location. Please consider this message and my prior message as if I were there to speak directly to you regarding this matter.

Thank you,

Ken LaForge

4874 Seafoam Trail

From: Chuck Presensky <chuck.presensky@gmail.com>
Sent: Monday, August 24, 2026 9:10 PM
To: Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>
Subject: Lakewood Ranch Ice Facility

You don't often get email from chuck.presensky@gmail.com. Learn why this is important

CAUTION:This email originated from an external source.
Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

I am sending this message in support of the proposed ice rink and it's location. The rink itself would be the ultimate exclamation point to the Premier Sports Campus of Lakewood Ranch. The venue would offer not only state of the art ice facilities to handle hockey, figure skating, curling and rinkball but also space for any and all types of indoor sports you could imagine. Volleyball, gymnastics, indoor soccer, martial arts exhibitions....the possibilities are endless! All good things to keep young bodies and minds occupied.

With that said and as if it's not already obvious I would like to request you please vote 'YES' for the proposed ice rink in its proposed location! Thank you for your consideration.

v/r

Chuck Presensky

4707 Zeno Ct.

LWR, FL 34211

941-527-2120

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 09:48AM EDT

Full Name	**First Name:** Mark **Last Name:** Schumacher
Email	schumacm1@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	I live in Solera right by project grace. I am ok with building the Hockey Rink but I have a suggestion that will solve the traffic problems the neighbors are concerned about. Build it at the corner of Post Road and Rangeland Parkway. Make the only access from State Route 70. This can be done by making Post Road a dead end at Rangeland or just by temporary road blocks during events including soccer. With the improvement to SR 70 you can block the right land on SR 70 and allow continuous right turns from Post Road to 70 after events for all west bound traffic. Please note, there are no homes on Post Road or SR70, so this eliminates all the concerns about local traffic and kid safety. Can we also finish the sports park at the same time with whatever parents of kids 9-20 say they will use.

Public Comment

Manatee County Government

Submitted On:
Aug 25, 2026, 09:18AM EDT

Full Name	**First Name:** Deanna **Last Name:** Brinkley
Email	brinkleylife@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Future Agendas
Comment	To the Manatee County Board of County Commissioners: I am writing as a concerned Manatee County citizen and taxpayer to respectfully urge the Board to permanently end negotiations regarding the proposed IceMann Development sports and ice complex, commonly referred to as Project Grace, rather than simply relocating or postponing the project. My concern is not opposition to youth sports, ice hockey, economic development, or private investment in Manatee County. My concern is whether this particular public-private partnership represents a responsible use of County land and taxpayer-supported resources, especially when an established ice facility already exists in our community and its private owner is reportedly investing approximately $7 million of private money to expand it. The proposed IceMann project has been discussed as an approximately $80 million, 190,000-square-foot sports complex containing four ice surfaces and other sports and commercial uses. Under the terms previously discussed publicly, IceMann would receive access to approximately 22 acres of County-owned land, a potential long-term lease of up to 60 years with an additional extension, nominal rent during the project's first years, and potentially up to $5 million in Tourist Development Tax funding for infrastructure associated with the project. Before Manatee County provides this level of public support to a new private sports facility, taxpayers deserve a compelling answer to a basic question: Why should public resources be used to help create a new competitor to a privately operated Manatee County business that already provides this service and is investing millions of dollars of its own capital to expand?

Ellenton Ice and Sports Complex already serves our community. Its owner has publicly stated that approximately $7 million in privately financed improvements are planned to add another rink. He has also stated that his business has paid approximately $1.2 million in property taxes over the past decade.

That is private enterprise working as it should.

An existing business purchases or leases its property under normal market conditions, pays taxes, assumes its own financial risks, serves its customers, and reinvests its own money to meet increased demand.

Government should be extremely cautious about changing that competitive landscape by providing another private operator with valuable public land, favorable long-term lease terms, and millions of dollars in public assistance.

This raises an issue much larger than ice hockey.

What precedent does Manatee County establish when an existing local business invests its own capital to grow, only to potentially face a new competitor receiving substantial government assistance?

Other local businesses should be asking that question as well.

The proposed $5 million public contribution is also significant. Five million dollars is not insignificant simply because the total proposed development is approximately $80 million. Those funds have value to the citizens of Manatee County and should be treated accordingly.

If $5 million in Tourist Development Tax revenue is available for lawful public investment, the County should carefully evaluate alternative uses that provide broader and more certain public benefits. If investment in sports tourism is determined to be the best use, the County should also examine whether improving existing public infrastructure or partnering through a fair and competitive process with established facilities could generate a better return with substantially less public risk.

There are additional financial questions that I believe should be answered before the County considers any further negotiations with IceMann at another location.

Public reporting regarding the proposal indicated that IceMann had investors interested in the project and bank preapproval. However, the public deserves to know the difference between preliminary interest and committed financing for an approximately $80 million development.

Before the County contributes land or public money, taxpayers deserve answers to several fundamental questions.

Who is providing the equity for the project, and how much equity is firmly committed?

Which financial institution is providing the construction financing, and is that financing committed or merely preliminary or preapproved?

What guarantees secure the financing?

What happens if construction costs exceed $80 million, and who is responsible for those cost overruns?

What happens if the facility cannot generate sufficient revenue to service its debt?

What happens to the property and improvements if the operator defaults?

What independent financial analysis has the County performed?

Has an independent feasibility study demonstrated sufficient demand for four additional ice surfaces in this market, particularly considering the planned expansion of the existing Ellenton facility?

What is the true market value of the County land and favorable lease terms being contemplated?

Finally, what is the total economic value of all public assistance being provided, not simply the proposed $5 million contribution?

These questions are particularly important because the owner of the existing Ellenton facility has publicly questioned whether the proposed complex could actually be constructed for approximately $80 million, reportedly estimating a cost closer to $110 million.

He is obviously a competitor, and his estimate should therefore be independently verified. But that is precisely the point. The County should commission independent financial and construction-cost analyses rather than relying upon projections supplied by either competing private party.

If the true cost is substantially higher than anticipated, taxpayers deserve to know who bears that risk before, not after, a long-term agreement is signed.

There is another distinction that deserves scrutiny when evaluating the developer's track record.

AdventHealth Center Ice in Wesley Chapel is frequently associated with

Mr. Gordon Zimmermann's development experience. That is a substantial facility and clearly represents relevant experience. However, the Wesley Chapel facility was developed through Z Mitch LLC, an entity that predates IceMann Development LLC.

IceMann Development is a newer company.

Therefore, before the County relies upon the Wesley Chapel facility as evidence of IceMann Development's financial capacity to undertake an approximately $80 million project, the County should independently verify the relationship between the entities, current ownership interests, financial statements, completed-project history, available capital, and responsibility for previous project financing.

Asking these questions does not accuse anyone of wrongdoing. It is basic due diligence when public land, public money, and a potential multi-decade agreement are involved.

I am also concerned that moving this project to another County-owned location does not resolve these fundamental issues.

Relocation might address neighborhood opposition, traffic, or compatibility concerns surrounding the originally proposed site. It does not answer the questions about public subsidy, competition with an existing taxpayer, financial feasibility, market demand, financing, or whether this represents the best use of County resources.

That is why I respectfully ask the Commission not merely to move Project Grace somewhere else, but to terminate the current proposal completely.

If a private developer believes Manatee County can economically support another major ice complex, that developer should remain free to pursue one through the normal private marketplace by acquiring appropriate property, obtaining financing, and assuming the business risk just as existing businesses are required to do.

If the County believes there is a legitimate public need for additional sports facilities, then the appropriate course should begin with an independent needs assessment and a transparent, competitive process, not with a negotiated arrangement favoring one developer.

Manatee County is growing rapidly. We have significant infrastructure, transportation, public safety, parks, and community needs. Every public dollar and every acre of County-owned property has an opportunity cost.

We should support economic development. We should support youth sports. We should welcome private investment.

But supporting private enterprise should not require government to choose winners and losers among competing private businesses.

An existing Manatee County ice facility is already operating, paying taxes, and reportedly preparing to invest approximately $7 million of private capital into expansion. The County should allow the market to determine whether additional facilities are needed rather than using public resources to influence that competition.

There will undoubtedly be significant pressure to keep an $80 million project alive. But the size of a proposal, or the fact that aspects of it may have previously received a vote, should not make government less willing to reconsider or walk away from it. It should make the County more careful.

I respectfully request that the Board permanently terminate negotiations for the current IceMann/Project Grace proposal; refrain from relocating substantially the same publicly supported proposal to another County-owned site; conduct an independent assessment of the County's sports-facility needs before considering additional public investment; and ensure that any future public-private sports development involving County land or funding is subject to transparent competitive procurement, independent financial analysis, and full public disclosure.

The pressure to move a large development forward can be substantial once considerable time and effort have already been invested. That makes it even more important for Commissioners to evaluate the proposal based solely on what best serves Manatee County residents over the next

From: Carolina Casella <camaju07@gmail.com>
Sent: Wednesday, August 26, 2026 5:06 AM
To: George Kruse <george.kruse@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal.siddique@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>
Subject: Project grace - wrong size-wrong location

Dear Commissioner,

I am writing to express my strong opposition to the proposed facility in our area and to question the board's current approach to land management.

First, I would like to understand why the board is asking the public to approve funds to purchase and preserve land, while simultaneously leasing out existing public land next to a preserve. Using a surplus article to justify this lease seems inappropriate, as this parcel could certainly be used to serve a public need.

This facility is the wrong choice for the premier area of Lakewood Ranch, especially at this scale. There is no other facility of this size located so close to residential neighborhoods, where families with young children, like mine, live. When we purchased our home and made a lifetime investment in this community, this development was not part of the plan.

While some argue that residential areas came later, decisions must be made based on our current reality, which includes an upcoming high school and ongoing construction that is already straining the area. We pay significant taxes and chose Lakewood Ranch specifically for its peaceful environment and master-planned vision.

I urge you to reconsider this decision and look for a more appropriate location for this facility.

Best regards,

Ana Carolina

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 09:48AM EDT

Full Name	**First Name:** Mark **Last Name:** Schumacher
Email	schumacm1@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	I live in Solera right by project grace. I am ok with building the Hockey Rink but I have a suggestion that will solve the traffic problems the neighbors are concerned about. Build it at the corner of Post Road and Rangeland Parkway. Make the only access from State Route 70. This can be done by making Post Road a dead end at Rangeland or just by temporary road blocks during events including soccer. With the improvement to SR 70 you can block the right land on SR 70 and allow continuous right turns from Post Road to 70 after events for all west bound traffic. Please note, there are no homes on Post Road or SR70, so this eliminates all the concerns about local traffic and kid safety. Can we also finish the sports park at the same time with whatever parents of kids 9-20 say they will use.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 10:43AM EDT

Full Name	**First Name:** Kate **Last Name:** Sherwin
Email	katesherwin@outlook.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice rink
Comment	We live in Sapphire Point and can see the tree line where the proposed ice rink will be located. I am not completely against the ice rink, I am against the multi story car park, that has no place in this area. We are at ellenton ice rink twice a week my 9 year old plays hockey, this location would be minutes from my house but I just don't think this is the right location. This site should be built out with an outdoor sports area fitting in with the rest of the area. How about a bike or scooter track like Parrish, or a splash pad? There are so many other things that this land could be used for. Move the rink to 64 or 70, where the infrastructure is set up to accommodate. Lorraine is already a nightmare as it is, add the new high school and this and we will be constantly at a stand still.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 10:27AM EDT

Full Name	**First Name:** Joshua **Last Name:** Boyle
Email	joshb259@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	The Hockey Rink
Comment	I'm in favor of the proposed ice rink in Lakewood Ranch. As our community continues to grow, we need to make sure the amenities available to our families grow with it—especially when it comes to things for our kids to do. We live in Florida. Between the heat, afternoon storms and months of unpredictable weather, we need more indoor, year-round recreational options for kids and families. An ice rink would provide something completely different from the outdoor sports facilities we already have and could introduce kids to hockey, figure skating and other activities they may not otherwise have access to locally. Lakewood Ranch has always been a growing, master-planned community. Development has been part of the plan from the beginning, and those of us who chose to live here knew—or should have known—that growth would continue. We can't reasonably expect the community to stop developing once our own house is built. Growth certainly needs to be thoughtful and responsible, but I think adding recreational facilities that serve families and give our kids more opportunities is exactly the kind of growth we should support. — Josh Boyle, Lakewood Ranch Resident

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 10:46AM EDT

Full Name	**First Name:** Catherine **Last Name:** Rutigliano
Email	catherinearutigliano@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	I am against the building of the proposed ice rink in a residential neighborhood, I do not agree with the land use for multiple story structures. I believe this land should be for a FREE public access park for all ages to enjoy. A welcoming place for young people to socialize. Water splash pads, skate park, basketball courts, baseball fields etc… I do not believe a sports bar should be located in a neighborhood either. The noise from cars revving their engines after 10pm is already happening and disturbing

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 12:12PM EDT

Full Name	**First Name:** Brian **Last Name:** McCarthy
Email	b.mccarthy501@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Hockey Rink (Project Grace)
Comment	I think the facility would be a great addition to Lakewood Ranch, but in a more appropriate commercialized location. This location does not support that scale of a project and will have very negative implications for the surrounding neighborhoods. Much of the recent development in Lakewood Ranch is beyond questionable and if it continues to trend in that direction it is going to lower the quality of living and devalue the area. This location should be used for a park, something that the surrounding residents have access to and can use at their leisure. The kids need more spaces to play. Originally there was a BMX / pump track planned for the area. The kids need somewhere to ride their bikes, scooters, skateboards, etc.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 12:42PM EDT

Full Name	**First Name:** Rosemary **Last Name:** Bertelle
Email	bertellecreative@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Support Project Grace
Comment	Stop the divide and use facts to decide. The non-senior community complexes are turning this into a ‘senior citizens are selfish movement’. Senior citizens and many other residents are just asking: Does the 'MEGA-plex' Sports Complex truly belong in a residential area? There are five community neighborhoods that will be affected by the traffic, hours of operation, lighting, noise, etc. Plus, the infrastructure in this area can't inadequately sustain a project of this magnitude. Better data research and statistical analysis should have been performed PRIOR to claiming a spot. Ask the Developers, the Commissioners and the Attorneys to do their homework and search for sites that would better serve the needs of all their constituents... not just those who will profit from pushing this 'MEGA-plex' Sports Complex through. This is NOT AGAINST CHILDREN who play ice hockey, or skate, or whatever other sport they would do at the arena. However, in doing some preliminary research utilizing AI, here are some findings: The probability of those financially capable to have their children actually playing indoor ice hockey is remarkably low, sitting at roughly 1.5% to 3.5%. This means that out of the 1,200 to 2,000 children whose families have the means, only an estimated 25 to 60 kids within that 3-mile radius are actively playing indoor ice hockey. So, does this truly make sense in the whole scheme of things? I know many folks are passionate about a cause and start appealing purely on emotions, however, this is business... BIG BUSINESS that has gotten snuck into the wrong place. Great project... Wrong area.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 12:44PM EDT

Full Name	**First Name:** Craig **Last Name:** Violett
Email	violettcraig@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice Rink
Comment	I have lived in Lakewood Ranch since 2012 so I've seen the recent rapid growth in our community. I believe the ice rink proposal is a good idea for the wrong location. I urge our commissioners to build the rink close to the Bradenton Convention Center. I look forward to next week's meeting. Thank you!

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 12:57PM EDT

Full Name	**First Name:** John **Last Name:** Mallon
Email	johnmallon7@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice rink
Comment	I’ve been following the debate regarding the new rink proposed with a relatively small handful of mostly retirees claiming how awful this will be for the community. But what’s really driving them is a change in scenery or their view. Please don’t let this happen. This is a welcome addition to the sports complex area. The water argument is a joke. How much water is being used by the high number of carwashes we have everywhere? Traffic? Sure, in small doses. If we let that stop progress then we’d have to stop building housing areas, schools, etc. dangerous to kids? It’s for the kids and this dangerous thing didn’t stop a gas station getting approved that will be across the street from a school. This project is an opportunity for manatee county to increase revenue while providing new sports opportunities for all ages. Please disregard the loud few “NIMBY” complainers and continue to promote good growth in LWR.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:30PM EDT

Full Name	**First Name:** Jay **Last Name:** Nemery
Email	jaynemery@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	I am writing to express my opposition to the proposed Project Grace Ice Rink Complex. There are several reasons why I believe this project should not move forward at its proposed location. First, the original vision for this land was a community park with walking trails. Many residents purchased homes with that understanding. The fact that this proposal was not widely communicated to residents from the outset creates the impression that its location would not withstand public scrutiny. Second, this area is already underserved when it comes to neighborhood parks. The nearest parks are Greenbrook Park, which requires crossing State Road 70, or White Eagle Park, which is even farther away. As our community continues to grow, preserving land for parks should remain a priority. Walking trails, splash pads etc. would be nice in this area. Third, I believe the economic projections being presented are overly optimistic. Claims of creating 400–650 part-time jobs and generating a $30 million annual economic impact deserve closer examination. How were these figures calculated? Were they based on best-case assumptions? In addition, because the complex will include its own sports bar and food options, many visitors may never leave the facility to patronize surrounding businesses, reducing the projected benefit to the local economy. Fourth, the argument that a developer "really wants to be in Lakewood Ranch" is not, by itself, a compelling reason to approve this project. Many developers would likely welcome the opportunity to build in Lakewood Ranch. The question should be whether this project is appropriate for this specific location, not simply whether there is interest in developing it. Fifth, I am concerned about the financial risks associated with this public-private partnership. If the project fails to meet expectations or experiences financial difficulties, what responsibility, if any, will Manatee County taxpayers have for the facility? Sixth, traffic in this area is already heavily congested during soccer tournaments and other events. Additional planned facilities—including the pickleball center, aquatic center, and the new high school, with football, basketball, and other athletic events—will place even greater demands on the surrounding road network. Golf tournaments that utilize the existing parking areas further compound these issues. The cumulative impact of all these

	developments should be carefully evaluated before approving another major sports venue. Finally, I have concerns about the hours of operation and their effect on nearby residents. In many parts of the country, ice rinks operate very early in the morning and late into the evening to accommodate practices and league play. If that is the plan here, what will the operating hours be? Will the facility be open until 11:00 p.m. or midnight, or begin operations at 5:00 or 6:00 a.m.? Extended hours, along with lighting from parking garages and surface lots, have the potential to create ongoing noise and light impacts for surrounding neighborhoods. There are still many unanswered questions about this project. What is clear is that this type of regional sports complex does not belong in the middle of a residential neighborhood. A location closer to Interstate 75 or within an established commercial district would be far more appropriate. I believe an ice rink would be a valuable addition to the area. It would provide opportunities for children, adults, recreational leagues, and competitive teams. My objection is not to the project itself, but to its proposed location. I respectfully ask that you reject this proposal at its current location and instead encourage the developer to identify a more suitable site that better balances community recreation, economic development, and the quality of life of nearby residents.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 12:59PM EDT

Full Name	**First Name:** Mitchell **Last Name:** Kahl
Email	mitchkahl@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice rink project
Comment	Public land is a shared civic asset, and its development should deliver broad, equitable value to our entire community. While a specialized facility like an ice rink serves a niche market, steep financial barriers—including equipment, ice time, and coaching fees—inherently exclude many local families. To align with the County's commitment to inclusivity, this land should be dedicated to open-access, versatile spaces that every resident can enjoy, regardless of socioeconomic status.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 01:41PM EDT

Full Name	**First Name:** Lori **Last Name:** Shafley
Email	sunshady20@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Hockey rink
Comment	I am against building the hockey rink in the Uihlein area. It does not belong here. It needs to be in another , more commercial area. Building here is a safety issue.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:07PM EDT

Full Name	**First Name:** Tom **Last Name:** Canavan
Email	tcanavan@me.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project GRACE
Comment	My wife and I are full year residents of Sapphire Point in Lakewood Ranch. We have have been following very closely the plans to construct a large indoor ice rink on the County property at the corner of Rangeland and Uihlein roads. While we are in strong favor of increasing facilities and opportunities for sports for the residents of Manatee County, we are extremely concerned with the scale of this ice rink project as well as the specific location. In summary, we believe that the size and height of the structure, the multi story parking garage, and the associated noise, light pollution, and traffic & safety issues are extremely detrimental to the surrounding neighborhoods. Please note that a minimum of three developments border upon this property. We anticipate a significant increase in traffic volume due to the new high school as well as the aquatic center at Premier Sports. Adding a facility of this size in this adjacent location represents significant over-development leading to the above issues. Also, it does not seem to represent adequate buffering between what will be, in reality, a commercial facility and residential property. We also question that a facility of this size meets the requirements in MU-CR for "medium size commercial facilities". We support the Council's unanimous vote at the July meeting to put the current plans on hold and investigate options for a location that does not so severley impact the residential community. As citizens of Manatee County, we expect that these concerns will be listened to by our representation and a rigorous project investigation and planning process will be undertaken which will protect the safety and style of the Lakewood Ranch community. It appears to be numerous options for location of a project of the scale, either within or immediately adjacent to Lakewood Ranch.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:13PM EDT

Full Name	**First Name:** Patricia **Last Name:** Foran
Email	tricia9602@aol.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Use of property where hockey rink is proposed
Comment	I would like to see a park built on this property for this side of LWR, comparable to Bob Gardener park. I am against the hockey rink for that location. There is going to be too much in that area already and I oppose a privately owned rink.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:35PM EDT

Full Name	**First Name:** Jason **Last Name:** Skorczewski
Email	skorczewskij@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Hockey Rink (Project Grace)
Comment	I moved my family from Illinois back in 2017 and we've been in LWR since. Shortly after moving to the area, my son started playing hockey as a "mite" at Ellenton Ice. He's been playing ever since and is moving up to the U15 league this Fall. Hockey has become a tradition for us. From hanging out with parents at the rink to weekend bbqs and pool parties, we've been ingratiated into the hockey community and have loved seeing our son grow in the sport. When we heard about the project to build a complex off SR-70 in LWR we were ecstatic! To have a rink right down the road from where we live and be open within 2 years, we were so excited. We were planning to watch our son play his high school games in a brand new facility! Not only is it the complex, but the revenue stream for LWR! Hotels, more restaurants, etc. etc. When we heard a group of local residents were concerned about noise and additional traffic, we never thought that it would pause the project. Something will be built on that land and infrastructure will continue to expand to support it. Why not the hockey complex? Sad that this has been paused. My family is 100% behind building this in LWR off SR-70 ASAP!

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:36PM EDT

Full Name	**First Name:** Philip **Last Name:** Brookmeyer
Email	pbrookmeyer@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace Ice Hockey Rink
Comment	My wife and I are strongly opposed to the proposed new ice hockey rink in Lakewood Ranch. Upon operating, the Rink will indisputably add a significant amount of vehicle traffic to an already increasingly traffic congested section of Lakewood Ranch.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:43PM EDT

Full Name	**First Name:** Amanda **Last Name:** Laughton
Email	aelames@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice rink
Comment	Hello, I'm writing in support of the proposed ice rink project. I think that would be a wonderful addition to our area, where more opportunities for indoor recreation and entertainment would certainly be welcome. I know many neighbors oppose the location, but I think it actually IS the right place, near the existing sports complex and easily accessible off of rt 70. Of course many people don't want things built in THEIR backyard, but around here everywhere is someone's back yard and that's just the reality of living and buying a home in a developing area. I fully support the project and the location and hope it moves forward.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:46PM EDT

Full Name	**First Name:** Scott **Last Name:** Selvaggi
Email	scott.selvaggi@marriott.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice Rink
Comment	The hospitality industry and the local communities would benefit from the economic impact that the ice rink will generate and as seen by Wesley Chapel the ice rink revitalized not only the hotel industry in Pasco County but also the restaurant industry

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:55PM EDT

Full Name	**First Name:** Christian **Last Name:** Krause
Email	christian.krause@marriott.com
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	Ice complex development in Lakewood Ranch
Comment	The Lakewood Ranch Ice and Sports Complex serves as a vital infrastructure asset and amenity for both residents and visitors, while actively driving growth across the regional hospitality and tourism sectors. We in the hospitality industry and as a local support the continued tasteful development of amenities that benefit the overall community.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 03:12PM EDT

Full Name	**First Name:** Kathy **Last Name:** Johnson
Email	
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace Follow-Up Discussion and Staff Responses to Board and Community Questions and Concerns - District 5
Comment	Dear Commissioners, I am a resident of Solera in Lakewood Ranch and a resident of District 5. I am writing to ask you to support more recreation, entertainment, shopping, restaurants, and other amenities in our rapidly growing community. My preference would be for a great park or similar recreational destination, or a modified version of Project Grace (that is appropriately scaled and can meet current zoning standards) either at the original proposed location (across from my community) or at the corner of Rangeland Pkwy and Post Blvd. I recognize that Project Grace, as originally proposed, was apparently too large according to zoning requirements, as indicated in the last meeting. However, I believe a thoughtfully designed and appropriately scaled recreational development could still be a tremendous asset to our community—provided it respects nearby residents and complies with current zoning requirements. East Lakewood Ranch is growing quickly, and our amenities need to keep pace. We need more places for people of all ages to gather, exercise, socialize, and have fun without having to leave the area. We also need more restaurants (not all fast food), shopping, and entertainment closer to home. I support responsible commercial development that improves quality of life, creates jobs, generates County revenue, and strengthens the long-term appeal and property values of our community. We chose to live in Lakewood Ranch because we want more than houses and apartments—we want a vibrant, well-rounded community with things to do. I hope the County will support thoughtfully designed recreational and commercial development that meets the needs of our growing community. Thank you for listening to the residents of District 5 and for your service to our community.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 03:41PM EDT

Full Name	**First Name:** Andy **Last Name:** Weidenbach Sr
Email	acweidenbach@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Item 2 Project Grace
Comment	I believe the ice arena complex will greatly benefit the community.

ENERGYARCHITECTURE

01 Site Plan Test Fit

PREMIER ICE CENTER

ICEMANN DEVELOPMENT

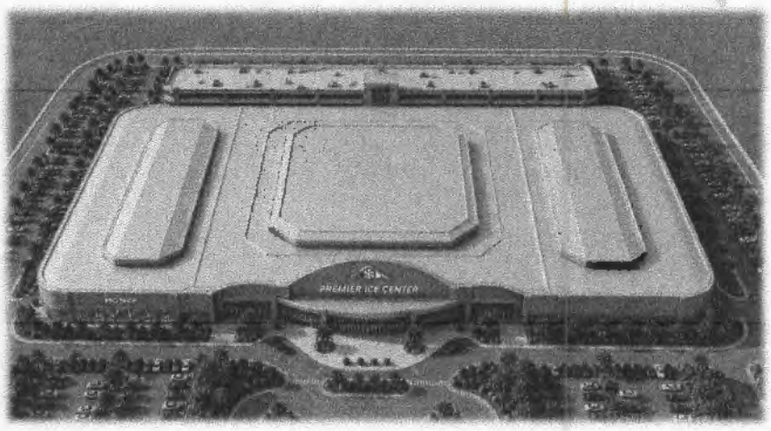
165
75
240,000

Project Area

1ST FLOOR	165,000 SQFT
2ND FLOOR	75,000 SQFT
PARKING GARAGE – 1st Flr Footprint	40,000 SQFT

NHL Size Rink – 5 @ 200' x 85'
Modified Rink – 1 @ 125' x 80'

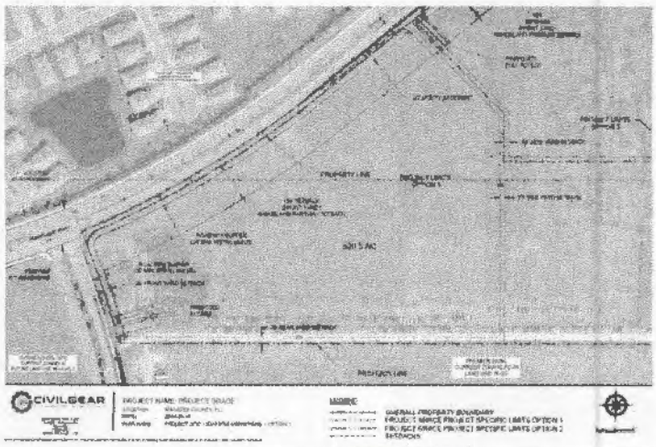
PARKING GARAGE SPACES	480
SURFACE PARKING SPACES	538
Total Parking -	938



ENERGYARCHITECTURE

02 Site Plan Test Fit

ICEMANN DEVELOPMENT



Blumberg No. 5137 BC Item 2 MP Photos 9/1/26

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS

SEPTEMBER 1, 2026 MEETING

PRESENTATION PACKAGE

Presented by
James A. Flora
5070 Surfside Circle
Bradenton, FL 34211
District 5

PACKAGE CONTENTS

1. **Comment Document**
   2 pages
2. **Graphic - Centene Community Ice Center: Opening Highlights**
3. **Graphic - Centene Community Ice Center: Financial Stress**
4. **Graphic - 15 Financial Due-Diligence Deliverable Categories**
5. **Financial Due-Diligence Deliverables - Detailed Document**
   3 pages
6. **Roadmap for Achieving the Due-Diligence Deliverables**
   10 pages

Submitted to the Manatee County Board of County Commissioners
September 1, 2026

Blumberg No. 5137 BC Item JF 2 DOCS 9/1/26

ROADMAP FOR ACHIEVING THE REQUIRED DELIVERABLES

1. MARKET DEMAND & FINANCIAL FEASIBILITY

Establish first whether there is a financially viable project.

- Has an independent market feasibility study been completed?
- Who prepared it?
- Who selected the consultant?
- Who paid the consultant?
- Does the consultant have any financial interest in the project proceeding?
- Has a second independent party reviewed the principal assumptions?
- What geographic market is the facility expected to serve?
- How many comparable facilities currently serve that market?
- What are their actual utilization rates?
- What unmet demand currently exists?
- How much projected demand represents genuinely new activity?
- How much represents customers shifting from existing facilities?
- What percentage of users are projected to come from outside Manatee County?
- What evidence supports projected tournament demand?
- League demand?
- Recreational demand?
- Instruction and programming?
- Special-event demand?
- What percentage of available facility capacity must be sold to break even?

Required Stress Test

Model financial performance at:

- 100% of projected utilization
- 80%
- 60%
- 50%
- 40%

Key Decision Question - At what utilization level does the facility break even, and what independent evidence demonstrates that this level is realistically achievable?

2. LEASE ECONOMICS & LONG-TERM COUNTY OBLIGATIONS

Objective: Determine whether the proposed lease provides fair long-term value to the County and prevents financial obligations from migrating back to taxpayers over time.

- What is the **fair-market rental value** of the County property?
- How does the proposed rent compare with independently established market rent?
- What is the **present value of all lease payments** over the initial term?
- What is the economic value of any **below-market introductory rent, rent abatement, or other concession**?
- How and when does rent escalate—inflation, CPI, fixed percentage, market reset, or another mechanism?
- Does the escalation formula reasonably protect the County against inflation over a very long lease?
- Are there periodic **fair-market-value rent resets**?
- If the lease includes renewal or extension options, who controls them and **how is rent established during the extension period**?
- What is the total potential lease term, including all extensions?
- Who pays property taxes or payments in lieu of taxes, if applicable?
- Who pays utilities, insurance, security and routine maintenance?
- Who is responsible for roads, parking, drainage and other site infrastructure during the lease?
- Who pays for major repairs and **capital replacements**?
- Is the tenant required to maintain adequate capital reserves?
- Are maintenance and capital obligations objectively defined and enforceable?
- Can maintenance be deferred in the later years of the lease?
- What financial security—bond, letter of credit, reserve or guarantee—backs those obligations?
- Can the lease or operating rights be **assigned, transferred, mortgaged or pledged** without County approval?
- What happens following a sale or change in ownership of the developer/operator?
- Does the County participate in any increase in the property's economic value or project revenues over time?
- Are there revenue-sharing provisions, percentage rent, or other mechanisms that allow taxpayers to participate if the project substantially outperforms projections?
- What happens if the tenant defaults or becomes insolvent?
- What are the County's termination and **step-in rights**?
- At lease termination, who owns the building, equipment and improvements?
- In what physical condition must the property be returned to the County?
- Is there adequate financial security to ensure the County does not inherit a **deteriorated facility or major deferred-maintenance liability**?
- Has the County calculated the **net present value of the entire lease transaction**, including rent received less land value, concessions, infrastructure, subsidies and future County obligations?

Key Decision Question

Over the full potential term of the lease, does the agreement provide fair economic value to Manatee County while clearly placing operating, maintenance, capital and failure risks on the private party rather than future taxpayers?

3. REVENUE VALIDATION

Determine whether projected revenues are realistic and sustainable.

- What are the major sources of projected revenue?
- What rental rates are assumed?
- What percentage of available capacity is assumed to be sold?
- What tournament revenues are projected?
- Admissions?
- Food and beverage?
- Concessions?
- Advertising?
- Sponsorships?
- Naming rights?
- Merchandise?
- Programming and instruction?
- Parking?
- Special events?
- Other ancillary revenues?
- Which revenues are supported by executed contracts?
- Which are supported by letters of intent?
- Which are projections only?
- What comparable facilities actually achieve these revenue levels?

Key Decision Question

How much projected revenue is contractually committed, how much is independently supportable, and how much is speculative?

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4. OPERATING COSTS & 20-YEAR FINANCIAL PERFORMANCE

Determine whether the facility can operate without continuing public subsidy.

Require a detailed 20-year operating model incorporating:

- Electricity and refrigeration
- HVAC
- Water and sewer
- Payroll and benefits
- Insurance
- Security
- Cleaning
- Repairs and maintenance
- Specialized equipment maintenance
- Property taxes, if applicable

- Marketing
- Administration
- IT
- Professional fees
- Management fees
- Inflation
- Debt service
- Capital reserves

For every year, show:

- Revenue
- Operating expenses
- Operating income/loss
- Debt service
- Capital reserve contribution
- Cash flow after all obligations
- Cumulative surplus or deficit

Key Decision Question - Can the facility generate sufficient cash from operations to pay its expenses, debt obligations and long-term capital requirements without additional taxpayer support?

5.TOTAL PROJECT COST & FUNDING

Establish the true all-in cost of delivering the project.

- Land value?
- Design and engineering?
- Construction?
- Specialized equipment?
- Parking?
- Roads?
- Utilities?
- Drainage?
- Furniture, fixtures and equipment?
- Permitting?
- Professional fees?
- Financing costs?
- Pre-opening expenses?
- Working capital?
- Construction contingency?

Identify separately:

- County cash
- County land
- County infrastructure

- Private equity
- Operator investment
- Debt/bonds
- Tourism Development Taxes
- Grants
- Other public funds

Key Decision Question - What is the complete all-in project cost, and is every dollar necessary to complete and open the facility fully funded?

6. PRIVATE CAPITAL & OPERATOR FINANCIAL CAPACITY

- Have audited financial statements been provided?
- Balance sheets?
- Income statements?
- Cash-flow statements?
- Debt schedules?
- Has liquidity been verified?
- Has ownership been fully disclosed?
- Have related-party transactions been disclosed?
- Has litigation history been reviewed?
- Bankruptcy/default history?
- Performance of other facilities?
- Has actual private equity been verified?
- Is private equity funded before or simultaneously with County funding?

Key Decision Question - How much actual private cash is at risk, and does the operator have the financial capacity to meet its obligations if performance falls below projections?

7. CONSTRUCTION & COST-OVERRUN RISK

- Has an independent construction estimate been completed?
- Is the cost per square foot reasonable?
- Are specialized facility systems adequately budgeted?
- Are infrastructure costs fully included?
- Is contingency adequate?
- Is there a Guaranteed Maximum Price?
- Who controls change orders?
- Who pays for overruns?

Require analysis at:

- Base construction cost
- +10%
- +20%
- +30%

Key Decision Question - If construction costs increase 30%, who is contractually obligated to write the check?

8. FINANCING & DEBT

- Amount financed?
- Interest rate?
- Fixed or variable?
- Term?
- Annual debt service?
- Lifetime interest expense?
- Who is legally responsible for repayment?
- Is County credit pledged?
- Are County revenues pledged?
- Are tourism taxes pledged?
- Is there a County guarantee?
- Moral obligation?
- Revenue guarantee?
- Refinancing risk?
- Effect on County borrowing capacity?

Key Decision Question - Under what circumstances could project debt become a direct or indirect obligation of Manatee County taxpayers?

9. TAXPAYER CONTINGENT LIABILITIES

- Who pays operating deficits?
- Revenue shortfalls?
- Debt shortfalls?
- Utilities?
- Insurance?
- Maintenance?
- Capital replacement?
- Extraordinary repairs?
- Infrastructure overruns?
- Can additional County funding occur without another Board vote?

Key Decision Question - What obligations could fall to taxpayers beyond the County's originally announced contribution?

10. OPERATOR DEFAULT & PROJECT FAILURE

Require a specific operator-default scenario addressing:

- Bankruptcy

- Insolvency
- Abandonment
- Failure to meet performance standards
- Ownership of land
- Ownership of building
- Ownership of equipment
- Responsibility for debt
- Employees
- Utilities
- Insurance
- Maintenance
- Security
- Replacement operator
- Facility closure
- One-year vacancy
- Two-year vacancy

Key Decision Question - If the operator walks away five years after opening, what is the County legally obligated—and practically forced—to do, and what would it cost?

11. LONG-TERM CAPITAL REPLACEMENT

Require a 20–30 year replacement schedule for:

- Refrigeration systems
- Compressors
- HVAC
- Roof
- Specialized flooring/surfaces
- Electrical systems
- Plumbing
- Building envelope
- Seating
- Technology
- Parking
- Other major equipment

Determine:

- Expected replacement year
- Estimated replacement cost
- Required annual reserve
- Responsible funding party
- Whether reserve funding is contractually required

Key Decision Question - Who pays for major replacements 10, 15 and 20 years after opening?

12. LAND, INFRASTRUCTURE & OPPORTUNITY COST

- Has County property been independently appraised?
- What is fair-market value?
- Is land being sold, leased or contributed below market?
- What is the value of any below-market lease?
- What roads are required?
- Utilities?
- Drainage?
- Traffic improvements?
- Public-safety costs?
- What alternative uses exist?
- What revenues could alternative development generate?

Key Decision Question - What is the complete economic value of everything the County is contributing, including land and infrastructure?

13. NET FISCAL IMPACT TO MANATEE COUNTY

Distinguish **economic impact** from **fiscal return to taxpayers**.

- How much spending is genuinely new to Manatee County?
- How much represents displaced local spending?
- How many visitors stay overnight?
- How many hotel nights are directly attributable to the project?
- What tax revenues actually accrue to Manatee County?
- What County costs are created?
- What subsidies are provided?
- What revenues are forgone?
- Has cannibalization of existing facilities/businesses been considered?
- Has a 20-year Net Present Value analysis been performed?

Key Decision Question - After subtracting every County cost, subsidy and foregone revenue, what is e project's 20-year net fiscal benefit or cost to Manatee County taxpayers?

14. CONTRACTUAL TAXPAYER PROTECTIONS

- Minimum private equity contribution?
- Completion guarantee?
- Performance guarantee?
- Performance bond?
- Payment bond?
- Letter of credit?
- Insurance requirements?
- Operating standards?

- Maintenance standards?
- Capital reserve requirements?
- Annual audited financial statements?
- County audit rights?
- Default provisions?
- Termination rights?
- Step-in rights?
- Liquidated damages?
- Change-order limitations?
- Restrictions on assignment or ownership changes?

Required Protection

- **No additional County funding, subsidy, guarantee or financial commitment without an affirmative public vote of the Board of County Commissioners.**

Key Decision Question - Do the agreements place the identified financial risks on the parties that have agreed to bear them—or could those risks ultimately migrate back to taxpayers?

15. INDEPENDENT REVIEW & FINAL RISK ASSESSMENT

Before final approval, require:

- Independent market/financial feasibility review
- Independent operator financial-capacity review
- Independent construction-cost review
- Independent financing review
- Independent fiscal-impact analysis
- Independent land appraisal
- Independent legal/contractual risk review

None should be performed by a party whose compensation depends upon project approval.

Staff should then consolidate the findings into a **Final Financial Risk Assessment** for the Board.

FINAL REQUIRED DELIVERABLE

The due-diligence process should culminate in one clear financial conclusion:

MAXIMUM TAXPAYER EXPOSURE

What is the maximum amount Manatee County taxpayers could reasonably be required to contribute or lose over the life of the project—including initial investment, construction overruns, operating

deficits, debt obligations, guarantees, infrastructure, operator failure and long-term capital replacement?

$_____

The report should then identify the contractual provisions that prevent taxpayer exposure from exceeding that amount.

FINANCIAL DUE-DILIGENCE DELIVERABLES

1. MARKET FEASIBILITY

- An independent determination of whether sufficient market demand exists to support the facility.
- The utilization level required for financial break-even.
- Independent evidence demonstrating whether that utilization level is realistically achievable.
- Identification of how much projected demand is new versus transferred from existing facilities.

2. LEASE ECONOMICS & LONG-TERM OBLIGATIONS

- Independent comparison of proposed rent to fair-market value.
- Present value of rent, concessions and County contributions over the full potential lease term.
- Clear allocation of maintenance, capital replacement, insurance, infrastructure and operating obligations.
- Financial protections against default, deferred maintenance and end-of-lease liabilities.
- Independent determination that the lease protects the County's economic interest throughout its term.

3. TOTAL PROJECT COST

- Comprehensive **all-in project cost**, including construction, land, infrastructure, equipment, financing, contingencies and startup costs.
- Identification of all public and private funding sources.
- Identification of costs that remain uncertain or unfunded.

4. PRIVATE INVESTMENT & OPERATOR CAPACITY

- Verification of the amount of actual private capital committed to the project.
- Independent assessment of the financial capacity of the developer/operator.
- Identification of how much private capital is genuinely at risk relative to taxpayer investment.

5. 20-YEAR OPERATING PROJECTION

- A detailed 20-year projection of revenues, operating expenses, debt service and capital reserves.
- Projected annual operating surplus or deficit.
- Identification of the year and utilization level at which the facility becomes self-sustaining.

6. FINANCIAL STRESS TEST

- Financial results under materially lower utilization and revenue assumptions.
- Financial results under construction-cost overruns.
- Financial results under higher operating and financing costs.

- Identification of who absorbs losses under each scenario.

7. PUBLIC INVESTMENT

- The complete value of all County contributions, including cash, land, infrastructure, tax revenues, incentives, financing assistance and below-market arrangements.
- Present value of the County's total projected commitment over the life of the agreement.

8. DEBT & FINANCING EXPOSURE

- Identification of all project debt and repayment obligations.
- Identification of any direct or indirect County guarantees, pledges or contingent obligations.
- Assessment of the effect on County borrowing capacity and future financial flexibility.

9. CONSTRUCTION & COST-OVERRUN EXPOSURE

- Independently validated construction cost.
- Adequate contingency.
- Identification of the party contractually responsible for cost overruns.
- Quantification of County exposure at 10%, 20% and 30% cost overruns.

10. OPERATOR-FAILURE ANALYSIS

- A defined financial and operational plan for operator default, bankruptcy or abandonment.
- Identification of ownership and responsibility for land, buildings, equipment, debt and operating expenses following default.
- Estimated County cost under a complete project-failure scenario.

11. LONG-TERM CAPITAL REQUIREMENT

- A 20–30-year capital-replacement schedule.
- Estimated cost and timing of major equipment and building replacements.
- Identification of the funding party responsible.
- Required annual reserve funding.

12. LAND & OPPORTUNITY COST

- Independent valuation of County land and other contributed assets.
- Identification of infrastructure costs attributable to the project.
- Analysis of alternative uses of County resources and property.

13. NET FISCAL IMPACT

- A 20-year analysis of revenues accruing to Manatee County.
- All County costs, subsidies and foregone revenues deducted from those benefits.
- Net Present Value of the project's fiscal benefit or cost to taxpayers.

14. CONTRACTUAL TAXPAYER PROTECTION

- Contract provisions establishing clear limits on County exposure.
- Performance and completion guarantees
- Private equity requirements.
- Capital-reserve requirements.
- Audit and financial-reporting rights.
- Default, termination and step-in rights.
- Prohibition against additional County funding without a new public Board vote.

15. MAXIMUM TAXPAYER EXPOSURE

- A single, clearly stated dollar amount representing the **maximum reasonably foreseeable cumulative taxpayer exposure** under adverse conditions.

I'm Jim Flora, District 5.

[SLIDE — CENTENE IN 2019]

Commissioners, let me take you back to **2019—Maryland Heights, Missouri.**

Centene Community Ice Center was a **$83 million, 4 ice sheet facility financed with $55 Million in Bonds.**

And it had a lot going for it!

A pro hockey team signed a **30-year** lease. Two university teams and many youth hockey leagues provided more anchor demand.

It projected nearly **one million visitors annually** in a **2.8-million metro market**.

Strong tenants. Strong market. It was a no-brainer.

[SLIDE — CENTENE FINANCIAL STRESS]

Then despite 900,000 annual visitors in **2024**, bonds defaulted.

In April of 2026, the *local media* reported Centene had **"struggled to make its biannual bond payments since it opened…. With $12 million in operating revenue and $17 million in expenses.**

In just 7 years the city contributed more than $10 Million extra to keep it going and corporations are now contributing another **$300,000 annually.**

We should learn this example.

[SLIDE — FINANCIAL DUE DILIGENCE]

Let's put Project Grace in perspective.

This isn't a few guys getting together to flood the backyard and play a little hockey.

This is an **$80-million-plus business enterprise involving public land, resources and a 60-year relationship.**

It deserves an $80-million level of business analysis.

To its credit, Exhibit B's deliverables **asks the developer to provide useful information including estimated capital costs, funding sources, projected revenues and expenses.**

But that is not enough. **Financial due diligence independently tests whether the developers' figures are reasonable.**

You **independently validate the market, determine break-even utilization, challenge the assumptions, stress-test the financial model, and quantify your exposure.**

As a former Chief Operating Officer, **that's the level of analysis my Board of Directors would require.**

There are scores of questions to answer but let me give you **a couple of the most important.**

First: Does the business case work? Independently verify consumer demand and then benchmark the facility breakeven utilization rates against industry norms.

Second: What happens when things go wrong? Stress test cost overruns, lower utilization rates and operator failure scenarios.

Third: Does the agreement protect taxpayers long-term in the event of developer default.

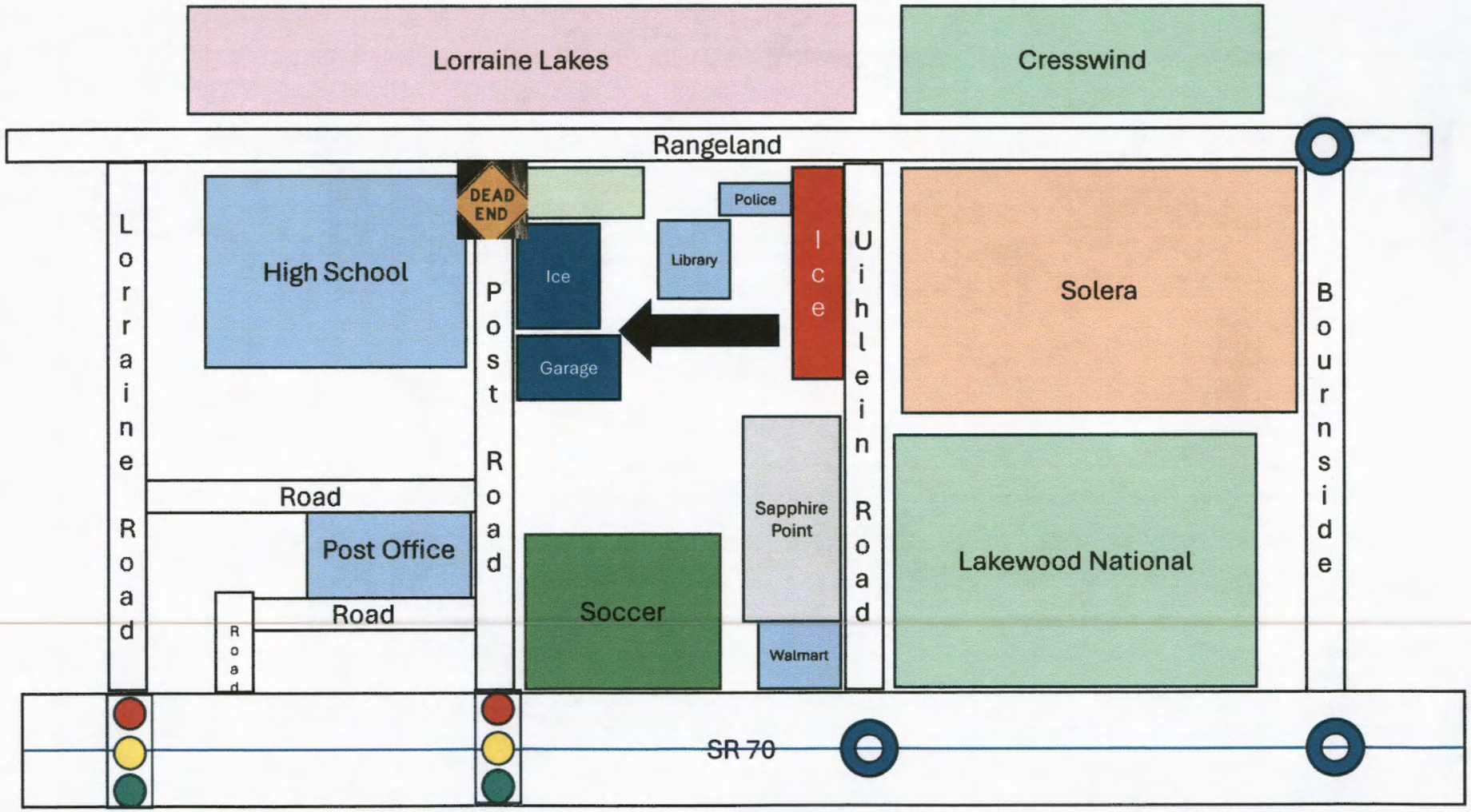
Good due diligence doesn't just protect taxpayers. It protects your decision by giving you independent facts to **validate the assumptions, negotiate stronger terms, defines your maximum exposure, and identifies problems while they can still be fixed.**

[HOLD UP 11-PAGE ROADMAP]

I am sharing a detailed **financial due-diligence roadmap** that I would use if I were looking at partnering witb this $80 MM business.

If the project is financially strong, the process will confirm it. If there are weaknesses, they can be fixed before you commit.

Thank you.



Blumberg No. 5137

BC Item MS 2
Map 9/1/26

20 Years ago Lakewood Ranch Blvd

Uihlein Road 9946 when complete. That is greater than 4000 hockey.

2 years ago High School

I live in Solera build it

- Architecture Landscape
- Local Kids and tourists use
- Finish sports complex ask kids 9-20 what they will use
- Negotiate Ice Man

Compromise = move to Post and Rangeland

- Only entrance 70 to post. No homes there.

People say no good we have no infrastructure.

- Better than Lecom park. Do we tell the Pirates to leave
- Better than TD Ball Park in Dunedin
- Better than Loan Depot Park Miami
- SR70, 75 to Lorraine is wider that 95% of the PA Turnpike

Good Project Bad Location means. Lakewood Ranch is entitled and we don't it so move it to districts 1,2,3 or 4. They are not entitled.

Something to think about. Someday something is going to be built there.

When Amendment 3 passes = no $ to build a without Private/Public partnership. If they County sells the land to someone to develop and produce property tax.

Apartments, Gas station , Bar, Small Hotel ------No Homestead exemption.

Let's explore the Private Public Partnership.

I challenge the commissioner to negotiate a win win win

Blumberg No. 5137
BC Item RS
a
9/1/26

PROJECT GRACE — PUBLIC COMMENT

Good morning, Commissioners.

My name is Rosella Stromberg, and I am a resident of Lorraine Lakes in Manatee County.

At the July 28 meeting, discussions were paused while alternative locations were supposed to be explored. Today, I am asking a simple question:

What other locations were actually investigated, and what were the findings?

Before negotiations move forward, residents deserve to see the studies addressing traffic, pedestrian safety, noise, lighting, environmental impacts, wildlife, water demand, and potential effects on surrounding residential property values.

But my greatest concern is safety.

There is a school bus stop across the street from the proposed high-rise parking garage.

Imagine children standing there every morning while vehicles enter and exit the garage.

And it is not only customer traffic. There there will be employees arriving and leaving, delivery trucks, vendors, restaurant traffic, visitors, and traffic associated with practices, games, tournaments, and other events.

Meanwhile, children are walking and riding bicycles, e-bikes, and scooters between our neighborhoods.

I have spent more than 30 years in surgical nursing, including trauma surgery. I know how quickly an ordinary day can become a tragedy.

So I ask each of you:

Would you want your child or grandchild waiting for a school bus across the street from a high-rise parking garage with employees, delivery trucks, vehicles, and visitors coming and going?

If you would not want that for your family, please do not accept it for ours.

And now, I want you to look at this picture.

[DISPLAY DR. BOB McCANN PARK IMAGE HERE]

Imagine this instead.

Imagine beautiful green public space filled with trees, walking and bicycle trails, and children safely riding their bikes.

Imagine families walking together, places to sit, and protected wildlife habitat.

Imagine a park that could be enjoyed by a toddler, a teenager, a working family, or a senior citizens.

No admission fee. No expensive equipment required. Just a public park on public land, available to everyone.

Commissioners, this is not about being against hockey.

It is about choosing the right location and the right future for this land.

Once we replace green space with concrete, buildings, and parking, that decision may be extremely difficult to reverse.

You have a choice.

Please do not wait for a preventable accident to tell us we were right about the location.

Move Project Grace to an appropriate commercial location, and give this community something everyone can enjoy.

Thank you.

Rosella Strowberg

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS

SEPTEMBER 1, 2026 MEETING

PRESENTATION PACKAGE

Presented by
Kathleen M. Flora
5070 Surfside Circle
Bradenton, FL 34211
District 5
kflora11@gmail.com | 941-779-6061

PACKAGE CONTENTS

1. **Public Comments**
   3 pages
2. **September 1 Agenda Supplement - Page 1, Highlighted**
3. **Project Grace Comparative Site Evaluation Matrix**

Submitted to the Manatee County Board of County Commissioners
September 1, 2026

Blumberg No. 5137 BC Item KF 2 matrix 9/1/26

Kathleen M. Flora
23 year Manatee County Resident, Currently in District 5, Cresswind
Public Remarks, BOCC Regular Meeting
September 1, 2026

Commissioners,

I am taken aback by the new motion in your September 1 Agenda Supplement to resume previous discussions with Icemann.

Why are we being asked to go back to the June 16 proposal now before the public has had a chance to evaluate today's presentation ordered by the July 28th motion?

I have critical process questions. Let's look at items that have not been thoroughly answered **in light of that prior motion and the authorities cited.**

1) **First, the alternative sites analysis.**

If staff explored alternatives, the most credible way to demonstrate that would be to show us a **side-by-side comparison using the same prioritized, weighted criteria for every site**—Here is an example: (Decision comparison grid shared on overhead)

Before you vote on today's motion, you deserve to know:

What was the decision model?

Why were those sites rejected?

What specifically, if anything, makes the original site preferrable?

As for the Enabling/Regulating Authorities:

2) **The Economic Benefit.**

The Downs & St. Germain Research study claimed Project Grace will generate $30 million annual economic impact.

Now, the competitive market has changed. How will the newly approved sports megaplex near UTC cannibalize Project Grace's projected revenue?

$30 million in economic impact is not $30 million in profit or County revenue.

So what is the **actual NET economic benefit to Manatee County taxpayers?**

Update that study. Show us the REAL taxpayer return.

3) **Third, County Property and Lease Economics.**

We are being asked to commit **22 acres of prime public land for generations.**

What a deal! **What are we giving and what are we getting?**

- **Independently appraise** the property.
- Establish **fair-market rent.**
- Calculate the **Present Value** of the 60 year rent term.
- Then, compare that to the **total County investment including the $5MM. What's the return?**

Based on reasonable assumptions, **the benefit to the developer's side could approach $11MM in today's dollars. For What? Is that what you intend?**

4) **Finally, I have concerns about the Comprehensive Plan Consistency, the Chapter 163 controlling framework for all development decisions.**

The October 2025 staff report on the Premier Sports Campus South and North Expansion evaluated Comprehensive Plan Consistency of a County-owned park and public / government facilities.

Nowhere in the report could I find the proposed Project GRACE, with its full scope, impact and private ownership.

That analysis was for one development concept. Project Grace is materially different.

So I ask: **Has an OFFICIAL County legal review determined 100% consistency of Project GRACE with the Comprehensive Plan as required by law?**

You have already heard today many concerns that would throw that consistency into question.

Do the analysis for the project we are actually considering.

If that analysis and legal review is complete, make it public.

If it isn't, do it before moving forward.

The Bottom Line, you don't yet have the legal opinion, nor the information needed to make an informed decision to reopen the June 16 negotiations.

If Project GRACE truly is the best project, location, and deal for Manatee County**, build the complete public record to prove it.**

Take the deeper dive first.

Only then—decide whether or not to reopen the prior June 16 discussions.

Thank you!

September 1, 2026 - Regular Meeting

Subject
9:00 A.M. TIME CERTAIN – Project Grace Follow-Up Discussion and Staff Responses to Board and Community Questions and Concerns - District 5

Category
AWARDS/PRESENTATIONS/PROCLAMATIONS

Briefings
Briefing Provided Upon Request

Contact and/or Presenter Information
Nicole Knapp, Director, Development Services Department
Elliott Falcione, Executive Director, Bradenton Area Convention and Visitors Bureau

Action Requested
Motion to resume previous discussions between county staff and Icemann Development, LLC, to include the proposed Business Terms for an Indoor Sports Multiplex (Project Grace), as originally approved on June 16, 2026.

Enabling/Regulating Authority
F.S. 125.045, County economic development authority;

Chapter 2-2, Article XII - Disposition of Surplus Lands;

F.S. 125.0104, Florida Statutes, as applicable to any future Tourist Development Tax action;

Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board
Tourist Development Council

Background Discussion
On January 6, 2022, after a motion by Baugh, and 2nd by Servia, the Board unanimously approved the original rezoning and General Development Plan for +/- 110 acres to allow for the development of County office space; public-use facilities; aquatic center, softball/baseball complex & fields, concessions, racquet complex, tennis stadium & courts, pickleball stadium & courts, gymnasium, trail, and other associated recreation facilities.

PROJECT GRACE - COMPARATIVE SITE EVALUATION MATRIX

A consistent, weighted framework for comparing the Original GRACE Site with viable alternatives. Score each site using the same criteria and supporting evidence.

Evaluation Criterion	Weight	Original GRACE Site	Alternative A	Alternative B	Alternative C
Land ownership / acquisition cost	15%	Score: _____	Score: _____	Score: _____	Score: _____
Site suitability / available acreage	15%	Score: _____	Score: _____	Score: _____	Score: _____
Traffic & road capacity	15%	Score: _____	Score: _____	Score: _____	Score: _____
Parking / event-day impacts	10%	Score: _____	Score: _____	Score: _____	Score: _____
Utilities & infrastructure capacity	10%	Score: _____	Score: _____	Score: _____	Score: _____
Compatibility with Comprehensive Plan / LDC	10%	Score: _____	Score: _____	Score: _____	Score: _____
Compatibility with surrounding neighborhoods	10%	Score: _____	Score: _____	Score: _____	Score: _____
Environmental / stormwater impacts	5%	Score: _____	Score: _____	Score: _____	Score: _____
Construction feasibility / cost	5%	Score: _____	Score: _____	Score: _____	Score: _____
Long-term public financial benefit	5%	Score: _____	Score: _____	Score: _____	Score: _____
TOTAL	**100%**	**____ / 100**	**____ / 100**	**____ / 100**	**____ / 100**

Suggested scoring: 1 = Poor, 2 = Below Average, 3 = Acceptable, 4 = Good, 5 = Excellent. Apply the stated weights consistently and document the evidence supporting each score.

CENTENE COMMUNITY ICE CENTER AT OPENING: KEY HIGHLIGHTS

1. **277,000** SQ. FT. FACILITY on roughly 25 acres
2. **2,500-SEAT** COMPETITION ARENA
3. APPROXIMATELY **$83–84 MILLION** TOTAL PROJECT COST
4. **FOURTH RINK** DOUBLES AS AN ENTERTAINMENT VENUE
5. **FOUR NHL-SIZE ICE SHEETS**
6. ESTABLISHED YOUTH HOCKEY ORGANIZATIONS WERE ANCHOR USERS

7–9 MARKET DEMAND & TENANT STRENGTH

Strong demand and committed anchor tenants

7. **ST. LOUIS BLUES** BECAME THE OFFICIAL PRACTICE TENANT
8. **STRONG** DEMONSTRATED REGIONAL DEMAND FOR ICE
9. **BLUES HAD A 30-YEAR COMMITMENT**

10–11 DIVERSIFIED REVENUE BASE

Multiple revenue streams beyond ice

10. **MULTIPLE NON-ICE REVENUE SOURCES**
11. **LINDENWOOD UNIVERSITY BECAME A MAJOR TENANT**

12–14 ECONOMIC & FINANCIAL IMPACT

Significant economic impact and financial returns

12. **ONE MILLION** PROJECTED ANNUAL ATTENDANCE / ECONOMIC IMPACT
13. **CONTRACTUAL TOTAL TENANT REVENUE $1.4 MM**
14. **2.8 MM** METRO POPULATION / PER CAPITA $ = LWR

CENTENE COMMUNITY ICE CENTER — FINANCIAL STRESS IN THE PUBLIC RECORD

Each milestone includes the public source supporting the statement

2019	2023	MAR. 2024	JUNE–SEPT. 2024	2025	MAR. 2026
STRONG OPENING	**SOLVENCY CONCERNS**	**B BOND DEFAULT**	**MANAGEMENT RESET**	**PUBLIC BACKSTOP**	**STRESS CONTINUES**
$83M public-private facility 4 NHL-size sheets Blues practice home Lindenwood + youth hockey	KMOX reported the operator was "working on a plan to keep the facility solvent" and prevent another default.	Maryland Heights said the facility "struggled with inadequate funds" to meet Series B obligations.	City ended the Legacy arrangement and contracted directly with OVG. Goal: improve revenue and stability.	City budget continued the financing-agreement backstop: up to $625,000 annually, subject to appropriation.	Municipal-bond reporting documents Series A reserve draw and Series B subordinate bonds remaining in default.
SOURCE: Centene Community Ice Center — Facility Overview	SOURCE: KMOX, Oct. 3, 2023	SOURCE: City of Maryland Heights, Mar. 20, 2024	SOURCE: City of Maryland Heights / KMOX, 2024	SOURCE: Maryland Heights 2024–25 Budget documents	SOURCE: The Bond Buyer, Mar. 27, 2026
Opened Sept. 2019	*Oct. 3, 2023*	*Mar. 20, 2024*	*June–Sept. 2024*	*2025 Budget Year*	*Mar. 27, 2026*

ST. LOUIS POST-DISPATCH REPORTS

- The April 15, 2026 St. Louis Post-Dispatch reported that the $83 million Centene Community Ice Center has **"struggled to make its biannual bond payments since it opened in 2019."**
- In recent years, the facility reported about **$12 million** in operating revenue against more than **$17 million** in expenses.
- The City had already contributed about **$6 million** to help complete construction and, since opening, another **$4.2 million** toward debt payments.
- Now, seven years after opening, Stifel and the St. Louis Blues are contributing another **$300,000 annually** to help meet those bond obligations.

SOURCE: St. Louis Post-Dispatch | April 15, 2026

Primary/quotable sources shown inside each box. Context: COVID materially disrupted startup; the $625,000 backstop was part of the financing agreement, not characterized here as a later bailout.

"Plans are only good intentions unless the immediately degenerate into hard work. "
– Peter Drucker

15 FINANCIAL DUE-DILIGENCE DELIVERABLES

Blumberg No. 5137
BC Item MS 2
Photos 9/1/26

PETITION TO THE MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS

We, the undersigned residents of Lakewood Ranch and Manatee County, respectfully urge the Board of County Commissioners **not to build the proposed Project Grace ice rink and sports megaplex in the heart of our 47,000+ resident community. We are not asking you to stop Project Grace.** We are asking you to move it to a more appropriate location.

Project Grace is not a neighborhood recreation center. It is a **major regional sports and entertainment destination including 4 rinks, a restaurant/bar, and parking garage** expected to host **200 to 250 events each year**, bringing thousands of visitors, tournament traffic, concerts, noise, and nighttime lighting into the middle of established residential communities.

Our homes are where we live, raise our families, retire, and feel safe. **We** should not have to bear the permanent traffic, public safety risks, noise, and lighting impacts of a regional **commercial megaplex** when a more appropriate location may exist.

Thousands of families invested their lives, savings, and futures in Lakewood Ranch because of its safety, residential character, and quality of life. **Our families deserve to be heard, and our neighborhoods deserve to be protected.**

SIGNATURES: By signing below, I respectfully call upon Manatee County Commissioners to pursue a more appropriate location for the Project Grace regional sports and entertainment commercial complex.

Name	Address	Signature	Date
HOWARD MANDEL	5020 CAROVA WAY	Howard Mandel	8/11/26
MARTHA Young	18235 Crossing Tree	Martha Young	8/12/26
GAIL Zumalan	5209 BARNETT CIR	Gail Zumalan	8/12/26
Leonard Camp	18316 Rockport Dr	Leonard Camp	8-12-26

(4)

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Name	Address	Signature	Date
Sharon Rizzo	Lorraine Lakes 14717 Lyla Terrace	[signature]	7/25
JOSEPH DEMPSEY	17724 ROOST PLACE	[signature]	7-25
[illegible]	17511 CAMPY PL	[signature]	7-25
Steven Woytysiak	11135 Lost Creek	[signature]	8-10
Drew Hill	7018 Belmont Court	[signature]	8-11
John Colwick	13704 Flat Woods Ln	[signature]	8-15-26
LORRAINE FOX	14431 STIRLING DR LWR	[signature]	8-16-26
Janis Schechter [signature]	16718 Collingtree Xing LWR	[signature]	8-15-26
Silvia Herzi	221 LONE DOVE Ln	[signature]	8/15/26
Andy Kommendi	Bradenton	[signature]	8/15/2026

PETITION TO THE MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS

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SIGNATURES

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Name	Community	Signature	Date
Howard Schechter	Collingtree		8/9/2026
Stephanie Olson	Sweetwater		8/9/26
Elliott Giammarino	Sweetwater		8/9/26
Daria Olson	Sweetwater	Daria Olson	8/9/26
Marisa Radley	Del Webb	Marisa Radley	8/9/26
Amy Gorman	Star Farms	Amy Gorman	8-10-26
Debbie Roeder	Indigo		8/10/26
John D Bern	Star Farms		8/10/26

(8)

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Name	Community	Signature	Date
Michael Marciliano	STAR FARMS	M. Marciliano	8/8/26
Diane Marciliano	STAR Farms	D. Marciliano	8/8/26
MARISA MCGOURTY	AZARIO		8 AUG 2026
JACK MCGOURTY	AZARIO		8/8/26
ED HEGEWISCH	LORRAINE LAKES		8/10/26
Bert Hegewisch	LORRAINE LAKES		8/10/26
WALTER [illegible]	DEL WEBB		8/6/26
IRV ROTHENBERG	DEL WEBB		8/6/26

8

32

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Name	Address	Signature	Date
JEFF PICCHIOTTINO	4918 NIVA CIR		7-19-26
Patricia Geisman	4975 Oyster Pearl St.	Patricia Geisman	7-25-26
Fran Tulski	7458 Edenmore St	Lakewood Ranch	7-25-26
ANDREW MATTHEWS	5511 SILVERTIDE COURT		7-25-26
Judith Daly	7929 Sunrise Gln	Lakewood Ranch	8-10-26
KAREN BUEHRIDE	18233 ROCKPORT PL	LAKEWOOD RANCH	8-10-26
CHRIS LYTLE	18233 ROCKPORT PL	LAKEWOOD RANCH	8-10-26
Elaine Cockfield	~~15~~ 15905 Clear Skies place	Lakewood Ranch	8-10-26
GARY COCKFIELD	15905 CLEAR SKIES	Gary Cockfield	8-10-26
Kimberly Jones	15922 Tradewind		8-10-26

For

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Name	Address	Signature	Date
John Bussenger	7534 Viola Loop		8/8/26
Eileen Bussenger	7534 Viola Lp	Eileen Bussenger	8/8/26
Jay Bragg	18824 Indian Rocks Pl		8/8/26

(3)

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Name	Address	Signature	Date
Joan Giocondi	5020 Kiva Cir	[signature]	7/16/26
Ninette Robbins	5008 Kiva Cir	[signature]	7/17/26
Pam Boban [signature]	5005 Clarova Way	[signature]	7/17/26
Dee Trifiletti [signature]	17038 Cresswind	[signature]	7/17/26
Lynne Hunter [signature]	5015 Surfside Cir	[signature]	7/17/26
Brian Hunter	5015 Surfside Circle	Brian Hunter	7/17/26
Jones, Duane A.	5024 Kiva 34211	D A Jones	20 Jul 26
Barb Burtner	18079 Cresswind 34211		
Pam Ritz	5760 Blue Star Ct 34211	Pam Ritz	8/8/26

1

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Name	Address	Signature	Date
Patty Malloy	4962 Kiva Cir	P J Malloy	7/29
Priscilla Goldman	4906 Carova	Priscilla Goldman	7/29
Andrew Goldman	4906 Carova	Andrew Goldman	7/29
LAWRENCE BRENSTEIN	4906 CAROVA	Lawrence Brenstein	7-29
ROBERT GOLDMAN	4906 CAROVA	Robert Goldman	7-29
LARRY LASKA	4912 FAIRHOPE CIR.	Larry Laska	7/29
Erin Lowe	11917 Whistling Way	Erin Lowe	8/8
Jen Charles Lee	17646 Palmetto Dr	Jen	8/8
Robert C. Watts	17510 Gawthrop #40	Robert C Watts	8/8
Michael Ritz	5766 Bluestar ct		8/8

10

14

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Name	Address	Signature	Date
Donald Treiman	17078 Chessington Terr Bradenton, FL 34211		7-15-26
Mark Steinke	4907 Carova Way Bradenton, FL 34211		7/15/26
Sarah McCormick	7813 49th Ave E Bradenton FL 34203		7/22/26
Shawan Jackson	4526 Cedar Mill Dr. Bradenton FL		8/10/26
	16521 CROPSIDE PL LWR 34211		8/10/26
	16521 Coastal Crest LWR 34211		8-10-26
Kristin Johnson	5306 Calypso Ct.		8-10-26
Matthew Bizzaro	17621 Azul Dr.		8-10-26
Ri Bizzaro	17621 Azul Dr. Lakewood Ranch, FL		8-10-26
DIXIE D DELGADO	17436 HAMPTON FALLS TER		8-10-26

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MARIA ROSE	18348 Rockport PL	[signature]	7/19/2026
Pat Lambert	5264 Barnett	[signature]	7/19/26
Alan Fox	5062 Surfside	[signature]	7/19/26
Jennifer Scheer	4936 Fairhope Circle	[signature]	7/20/26
Eric Sternberg	5028 Carova	[signature]	7/19/26
Stacy VanCallyan	13706 SoPalmCreek	[signature]	7/19/26
Amanda Pearce	16622 Paynes Mill	[signature]	7/19/26
Derek Drummond	17834 Polo Trl	[signature]	8/8/26
Kayen Quesenberry	101 SoEchoLake Cir	[signature]	8-8/26
ANGELINE BACON	333 157th CT. E.	[signature]	8/8/26

3

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Name	Community	Signature	Date
Robin Usher	Esplanade		8/8/26
Trent Wayman	Kingsfield		8/8/26
M. Turabekova	Targa		8/8/26
Sheree Parke	Del Webb		8/8/26
Howard Malik	Del Webb		8-8-26
Nancy Jeans	Rosedale	Nancy Jeans	8-8-26
Ron Jeans	Rosedale	Ron Jeans	8-8-26
	Country Club		8-8-26

(8)

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Name	Community	Signature	Date
Evelyn Batten	LWR Esplanade	Evelyn Batten	8/8/26
William Batten	LWR Esplanade	William Batten	8/8/26
ANGELA BRADDOCK	" "	Angela Braddock	8/8/26
Colleen Farrell	[illegible]	Colleen Farrell	8/8/26
Susan Alberson	Bridgewater	Susan Alberson	8/8/26

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Karyn Reiland	4269 72nd Ct E Bradenton FL 34203	K Reiland	9-15

(1)

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Name	Address	Signature	Date
Richard Moreno	17119 Harvest Moon way Bradenton 34211		08/14/2024 (1)

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Pam Boban	5005 Corova Way		7/17/26
Dee Trifiletti	17036 Cresswind		7/17/26
Lynne Hunter	5015 Surfside Cir		7/17/26
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Name	Address	Signature	Date
Sophia McArdle PhD	5042 Surfside Circle		7/16/26
[illegible]	5060 Treetop Circle		7/16/26
Carolyn Burrows	4947 Surfside Circle		7/16/26
Maureen Fox	5062 Surfside Cir		7/16/26
Georgiana Cullison	4976 Fairhope Cir		7/16/26
DAVID WOUTTEN	5114 BARNETT CIR		7/18/26
Laura Bachar	17412 Cresswind Terr		7/18/26
Carol Hamersky	17924 Cresswind Terr		7/18/26
Pete Yalch	4824 CARUVA		7/18/26
MITCH RAPPEL	4915 KIVACIRCLE		07-18-26

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Jan Beaty	5048 Kiva Circle	Jan Beaty	7/15/26
MERRI JO GAMBLE	4994 FAIRHOPE CIR.	[illegible]	7/16/26
Rich GONLIN	4988 Fairhope Cr	[illegible]	7/16/26
DENNIS TANNER	5178 BARNETT	[illegible]	7/16
TIM ROBBINS	5008 KIVA CIR.	[illegible]	7/16
Billie Creedman	18320 Rockport Pl	Billie Creedman	7/16
Jeanne Mangarello	17034 Cresswind Ter	Jeanne Mangarello	7/16/26
STAN BUNSICK	5665 Silverside Pine	[illegible]	7/17/26
JAN STEEL	17104 CRESSWIND	[illegible]	7-18-26
GILL STEEL	17104 CRESSWIND	Gill Steel	7-18-26

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SIGNATURES: By signing below, I respectfully call upon Manatee County Commissioners to pursue a more appropriate location for the Project Grace regional sports and entertainment commercial complex.

Name	Address	Signature	Date
Kathryn McGlynn	5012 Carova Way	Kathryn McGlynn	7/23/2026
Marcie Cynamon	5008 CAROVA W	Marcie Cynamon	7/24/26
Leigh Lin	8325 Farington Ct	[illegible]	7/24/26
Jessica Wilson	5563 Silverside	[illegible]	7/24/26
[illegible]	17942 Carthamo Cr	Wendy Sothan	7/25/26
Heather Conroy	10116 Baywood Ct	Heather Conroy	7/25/26
Paul Crispi	7132 Woodville Cv	[illegible]	7/25/26
Danielle Crispi	7132 Woodville Cv	Danielle Crispi	7/25/26
Maria C. Gómez	16430 Slate PL	[illegible]	7/25/26
Mr Mrs Skalski	16015 Tradewind Terr	[illegible]	7/25/26

PETITION TO THE MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS

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Name	Address	Signature	Date
John Green	10536 White Linen Dr.		7/25/26
Adriana Green	Lorraine Lakes		7/25/26
RICK ORTIZ	rick.ortiz19@icloud.com		7-25-26
Sandy Swerdlow	Blue Bay Terrace Lorraine Lakes		7-25-26

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Name	Address	Signature	Date
Sharon Rizzo	Lorraine Lakes 14717 Lyla Terrace	[signature]	7/25
JOSEPH DEMPSEY	17724 ROOST PLACE	[signature]	7-25
Jane Beyer	17511 CANOPY PL	[signature]	7-25

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Name	Address	Signature	Date
JEFF PICCHIOTTINO	4918 NIVA CIR		7-19-26
Patricia Geiman	4975 Oyster Pearl St	Patricia Geiman	7-25-26
Fran Tulski	7458 Edenmore St	Lakewood Ranch	7-25-26
ANDREW MATTHEWS	5511 SILVERRIDGE PROJECT		7-25-26

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Name	Address	Signature	Date
James A Flora	Bradenton FL 5070 Surfside Dr	James A Flora	7/15/26
Jeanette Bevis	5293 Barnett LWR, FL 34211	Jeanette Bevis	7/15/26
Jacqueline Morgan	5031 Carova Way Bradenton FL 34211	Jacqueline Morgan	7/15/26
Todd Morgan	5031 CAROVA WAY LWR, FL. 34211	Todd Morgan	7/15/26
Kathleen M. Flora	5070 SURFSIDE DR LWR FL 34211	Kathleen Flora	7/15/26
Michael DeWitt	5003 Tobermory	Michael DeWitt	7/25/26
Al Taglieferri	17016 Harvest Moon way,	Al Taglieferri	7/25/26
Sharlene May-Jellows	17112 Reserva Bradenton		7/25/26
Brian T. Coleman	4975 Oyster Pond St	Brian T. Coleman	7/25/26

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Name	Address	Signature	Date
Shawne Pecar	5052 Kiva Circle LWR	Shawne Pecar	7/15/26
Michael Pecar	5052 KIVA CIR		7/15/26
SOPHIE KONYA	5057 SURFSIDE CIR		7/15/26
THEODORE KONYA	5057 SURFSIDE CIRCLE		7/15/26
FRED SILCK	5191 BARNETT CIRCLE		7-15-26
TOM STANTON	17908 CROSSWIND TER		7/15/26
Nicholas Keen	5340 Grove Spring Loop		7/15/26
Bill Powell	5053 SURFSIDE CIR		7/15/26
Scott Cummings	4932 FAIRHOPE CIR		7/15/26
EILEEN CUMMINGS	4932 FAIRHOPE CIRCLE		7/15/26
Pamela Mosser	5084 Fairhope Circle	Pamela Mosser	7/15/26

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Name	Address	Signature	Date
Tammy Bereak	18228 Morgan Dr.		7/16/26
Linda Marris	18231 Morgan Dr.		7/16/26
Ellen Klein	18335 Rockport Pl		7/16/26
Maria Goldsmith	5035 Kiva Circle		7/16/26
Cynthia Rell	5033 Fairhope		7/16/26
Bonnie Owen	18257 Rockport Pl		7/16/26
Laura Moruski	5040 Kiva Circle		7/16/26
Theresa Selamie	5056 Kiva Cir		7/16/26
Susan Welter	4919 Kiva Cir		7/16/26
Dianna Kerschner	5022 Solstice Cir		7/16/26

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TO: Dr. Robert McCann, Tal Siddique, George Kruse, Jason Bearden, Amanda Ballard, Mike Rahn

Hi, I'm Joe Moninski, resident of Lakewood Ranch living in Cresswind. I'm not opposed to a skating rink – I learned to skate as a young child and played hockey well into my adult years. However, I am concerned with construction of a massive sports and entertainment facility in the heart of our residential community, under the disguise known as "Project Grace".

The "East County Facilities AKA Premier Park" rezoning proposal, December 9, 2021 indicates, I **quote:** *"public use facilities (library, Sheriff Substation, or Emergency Management Service station) along with **low-intensity recreational uses**."* That's what y'all told us, "For the record". The Megaplex does not fit this description. Bait & Switch.

The Megaplex is oversize for this land with a 2500 seat arena, hosting over 200 events each year. Contrary to supporters' beliefs, these events are not local hockey play, or kids' birthday parties. This business needs lots of **major** regional events to get return on an $80M investment. But the e-bike kids will absolutely LOVE the vacant 800-car parking garage, wheelies on the cool shaded third floor, spying on the Sapphire Point neighbors or the Sheriff's Station from the top. The Tic-Toc videos will be great! And the bar! Someone throwing down a few cold ones watching my grandkids learn to skate.

The lease terms are ludicrous. Example, a commercial property on Lorraine, 5 acres, lease cost of a quarter million $ a year. Extrapolated to 22 acres, the expected lease should be over $1M per year, not $100,000. Somebody misplaced a decimal. I bet ALL of us (red & green shirts alike) would love our tax bills reduced like that. If you're concerned about revenue loss due to Amendment 3, why virtually "give away" this land for pennies on the dollar? If the business plan cannot survive without this gift, then the plan is simply not good.

The Megaplex covers significant area with impervious surface. With heavy rainstorms, surrounding neighborhoods will be impacted. And yet, a commissioner proposes adding taxes on residents to buy up more "greenspace". How about using common sense with what we already have? Let's not "pave paradise to put up a parking lot".

The request is simple, move the Megaplex to an appropriate commercial location, near a major highway, and collect a **fair share** of money from the business, or kill the project completely.

Thank you for your time.

Joe Moninski
5040 Kiva Cir
Lakewood Ranch, FL

Blumberg No. 5137 BC Item JM 2 DOCS 9/1/26

EMS
KEY
1 Proposed pond
2 Existing pond
3 MSO/EMS fuel station
4 Satellite services
5 Library
6 Playground
7 Racket facility
8 Aquatic facility
9 Gymnasium
10 Parking
11 Baseball/softball complex
12 Dog park
13 BMX track
14 Basketball court
15 Skate park
16 Volleyball courts
17 Event lawn
18 Maintenance building
Pedestrian pathway
Existing/proposed pond
Development area
RANGELAND PARKWAY
UIHLEIN ROAD

ITEM 1

RECOMMENDED in Open Session by
Manatee County Planning Commission
December 9, 2021

Planning Commission
December 9, 2021

SUBJECT

PDPI-19-22(Z)(G) – EAST COUNTY FACILITIES AKA PREMIER PARK - GDP – MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS – PLN1910-0111 - QUASI-JUDICIAL - MARSHALL ROBINSON, PRINCIPAL PLANNER

A REZONE OF APPROXIMATELY 110.38 ACRES GENERALLY LOCATED NORTH OF SR 70, EAST OF POST BLVD, SOUTHEAST OF RANGELAND PKWY AND WEST OF UIHLEIN ROAD IN MANATEE COUNTY, AND COMMONLY KNOWN AS 16410 RANGELAND PARKWAY FROM A/WP-E/ST (GENERAL AGRICULTURE/WATERSHED PROTECTION EVERS/SPECIAL TREATMENT OVERLAY DISTRICTS) ZONING DISTRICT TO THE PDPI (PLANNED DEVELOPMENT PUBLIC INTEREST) ZONING DISTRICT, RETAINING THE WP-E/ST (WATERSHED PROTECTION EVERS/SPECIAL TREATMENT) OVERLAY DISTRICTS; APPROVING A GENERAL DEVELOPMENT PLAN FOR A COUNTY PARK.

Category

ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

Briefings

None

Contact and/or Presenter Information

Presenter: Marshall Robinson, Principal Planner, 941-748-4501 ext. 3830, marshall.robinson@mymanatee.org

Contact: Natalie Chiapusio, Planning & Zoning Technician, 941-748-4501 ext. 6839, natalie.chiapusio@mymanatee.org

retaining the WP-E/ST (Evers Watershed Protection Overlay/Special Treatment Overlay) to PDPI (Planned Development Public Interest) with a General Development Plan. With the General Development Plan, a broad variety of general uses have been identified including public use facilities (library, Sheriff Substation, or Emergency Management Service station) along with low-intensity recreational uses. The goal is to circumvent the applicant from having to come back before the County Commission for a decision as long as the proposed uses are among those identified on the General Development Plan.

Member Rutledge asked who is specifically responsible for requesting the uses and making directives for the General Development Plan. Ms. LaBarr explained County staff would contemplate the uses and make the directives.

Tom Yarger, Construction Services Manager, stated the director of the department that is going to own the completed facility as well as the County Administrator and Deputy County Administrators would be part of the process. Upon question about approval, Mr. Yarger confirmed an administrative permit might be necessary, and depending on the use it would have to be heard by the County Commission if there is a change from the General Development Plan.

Discussion ensued on budget and the public being kept in the loop of the approval process.

Marshall Robinson, Principal Planner, stated the purpose of the General Development Plan and rezone to enhance the property with entitlements of a PDPI zoning district. The entitlements would travel with the General Development Plan, and the completed General Development Plan process would be followed by an administrative review process (Final Site Plan review), which is scrutinized according to the LDC.

Member Rutledge stated that he would like the public to be aware of the process.

Camilo Soto, Assistant County Attorney, pointed out Mr. Rutledge is imploring County citizens to be vigilant and aware, and this would be applicable to numerous matters that occur in local government.

Mr. Robinson was available to address any questions.

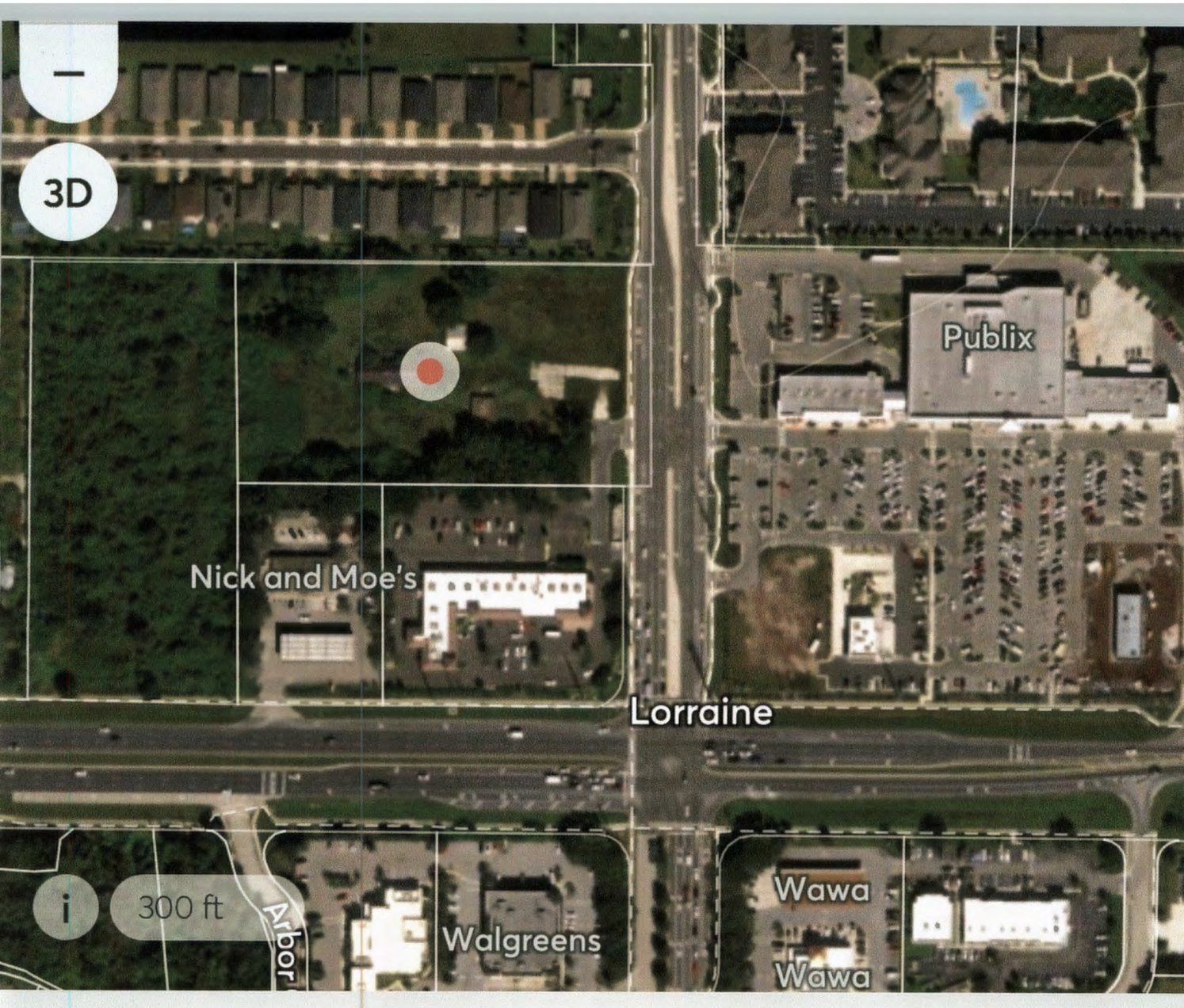
Based upon the staff report, evidence presented, comments made at the public hearing, and finding the request to be consistent with the Manatee County Comprehensive Plan and the Manatee County Land Development Code (LDC), as stipulated herein, Member Rutledge moved to recommend adoption of Manatee County Zoning Ordinance PDPI-19-22(Z)(G); Approval of the General Development Plan with Stipulations A.1-A.5; B.1-B.7; C.1-C.4 and D.1. The motion was seconded by Member DeLesline and carried 6-0, with Member Smock absent.

PC20211209DOC003

2. **ORDINANCE/ZONING**

A duly advertised public hearing was held to consider recommending adoption of proposed Zoning Ordinance PDR-21-04(Z)(G), Westover Estates/McAdam, Edmund James, McAdam, Jacqueline, McAdam, Edmund James and Jacqueline Living Trust DTD 4/29/16, Mcinerney, Russell A., Androy, Jovonnie aka McInerney, Jovonnie, Androy, Jovinnie Lynn aka McInerney, Jovonnie Lynn.

No ex-parte communications were disclosed.



Images Map Street

6012 Lorraine Rd • Bradenton, FL 34211

Commercial Land for Lease in Bradenton, Florida

$21,000/mo **4.67 acres**

INNOVATE
REAL ESTATE

Search Agents/Offices Resources About Us Join Us

FOR RENT
$252,000 CALCULATE PAYMENT

6012 Lorraine Road
Bradenton, FL 34211

Mixed Use
Commercial for Lease

200,000
Sq. Ft.

4.67
Acre Lot

2 of 21 Full Screen Photos Map

Request A Showing

In Person

Monday 31 | Tuesday 1 | Wednesda 2

Aug S

Ask a Question

I am interested in 6012 Lorrai
Bradenton, FL 34211.

First Name Last

Phone

email@example.com

change.org

MOVE the Rink Megaplex!

Blumberg No. 5137
BC Item 2 TH
Petitions 9/1/26

Name	Location	Signed On
tom hirt	Cincinnati, OH	2026-07-15
Susan Solz	Bradenton, FL	2026-07-15
Maria Rose	Bradenton, FL	2026-07-15
Cheryl Lerner	Bradenton, FL	2026-07-15
Rosella Stromberg	Bradenton, FL	2026-07-17
Michael Pecar	Lakewood Ranch, FL	2026-07-17
Paige Noelle LaLiberty	Bradenton, FL	2026-07-17
Milo Yerger	Whitehall, PA	2026-07-17
Monica kunysz	Bradenton, FL	2026-07-17
Kathy Flora	Bradenton, FL	2026-07-17
Jim Flora	Bradenton, FL	2026-07-17
Linda Siggia	Lakewood Ranch, FL	2026-07-17
Jack Burke	Bradenton, FL	2026-07-17
Vera Earle	Bradenton, FL	2026-07-17
William Powell	Bradenton, Afghanistan	2026-07-17
Bryon Bonafede	Bradenton, FL	2026-07-17
Marc Kerschner	Bradenton, FL	2026-07-17
Heidi Stone	Bradenton, FL	2026-07-17
Mia secret	Florida	2026-07-17
Maureen Fox	Bradenton, FL	2026-07-17
Vincent Marando	Bradenton, FL	2026-07-17

Name	Location	Signed On
Helen Leuthner	Lake Grove, NY	2026-07-18
Patricia Antaya	Bradenton, FL	2026-07-18
Lisa Dufault	Lakewood Ranch, FL	2026-07-18
Dean Xinidakis	Bradenton, FL	2026-07-18
Kim Baldwin	Lakewood Ranch, FL	2026-07-18
Kirk McCoy	Lakewood Ranch, FL	2026-07-18
Rolando Meneses	Bradenton, FL	2026-07-18
Kathe Kingston	Bradenton, FL	2026-07-18
Kristen Kullman	Bradenton, FL	2026-07-18
Carol Magnowski	Bradenton, FL	2026-07-18
Maurice Vaughan	Greenville, NC	2026-07-18
Patty Zoller	Bradenton, FL	2026-07-18
Colleen Welmer	Bradenton, FL	2026-07-18
Nancy Hanson	Bradenton, FL	2026-07-18
Michelle Sarson	Lakewood Ranch, FL	2026-07-18
Melinda Kinnaird	Hot Springs National Park, AR	2026-07-18
Christine Manganello	Bradenton, FL	2026-07-18
Stacy Bonafede	Bradenton, FL	2026-07-18
Steven Cohrs	Bradenton, FL	2026-07-18
Rachelle vincenti	Largo, FL	2026-07-18
Les Mangle	Bradenton, FL	2026-07-18

Name	Location	Signed On
Mary Paligraf	Bradenton, FL	2026-07-18
Susan Glass	Bradenton, FL	2026-07-18
Beth Lakis	Bradenton, FL	2026-07-18
Lynne Turkus	Bradenton, CT	2026-07-18
Marilyn Southerton	Bradenton, FL	2026-07-18
Todd Lachina	Bradenton, FL	2026-07-18
Marc Bashoor	Bradenton, FL	2026-07-18
Beatriz Tremols	Bradenton, FL	2026-07-18
Patti Carmichael	Bradenton, FL	2026-07-18
Karen Klauseger	Lemont, IL	2026-07-18
Lynne Hunter	Bradenton, FL	2026-07-18
Paul Silansky	Cutchogue, NY	2026-07-18
Edison Keener	Bradenton, FL	2026-07-18
Amanda May	Bradenton, FL	2026-07-18
Joseph May	BRADENTON, FL	2026-07-18
Nestor Sanchez	Lakewood Ranch, FL	2026-07-18
Rachel Ray-Moulder	Bradenton, FL	2026-07-18
Carol Book	York, PA	2026-07-18
Remie Naples	Bradenton, FL	2026-07-18
Sheri Schreiber	Bradenton, FL	2026-07-18
Pearl George	Bradenton, FL	2026-07-18

Name	Location	Signed On
Nicole Love	Lakewood Ranch, FL	2026-07-18
Roseanne Lynch	Lakewood Ranch, FL	2026-07-18
Jack DeLoach Jr.	Lakewood Ranch, FL	2026-07-18
Lisa Rosenfeld	Manatee, FL	2026-07-18
Judy Rowe	Bradenton, FL	2026-07-18
Miguel Terlizzi	Orlando, FL	2026-07-18
Eduardo Freisz	Bradenton, FL	2026-07-18
Leonora Fernando	Bradenton, FL	2026-07-18
Margaret Vacheron	Lakewood Ranch, FL	2026-07-19
Patricia Valenti	Bradenton, FL	2026-07-19
Eric Rubin	Bradenton, FL	2026-07-19
Sharom Castellano	Bradenton, FL	2026-07-19
Timm Adams	Bradenton, FL	2026-07-19
Laura gurak	Bradenton, FL	2026-07-19
Kumar Buvanendaran	Lakewood Ranch, FL	2026-07-19
Nan Bala	Bradenton, FL	2026-07-19
Catherine Tokar	Lakewood Ranch, FL	2026-07-19
Teresa Brecht	Bradenton, FL	2026-07-19
Robert Biancardi	Bradenton, FL	2026-07-19
Kris reed	Bradenton, FL	2026-07-19
Daljit Virdi	Lakewood Ranch, FL	2026-07-19

Name	Location	Signed On
Varinder Virdi	Bradenton, FL	2026-07-19
Edward Markushewski	Huntsville, AL	2026-07-19
Amber Gassler	Bradenton, FL	2026-07-19
Shanon Weedman	Sarasota, FL	2026-07-19
Elizabeth Melo	Orlando, FL	2026-07-19
Jo Collier	City of London, United Kingdom	2026-07-19
Barry Katz	Bradenton, FL	2026-07-19
Brenda Webb	Bradenton, FL	2026-07-19
Rita Gvildys	Bradenton, FL	2026-07-19
Steven Cornier	Bradenton, FL	2026-07-19
Lory Withrow	Bradenton, FL	2026-07-19
Susan Mullins	Bradenton, FL	2026-07-19
Lisa Lucas	Bradenton, FL	2026-07-19
Karen Kullman	Bradenton, FL	2026-07-19
Donna Meyer	Lakewood Ranch, FL	2026-07-19
Janice Mars	Lakewood Ranch, FL	2026-07-19
John Overturf	Lakewood Ranch, FL	2026-07-19
Daniel Rigsby	Bradenton, FL	2026-07-19
Judy Pitzele	Bradenton, FL	2026-07-19
Cindy Greenlee	Bradenton, FL	2026-07-19
Bob Haas	Bradenton, FL	2026-07-19

Name	Location	Signed On
Cameron Marian	Lakewood Ranch, FL	2026-07-19
Bob Niederpruem	Bradenton, FL	2026-07-19
Colleen Sutherland	Bradenton, FL	2026-07-19
Steven Savov	Bradenton, FL	2026-07-19
Allen schroers	Bradenton, FL	2026-07-19
mona Dicomo	Lakewood Ranch, FL	2026-07-19
Theresa Hendry	Sarasota, FL	2026-07-19
Maria Garcia	Land O Lakes, United States	2026-07-19
Ruthanne Becker	New Port Richey, FL	2026-07-19
Teresa Adams	Bradenton, Botswana	2026-07-19
Jacob Cohen	Netherlands	2026-07-19
Dean Adams	Bradenton, FL	2026-07-19
Christina Rabenstein	Bradenton, FL	2026-07-19
Troy Rabenstein	Bradenton, FL	2026-07-19
Diane Cedar	Lakewood Ranch, FL	2026-07-19
Dante Shams	Clearwater, FL	2026-07-19
carrie freed	Lakewood Ranch, FL	2026-07-19
Dee D.	Bradenton, FL	2026-07-19
Jamie Stephenson	Cape Coral, FL	2026-07-19
Ellen jones	Bradenton, FL	2026-07-19
Steve Welmer	Bradenton, FL	2026-07-19

Name	Location	Signed On
Pamella Gorzell	Bradenton, FL	2026-07-18
Jason Wing	Boca Raton, FL	2026-07-18
Ann Schurhammer	Bradenton, FL	2026-07-18
Scott Rubin	Bradenton, FL	2026-07-18
Melissa Drews	Bradenton, FL	2026-07-18
Nancy Basmagyngmailcom	Bradenton, FL	2026-07-18
Enrique Luevano	Lakewood Ranch, FL	2026-07-18
Catie Mulcahy	Bradenton, FL	2026-07-18
Mark Steinke	Bradenton, FL	2026-07-18
Linda Marx	Denver, CO	2026-07-18
Barbara wallace	Lakewood Ranch, FL	2026-07-18
Karen Rimdzius	Lakewood Ranch, FL	2026-07-18
Brian Sawyer	Bradenton, FL	2026-07-18
Sandra Caldwell	Bradenton, FL	2026-07-18
Jennifer Blake	Bradenton, FL	2026-07-18
Deirdre Macadam	Apopka, FL	2026-07-18
Tamara Villwock	Bradenton, FL	2026-07-18
Jeanne waldmann	Bradenton, FL	2026-07-18
Michael Mancuso	Bradenton, FL	2026-07-18
Diane Beveridge	Bradenton, FL	2026-07-18
Joye lucking	Bradenton, FL	2026-07-18

Name	Location	Signed On
Denise Treinen	Bradenton, FL	2026-07-18
Lisa Grammatico	Bradenton, FL	2026-07-18
Patty Keener	Lakewood Ranch, FL	2026-07-18
Jay Manik	Bradenton, FL	2026-07-18
maureen gregg	Bradenton, FL	2026-07-18
Henry Kunzweiler	Bradenton, FL	2026-07-18
Thomas Magnowski	Bradenton, FL	2026-07-18
Kelly Villa	Lakewood Ranch, FL	2026-07-18
Teresa Baker	Bradenton, FL	2026-07-18
Barry Hagedorn	Lakewood Ranch, FL	2026-07-18
Roger Haney	Bradenton, FL	2026-07-18
Josheua Williams	Tampa, FL	2026-07-18
Vicki Blaich	Bradenton, FL	2026-07-18
Michelle MacDonald	Bradenton, FL	2026-07-18
Suzanne Vitale	Lakewood Ranch, FL	2026-07-18
Donna Geraldi	Bradenton, FL	2026-07-18
Lawrence Laska	Bradenton, FL	2026-07-18
Steven Passik	Bradenton, FL	2026-07-18
Patricia McLoughlin	Bradenton, FL	2026-07-18
Francis McLoughlin	Bradenton, FL	2026-07-18
Susan kunzweiler	Bradenton, FL	2026-07-18

Name	Location	Signed On
John Lucking	Bradenton, FL	2026-07-17
Sue Baer	Bradenton, FL	2026-07-17
Giuseppe Golino	Bradenton, FL	2026-07-17
Lauren Williams	Sarasota, FL	2026-07-17
Manuel Falla	Bradenton, FL	2026-07-18
Tracy Zobel	Bradenton, FL	2026-07-18
Scott Breitung	Bradenton, FL	2026-07-18
Anthony Bisconti	Bradenton, FL	2026-07-18
Patricia Breitung	Bradenton, FL	2026-07-18
William Smith	Bradenton, FL	2026-07-18
Marie Bisconti	Bradenton, FL	2026-07-18
Gina Blair	Bradenton, FL	2026-07-18
Ellen Goodwin	Bradenton, FL	2026-07-18
Erika Sterchele	Bradenton, FL	2026-07-18
Barbara Silck	Bradenton, FL	2026-07-18
Joe Sarson	Bradenton, FL	2026-07-18
Fred silck	Bradenton, FL	2026-07-18
Alan irwin	Bradenton, FL	2026-07-18
Linda Antonazzo	Lakewood Ranch, FL	2026-07-18
Farhood Selamie	Lakewood Ranch, FL	2026-07-18
Danielle Di Silvestro	Bradenton, FL	2026-07-18

Name	Location	Signed On
Kyra Schwartz	Lakewood Ranch, FL	2026-07-18
Skylar Makal	Bradenton, FL	2026-07-18
Angela Lin Ee	Bradenton, FL	2026-07-18
Elzbieta Adamczyk	Bradenton, FL	2026-07-18
Valerie Marinelli	Lakewood Ranch, FL	2026-07-18
Peggy Best Cohrs	Bradenton, FL	2026-07-18
Tierra Elliott	Bradenton, FL	2026-07-18
Kathleen budrawich	Bradenton, FL	2026-07-18
Kelli thompson	Bradenton, FL	2026-07-18
Leeann V	Bradenton, FL	2026-07-18
Cindy Dollarhide	Bradenton, FL	2026-07-18
Joseph Cirruzzo	Lakewood Ranch, FL	2026-07-18
marina Lukowitsch	Santa Monica, CA	2026-07-18
Joseph Ravana	New York, NY	2026-07-18
Kelly Musgrove	Bradenton, FL	2026-07-18
Louise Rothfeld	Lakewood Ranch, FL	2026-07-18
MONIKA Cornier	Bradenton, FL	2026-07-18
Andrew Fox	Bradenton, FL	2026-07-18
Tracy Fox	Bradenton, FL	2026-07-18
Angela Nicolopoulos	Lakewood Ranch, FL	2026-07-18
Philip-Brian Freed	Lakewood Ranch, FL	2026-07-18

Name	Location	Signed On
Julie Walton	Bradenton, FL	2026-07-18
Harry Ambrogi	Bradenton, FL	2026-07-18
Kimberly Bodamer	Bradenton, FL	2026-07-18
Geri Drexler	Bradenton, FL	2026-07-18
Luzette Socash	Bradenton, FL	2026-07-18
Jean Coxson	Bradenton, FL	2026-07-18
Adam Trifelos	Bradenton, FL	2026-07-18
Joanne Wing	Bradenton, FL	2026-07-18
Cynthia Passik	Bradenton, FL	2026-07-18
Darryl Bowen	Bradenton, FL	2026-07-18
Annette Bernard	Bradenton, FL	2026-07-18
George Walter	Bradenton, FL	2026-07-18
Ryan LaLiberty	Bradenton, FL	2026-07-18
Diana Pal	Bradenton, FL	2026-07-18
Jean ruff	Bradenton, FL	2026-07-18
Danny Richardson	Lakewood Ranch, FL	2026-07-18
Diana Croom	Lakewood Ranch, FL	2026-07-18
Susan Leonard	Bradenton, FL	2026-07-18
Mary Olmstead	Bradenton, FL	2026-07-18
Judi Cohen	Bradenton, FL	2026-07-18
Maria Torres	Lakewood Ranch, FL	2026-07-18

Name	Location	Signed On
George Kallas	Bradenton, FL	2026-07-18
Holly Del Valle	Bradenton, FL	2026-07-18
Bryant Rivera	Bradenton, FL	2026-07-18
Lori Fletcher	Bradenton, FL	2026-07-18
Brian McCarthy	Lakewood Ranch, FL	2026-07-18
Joan Hoover	Bradenton, FL	2026-07-18
Susan Piatek	Bradenton, FL	2026-07-18
Amelia Harding	Bradenton, FL	2026-07-18
Holly Bush	Bradenton, FL	2026-07-18
Mark Barry	Bradenton, FL	2026-07-18
Amy McCarthy	Lakewood Ranch, FL	2026-07-18
LUCIA MAGNOLE	Bradenton, FL	2026-07-18
Rosemary Bertelle	Bradenton, FL	2026-07-18
Jeanne Nelson	Bradenton, FL	2026-07-18
Paul Dumesnil	Bradenton, FL	2026-07-18
MShell Stohr	Bradenton, FL	2026-07-18
Vicki vin	Bradenton, FL	2026-07-18
Yaara Lansing	Lakewood Ranch, FL	2026-07-18
John Opoku	Lakewood Ranch, FL	2026-07-18
Christine Dinerstein	Bradenton, FL	2026-07-18
John Pryor	Bradenton, FL	2026-07-18

Name	Location	Signed On
Angela I	Bradenton, FL	2026-07-18
Brenda Markee	Bradenton, FL	2026-07-18
Mitchell Piatek	Bradenton, FL	2026-07-18
Ingried Hernández-Alvarez Hernández-Alvarez	Bradenton, FL	2026-07-18
Ralph Bertelle	Bradenton, FL	2026-07-18
art brzostowski	lakewood Ranch, FL	2026-07-18
Chris Olmstead	Bradenton, FL	2026-07-18
Dani crispi	Bradenton, FL	2026-07-18
Edward Alvarezsoto	Lakewood Ranch, FL	2026-07-18
Claude Grammatico	Sarasota, FL	2026-07-18
David Sterling	Bradenton, FL	2026-07-18
Gerrie Ferraro	Bradenton, FL	2026-07-18
Gerry McCool	Bradenton, FL	2026-07-18
Paul Langford	Bradenton, FL	2026-07-18
Sharon Griffin	Bradenton, FL	2026-07-18
Cheryl Pawson	Bradenton, FL	2026-07-18
Kate Plush	Bradenton, FL	2026-07-18
Mary Maloley	Bradenton, FL	2026-07-18
Denise Wakim	Bradenton, FL	2026-07-18
Oksana Dorneles	Bradenton, FL	2026-07-18
Joanne Haas	Bradenton, FL	2026-07-18

Name	Location	Signed On
Suzana Borba	Bradenton, FL	2026-07-18
Sheryl Taylor	Bradenton, FL	2026-07-18
Virginia Trzaskus	Lakewood Ranch, FL	2026-07-18
Jim Newcombe	Lakewood Ranch, FL	2026-07-18
GARY SANDS	Parrish, FL	2026-07-18
Sue DeRamo	Bradenton, FL	2026-07-18
Terri Dudal	Washington, MI	2026-07-18
Alicia Strassel	Bradenton, FL	2026-07-18
Lynn Kochanski	Bradenton, FL	2026-07-18
Jayna Herges	Bradenton, FL	2026-07-18
Candice Cancienne	Bradenton, FL	2026-07-18
Sheree Parke	Bradenton, FL	2026-07-18
Jason Bishop	Bradenton, FL	2026-07-18
David Kullman	Bradenton, FL	2026-07-18
Lisa Scott	Bradenton, FL	2026-07-18
Fred Bonaccorso	Bradenton, FL	2026-07-18
Karen Gonlin	Bradenton, FL	2026-07-18
Lawrence Corrier	Bradenton, FL	2026-07-18
Lowen Stewart	Indpls, IN	2026-07-18
Laurie Harris	Tampa, FL	2026-07-18
Sandra Budzynski	Bradenton, FL	2026-07-18

Name	Location	Signed On
Matthew Wing	Bradenton, FL	2026-07-18
Robbie Sherwin	Bradenton, FL	2026-07-18
Marietta Mikesell	Bradenton, FL	2026-07-18
Natalie Ryan-Helms	Bradenton, FL	2026-07-18
Sophia McArdle	Bradenton, FL	2026-07-18
Susan Contarino	Bradenton, FL	2026-07-18
Michael Garrett	Lakewood Ranch, FL	2026-07-18
Roberta Schilhabel	Bradenton, FL	2026-07-18
Georgine Evans	Bradenton, FL	2026-07-18
Rinkje Zondor	Bradenton, FL	2026-07-18
Sara Sterling	Bradenton, FL	2026-07-18
Susan Podor	Bradenton, FL	2026-07-18
Catherine Walsh	Bradenton, FL	2026-07-18
Arnie Zopfi	Lakewood Ranch, FL	2026-07-18
Jaclyn Picone	Lakewood Ranch, FL	2026-07-18
Amy Loumeau	Lakewoodranch, FL	2026-07-18
Patricia Garrett	Lakewood Ranch, FL	2026-07-18
Elliot Walker	Cape Coral, United States	2026-07-18
Mary Walsh	Lakewood ranch, FL	2026-07-18
Richard Koirtyohann	Bradenton, FL	2026-07-18
John Budzynski	Bradenton, FL	2026-07-18

Name	Location	Signed On
Paula Felsing	Bradenton, FL	2026-07-17
Sally Roberts	Bradenton, FL	2026-07-17
Jo Anne Lancia	Florida, FL	2026-07-17
Ty Brewer	Bradenton, FL	2026-07-17
Jennifer braccia	Bradenton, FL	2026-07-17
Shawn Heffernan	Bradenton, FL	2026-07-17
Linda Cook	Lakewood Ranch, FL	2026-07-17
Simone Leo	Bradenton, FL	2026-07-17
Debra Grutzius	Lakewood Ranch, FL	2026-07-17
Michael Sanchioni	Bradenton, FL	2026-07-17
Hailey Graber	Bradenton, FL	2026-07-17
Peggy Winstanley	Bradenton, FL	2026-07-17
Stacey Boss	Bradenton, FL	2026-07-17
Christine Piscitelli	Bradenton, FL	2026-07-17
Ann Makkiya	Bradenton, FL	2026-07-17
Bee Colonna de Lega	Bradenton, FL	2026-07-17
Diane Strandberg	Denver, CO	2026-07-17
Tamorra GOODMANSON	Bradenton, FL	2026-07-17
Sharon Yalch	Lakewood Ranch, FL	2026-07-17
Dion roy	Las Vegas, NV	2026-07-17
Jacqueline Haaland	Bradenton, FL	2026-07-17

Name	Location	Signed On
Ashley Coil	Bradenton, FL	2026-07-17
Russ Sinacore	Bradenton, FL	2026-07-17
Jennifer Culver	Bradenton, FL	2026-07-17
Kathleen Rogers	Bradenton, FL	2026-07-17
Lisa Mccool	Bradenton, FL	2026-07-17
Nathalie Posthuma	Bradenton, FL	2026-07-17
Alice Scholes	Bradenton, FL	2026-07-17
Juan Manuel Arias	Bradenton, FL	2026-07-17
Kim Johnson	Bradenton, FL	2026-07-17
Lainie goldberg	Bradenton, FL	2026-07-17
Nichole Willey	Bradenton, FL	2026-07-17
Karolina Menconi	Lakewood Ranch, FL	2026-07-17
Rose Godwin	Brad, FL	2026-07-17
Danae Schneider	Bradenton, FL	2026-07-17
Kate Sherwin	Bradenton, FL	2026-07-17
Christine Panzarino	Bradenton, FL	2026-07-17
Andrea farbman	Bradenton, FL	2026-07-17
Kathleen Tomczyk Born	Bradenton, FL	2026-07-17
Kelley hilton	Bradenton, FL	2026-07-17
Cole Hilton	Bradenton, FL	2026-07-17
Cary Jones	Bradenton, FL	2026-07-17

Name	Location	Signed On
Melissa Shea	New York, FL	2026-07-17
Maara percy	Bradenton, FL	2026-07-17
Dean Winters	Bradenton, FL	2026-07-17
Antonio Percy	Bradenton, FL	2026-07-17
William And Susan Parry	Lakewood Ranch, FL	2026-07-17
Walter Friedrich	Bradenton, FL	2026-07-17
Crystal Rothhaar	Bradenton, FL	2026-07-17
Julie Brassfield	Bradenton, FL	2026-07-17
Kim Chapman	Nashua, NH	2026-07-17
Stephanie Swonger	Bradenton, FL	2026-07-17
Christina Alvarez	Bradenton, FL	2026-07-17
Steve t	Bradenton, FL	2026-07-17
Stella Bakopoulos	Bradenton, FL	2026-07-17
Gabriel Alvarez	Bradenton, FL	2026-07-17
Taylor Mikell	Bradenton, FL	2026-07-17
Nicholas Restivo	Bradenton, FL	2026-07-17
Marie Atake	Lakewood Ranch, FL	2026-07-17
Brandon Brown	Bradenton, FL	2026-07-17
Debbie Herrera	palmetto, FL	2026-07-17
Pat Rizzo	Bradenton, FL	2026-07-17
Robert Meyer	Bradenton, FL	2026-07-17

Name	Location	Signed On
Samantha Lakehomer	Bradenton, FL	2026-07-17
Gloria Meek	Bradenton, FL	2026-07-17
Sarah king	Bradenton, FL	2026-07-17
james long	Sarasota, FL	2026-07-17
Shelly Bishop	Bradenton, FL	2026-07-17
Lorenzo Arellano	Lakewood Ranch, FL	2026-07-17
Karen Fleming	Bradenton, FL	2026-07-17
Laura Romeiro	Bradenton, FL	2026-07-17
Ana Casella	Lakewood Ranch, FL	2026-07-17
Mateo Orlandini	Bradenton, FL	2026-07-17
Barbara Curran	Bradenton, FL	2026-07-17
Julia Orlandini	Lakewood Ranch, FL	2026-07-17
Carol Laurie	Bradenton, FL	2026-07-17
tom richardson	Bradenton, FL	2026-07-17
Li Zhao	Bradenton, FL	2026-07-17
Felicia Gallagher	Bradenton, FL	2026-07-17
Myra Nenna	Bradenton, FL	2026-07-17
Mende Ritch	Bradenton, FL	2026-07-17
Theresa Keri	Bradenton, FL	2026-07-17
Craig Violett	Bradenton, FL	2026-07-17
Cindy Betke	Bradenton, FL	2026-07-17

Name	Location	Signed On
Mike Grassia	Bradenton, FL	2026-07-17
Stephanie Meyer	Lakewood Ranch, FL	2026-07-17
Andrew McDonald	Lakewood Ranch, FL	2026-07-17
Amy Nemery	Bradenton, FL	2026-07-17
Irene Clarke	Bradenton, FL	2026-07-17
Valerie Sjovall	Bradenton, FL	2026-07-17
Cynthia Mazza	Lakewood Ranch, FL	2026-07-17
Sally Adams	Bradenton, FL	2026-07-17
Doris Hopkins	Bradenton, FL	2026-07-17
Jenna Eilertsen	Bradenton, FL	2026-07-17
Derek Eilertsen	Bradenton, FL	2026-07-17
Tom Canavan	Lakewood Ranch, FL	2026-07-17
Helene Pliner	Bradenton, FL	2026-07-17
Patricia Canavan	Lakewood Ranch, FL	2026-07-17
Tammy Clark	Bradenton, FL	2026-07-17
Leslie Abel	Bradenton, FL	2026-07-17
Theresa Antoldi	Bradenton, FL	2026-07-17
Julie Healy	Tampa, FL	2026-07-17
Nancy Seifer	Lakewood Ranch, FL	2026-07-17
David Kerstétter	Tampa, FL	2026-07-17
Colin LaLiberty	Sarasota, FL	2026-07-17

Name	Location	Signed On
Cindy Abel	Bradenton, FL	2026-07-17
Martha Young	Bradenton, FL	2026-07-17
Stayros Mastrogianis	Bradenton, FL	2026-07-17
Dom Vacheron	Lakewood Ranch, FL	2026-07-17
Danielle Domicolo	Bradenton, FL	2026-07-17
Tina Rose	Bradenton, FL	2026-07-17
Marlene Fonseca	Lakewood Ranch, FL	2026-07-17
Lisa Wittenstein	Bradenton, FL	2026-07-17
Dian Wolfe	Bradenton, FL	2026-07-17
Risa S	Lakewood Ranch, FL	2026-07-17
LINDA JOHNSON	Lakewood Ranch, FL	2026-07-17
Carol Carstens	Bradenton, FL	2026-07-17
Kevin LaLiberty	Bradenton, FL	2026-07-17
Bernice Vernet	Orlando, FL	2026-07-17
Scott warner	Bradenton, FL	2026-07-17
Maureen Asterita	Bradenton, FL	2026-07-17
Melanie scaramuzzino	Lakewood Ranch, FL	2026-07-17
Laura Warner	Bradenton, FL	2026-07-17
Robert Meyer	Lakewood Ranch, FL	2026-07-17
laylei perea	st. petersburg, FL	2026-07-17
Karen Orejuela	Bradenton, FL	2026-07-17

Name	Location	Signed On
Boris Ibragimov	Bradenton, FL	2026-07-17
Julie Zeller	Lakewood ranch, FL	2026-07-17
Suzanne Henke	Bradenton, FL	2026-07-17
Charles Stone	Bradenton, FL	2026-07-17
Lori Shadley	Bradenton, FL	2026-07-17
Jay Polokoff	Bradenton, FL	2026-07-17
Georgia Blazevic	Bradenton, FL	2026-07-17
Julie Yeardie	Bradenton, FL	2026-07-17
Randy Heiser	Bradenton, FL	2026-07-17
Bruce Bedwell	Bradenton, FL	2026-07-17
Annette Hirt	Bradenton, FL	2026-07-17
Julie Krzyzaniak	Lakewood Ranch, FL	2026-07-17
Crystal Belli	Bradenton, FL	2026-07-17
Douglas manley	Bradenton, FL	2026-07-17
Katie Marian	Bradenton, FL	2026-07-17
Rachel Sanchioni	Bradenton, FL	2026-07-17
Linda Bargull	Bradenton, FL	2026-07-17
Donna Sawyer	Bradenton, FL	2026-07-17
Jerry Esposito	Bradenton, FL	2026-07-17
JACLYN Cassidy	Bradenton, FL	2026-07-17
Christopher LaLiberty	Bradenton, FL	2026-07-17

Name	Location	Signed On
Michael Postiglione	5149 Coral Reef Way, FL	2026-07-17
Susan Roberts	Bradenton, FL	2026-07-17
Janet Fareri	Bradenton, FL	2026-07-17
Terry POLLIO	Lakewood Ranch, FL	2026-07-17
Philip Giocondi	Lakewood Ranch, FL	2026-07-17
Salem clark	Tampa, FL	2026-07-17
Bob Weber	Bradenton, FL	2026-07-17
Brittany Lashway	Palmetto, FL	2026-07-17
Mary Buscemi	Bradenton, FL	2026-07-17
Julie Roth	Bradenton, FL	2026-07-17
Jennifer Conklin	Bradenton, FL	2026-07-17
Mackenzie Willis	Bradenton, FL	2026-07-17
Stephanie Mille	Bradenton, FL	2026-07-17
Fitima Troy	Bradenton, FL	2026-07-17
Raj Nadkarni	Lakewood Ranch, FL	2026-07-17
Greg Szarnecki	Bradenton, FL	2026-07-17
Victoria Dalton	Bradenton, FL	2026-07-17
Sarah Walters	Bradenton, FL	2026-07-17
Margaret Langeness	Bradenton, FL	2026-07-17
Heather Gittens	Bradenton, FL	2026-07-17
Christine Golino	Bradenton, FL	2026-07-17

Name	Location	Signed On
Tara Zazzarino	Bradenton, FL	2026-07-17
Sharon Sweeney	Bradenton, FL	2026-07-17
Jay Nemery	Bradenton, FL	2026-07-17
Ken Wood	Bradenton, FL	2026-07-17
Pat Leary	Bradenton, FL	2026-07-17
Jack Sweeney	Bradenton, FL	2026-07-17
Gerald LaMalfa	Bradenton, FL	2026-07-17
Kim Ross	Bradenton, FL	2026-07-17
Jill johnson	Bradenton, FL	2026-07-17
Kevin Markee	Bradenton, FL	2026-07-17
Dennis Argue	Bradenton, FL	2026-07-17
Cheryl Rossi	Bradenton, FL	2026-07-17
David Flora	Bradenton, FL	2026-07-17
Joseph Moninski	Lakewood Ranch, FL	2026-07-17
Laura moninski	Lakewood ranch, FL	2026-07-17
Jackie Hepler	Parrish, FL	2026-07-17
Martha Nicholls	Bradenton, FL	2026-07-17
Jean Carpenter	Bradenton, FL	2026-07-17
Melanie Hahn	Bradenton, FL	2026-07-17
Matthew Ross	Bradenton, FL	2026-07-17
Web Yeardie	Bradenton, FL	2026-07-17

Name	Location	Signed On
tom hirt	Cincinnati, OH	2026-07-15
Susan Solz	Bradenton, FL	2026-07-15
Maria Rose	Bradenton, FL	2026-07-15
Cheryl Lerner	Bradenton, FL	2026-07-15
Rosella Stromberg	Bradenton, FL	2026-07-17
Michael Pecar	Lakewood Ranch, FL	2026-07-17
Paige Noelle LaLiberty	Bradenton, FL	2026-07-17
Milo Yerger	Whitehall, PA	2026-07-17
Monica kunysz	Bradenton, FL	2026-07-17
Kathy Flora	Bradenton, FL	2026-07-17
Jim Flora	Bradenton, FL	2026-07-17
Linda Siggia	Lakewood Ranch, FL	2026-07-17
Jack Burke	Bradenton, FL	2026-07-17
Vera Earle	Bradenton, FL	2026-07-17
William Powell	Bradenton, Afghanistan	2026-07-17
Bryon Bonafede	Bradenton, FL	2026-07-17
Marc Kerschner	Bradenton, FL	2026-07-17
Heidi Stone	Bradenton, FL	2026-07-17
Mia secret	Florida	2026-07-17
Maureen Fox	Bradenton, FL	2026-07-17
Vincent Marando	Bradenton, FL	2026-07-17

Name	Location	Signed On
Kelly Hylan	Bradenton, FL	2026-07-19
Nancy Bayer	Bradenton, FL	2026-07-19
Mark Welter	Lakewood Ranch, FL	2026-07-19
Cheryl Lerner	Bradenton, FL	2026-07-19
Kelly Irizarry	Bradenton, FL	2026-07-19
Alan cedar	Bradenton, FL	2026-07-19
Laura Fitzpatrick	Bradenton, FL	2026-07-19
joseph ferraro	new york, NY	2026-07-19
Marie Parry	Bradenton, FL	2026-07-19
George Bourlotos	Dover, NJ	2026-07-19
Joseph Capuano	Bradenton, FL	2026-07-19
Rich Weiner	Bradenton, FL	2026-07-19
Michael Boskello	Bradenton, FL	2026-07-19
Amy Steinberg	Wayne, NJ	2026-07-19
Lisa Howard	Bradenton, FL	2026-07-19
JD Hedin	Bradenton, FL	2026-07-19
catalina orlandini	Lakewood Ranch, FL	2026-07-19
Michael Jakub	Sarasota, FL	2026-07-19
Donna Reda	Wassaic, NY	2026-07-19
Christine Tereno	Newark, DE	2026-07-19
Christina Quick	Bradenton, FL	2026-07-19

Name	Location	Signed On
Julie piotter	Bradenton, FL	2026-07-19
Denie English	Estancia, NM	2026-07-19
Melinda Staloch	Bradenton, FL	2026-07-19
Kathleen Henn	Bradenton, FL	2026-07-19
Susan Maher	bradenton, FL	2026-07-19
Jeanine Smegal	Brookln Park, MN	2026-07-19
Linda Davitt	Lakewood Ranch, FL	2026-07-19
Jeffrey Johnson	Bradenton, FL	2026-07-19
Anareida Tagliaferro	Bradenton, FL	2026-07-19
Ray Lawson	Bradenton, FL	2026-07-19
Diana Opoku	Lakewood Ranch, FL	2026-07-19
Penny Klein	Bradenton, FL	2026-07-19
Nicholas Wetton	Bradenton, FL	2026-07-19
Christine Wetton	Bradenton, FL	2026-07-19
Patrick Buscemi	Bradenton, FL	2026-07-19
h ozeran	niles,, MI	2026-07-19
Tricia Arellano	Bradenton, FL	2026-07-19
Thomas Schwartz	Bradenton, FL	2026-07-19
Cindy Nelson	Bradenton, FL	2026-07-19
Marie Brooks	Bradenton, FL	2026-07-19
Robert Schwartz	Bradenton, FL	2026-07-19

Name	Location	Signed On
Todd Galimidi	Bradenton, FL	2026-07-19
Jennifer Volpe	Lakewood Ranch, FL	2026-07-19
Rachel Polk	Rachel, FL	2026-07-19
Lee Sachs	Bradenton, FL	2026-07-19
Terry Whalen	Bradenton, FL	2026-07-19
Michael vosler	Bradenton, FL	2026-07-19
Chris Olson	Bradenton, FL	2026-07-19
Elise Evans	Bradenton, FL	2026-07-19
Stacie Test	Bradenton, FL	2026-07-19
Darla Perz	Bradenton, FL	2026-07-19
Michael Tringali	Lakewood Ranch, FL	2026-07-20
Gary Lauten	Lakewood Ranch, FL	2026-07-20
Diana C	Bradenton, FL	2026-07-20
Patricia Rummel	lakewood Ranch, FL	2026-07-20
Hugh Morrow	University Park, FL	2026-07-20
Lori Manik	Bradenton, FL	2026-07-20
Mark Wilson	Lakewood ranch, FL	2026-07-20
Ken N	Melbourne, FL	2026-07-20
Richard Bergin	Bradenton, FL	2026-07-20
Geno Zaharakis	Bradenton, FL	2026-07-20
john urbonas	Plainfield, IL	2026-07-20

Name	Location	Signed On
Laura Squadrito	Bradenton, FL	2026-07-20
Megan McNichols	Lakewood Ranch, FL	2026-07-20
Frances Mena	Lakewood Ranch, FL	2026-07-20
Mark Montgomery	Bradenton, FL	2026-07-20
Tiffany Disapio	Bradenton, FL	2026-07-20
Charles preston	Tampa, FL	2026-07-20
Maria Lelinho	Sarasota, FL	2026-07-20
Dustin Hoffman	Bradenton, FL	2026-07-20
Kerry Limerick	Bradenton, FL	2026-07-20
Jesse Scherer	Bradenton, FL	2026-07-20
Amy Wiggins	Bradenton, FL	2026-07-20
Crystal Marquez	Bradenton, FL	2026-07-20
Andre Hildinger	Lakewood Ranch, FL	2026-07-20
Donna Haskin	Bradenton, FL	2026-07-20
Amber Price	Lakewood Rch, FL	2026-07-20
Robin Fuller	Bradenton, FL	2026-07-20
Michael Herd	Bradenton, FL	2026-07-20
Patricia Poveda	Bradenton, FL	2026-07-20
Kenneth Stein	Herndon, VA	2026-07-20
Priscilla Restaino	Bradenton, FL	2026-07-20
Barbara Katz	Bradenton, FL	2026-07-20

Name	Location	Signed On
Mark Anderson	Bradenton, FL	2026-07-20
Lisa Marando	Orlando, FL	2026-07-20
Marie Beggan	Bradenton, FL	2026-07-20
Susan Short	Parrish, FL	2026-07-20
Robert Meyer	LAKEWOOD RANCH, FL	2026-07-20
Deborah Corrigan	Bradenton, FL	2026-07-20
Nicole McGuigan	Bradenton, FL	2026-07-20
Shawne Pecar	Bradenton, FL	2026-07-20
Randi Johnson	Bradenton, FL	2026-07-20
Brian Fleming	Bradenton, FL	2026-07-20
madeline Mandel	Bradenton, FL	2026-07-20
Renee Alfano	Bradenton, FL	2026-07-20
Elissa Van der Veer	Bradenton, FL	2026-07-20
Debra Osborne	Bradenton, FL	2026-07-20
Kimberly Kannapel	Bradenton, FL	2026-07-20
Debra Kessler	Lakewood Ranch, FL	2026-07-20
James Chandler	Bradenton, FL	2026-07-20
Dalila Peters	Bradenton, FL	2026-07-20
Patricia Callan	Tampa, FL	2026-07-20
Sharon Lee	Seminole, FL	2026-07-20
Yasuo Gittens	Bradenton, FL	2026-07-20

Name	Location	Signed On
Yuni Yang	Lakewood Ranch, FL	2026-07-20
Jane Schmidt	Bradenton, FL	2026-07-20
Tom Santoro	Lakewood Ranch, FL	2026-07-20
Jeff Wagner	Parrish, FL	2026-07-20
Tevhan Ford`	Clearwater, FL	2026-07-20
Wayne Reinholz	Bradenton, FL	2026-07-20
Sheryl Schoenacher	Bradenton, FL	2026-07-20
Kate Hanrahan	Bradenton, FL	2026-07-20
Giselle Chung	Bradenton, FL	2026-07-20
Erica Argue	Bradenton, FL	2026-07-20
Heidi Graybeal	Bradenton, FL	2026-07-20
Albert Becker	Bradenton, FL	2026-07-20
Nikki wienczkowski	Bradenton, FL	2026-07-20
Evan Katzman	Gaithersburg, MD	2026-07-20
Joann winters	Bradenton, FL	2026-07-20
Marty Passman	Bradenton, FL	2026-07-20
Leihana Aker	Zephyrhills, FL	2026-07-20
Cindy Petricca	Bradenton, FL	2026-07-20
Larry Sutton	Parrish, FL	2026-07-20
Wendy VanZegeren	Lakewood Ranch, MI	2026-07-20
Russell Henn	Bradenton, FL	2026-07-20

Name	Location	Signed On
Wendy Roworth	Bradenton, FL	2026-07-20
Paul Blackburn	Elizabethtown, KY	2026-07-20
Darren Murtha	Parrish, FL	2026-07-20
Erik Melear	Orlando, FL	2026-07-20
Leslee Wiles	Parrish, FL	2026-07-20
Pamela M Holman	Lake Station, IN	2026-07-20
Cynthia Kwiatkowski	Bradenton, FL	2026-07-20
Maria Mercadante	Bradenton, FL	2026-07-20
Lori Malone	Bradenton, FL	2026-07-20
Mike Heffernan	lakewood Ranch, FL	2026-07-20
Shari Wynne	Omaha, NE	2026-07-20
keren vargas	Brooklyn, NY	2026-07-20
Alice Dziob	Parrish, FL	2026-07-20
Carla Pfaff	Bradenton, FL	2026-07-20
Holly obligato	Bradenton, FL	2026-07-20
Chris Choo	bradenton, FL	2026-07-21
Zoey Bell	Bradenton, FL	2026-07-21
Amy Bell	Bradenton, FL	2026-07-21
Robert Bell	Bradenton, FL	2026-07-21
Catherine Browne	St. Petersburg, FL	2026-07-21
Patricia Malloy	Bradenton, FL	2026-07-21

Name	Location	Signed On
Cara Riley	Citrus Park, FL	2026-07-21
Vanessa Mariscal	Bradenton, FL	2026-07-21
Bodie Jernigan	Parrish, FL	2026-07-21
Albina Ahearn	Bradenton, FL	2026-07-21
Sandy Mayasich	Bradenton, FL	2026-07-21
James Doliner	Bradenton, FL	2026-07-21
Anne de Chateauneuf	Bradenton, FL	2026-07-21
Lorein ferras	North Port, FL	2026-07-21
Christopher Burtner	Bradenton, FL	2026-07-21
Jenny Bemis	Lakewood Ranch, FL	2026-07-21
Nancy DeMik	Bradenton, FL	2026-07-21
Mark Hodge	Lakewood Ranch, FL	2026-07-21
Elicia Suren	Longmont, CO	2026-07-21
Chris Allen	Louisville, KY	2026-07-21
Mark Zimmerman	Bradenton, FL	2026-07-21
Colin shippey	Bradenton, FL	2026-07-21
Heather Cristantiello	Bradenton, FL	2026-07-21
Richard Figueroa	Bradenton, FL	2026-07-21
Joshua Levy	Bradenton, FL	2026-07-21
Tascha Cole	Bradenton, FL	2026-07-21
James Shaffer	Lakewood Rch, FL	2026-07-21

Name	Location	Signed On
Ethan Schneider	Bradenton, FL	2026-07-21
Diane Schneider	Sarasota, FL	2026-07-21
Drew Sweeney	Bradenton, FL	2026-07-21
Rachel Hamrick	Bradenton, FL	2026-07-21
Brooks Smith	Bradenton, FL	2026-07-21
James Nadolny	Parrish, FL	2026-07-21
Kim Hodge	Lakewood Ranch, FL	2026-07-21
Lisa Nickoloff	Lakewood Ranch, FL	2026-07-21
Laura Himler	Boone, NC	2026-07-21
Mark Heuberger	Bradenton, FL	2026-07-21
Diana Mattessich	Bradenton, FL	2026-07-21
Destiny lee	Ocala, FL	2026-07-21
Lorraine BEALS	East Greenbush, NY	2026-07-21
Jennifer Miller	Lakeland, FL	2026-07-21
Deb Bieringer	Bradenton, FL	2026-07-21
Mike Bieringer	Bradenton, FL	2026-07-21
Sandra Markman	Ellenton, FL	2026-07-21
John Mullen	Lakewood Ranch, FL	2026-07-21
William Hayduk	Bradenton, FL	2026-07-21
Suzy Steward	Gadsden, AL	2026-07-21
Jonathan king	Port Charlotte, FL	2026-07-21

Name	Location	Signed On
Patrick Dedoyard	Sarasota, FL	2026-07-21
Carol Marra	Bradenton, FL	2026-07-21
Lisa Rothman	Bradenton, FL	2026-07-21
Darcy Rubin	Los Angeles, CA	2026-07-21
Tracy Roe	Las Vegas, NV	2026-07-21
Bethel Garrett	Stockton, CA	2026-07-21
Charlie Davis	Orlando, FL	2026-07-21
Tory Spire	Tampa, FL	2026-07-21
rich medford	Bradenton, FL	2026-07-21
Robin Jacobson	Bradenton, FL	2026-07-21
Deborah Joyner	Bradenton, FL	2026-07-21
Heather Kendall	Bradenton, FL	2026-07-21
Christopher Noel	Bradenton, FL	2026-07-21
Joseph Cole	Lakewood Ranch, FL	2026-07-21
Sharon Brost	Bradenton, FL	2026-07-21
Judy Rudd	Myakka City, FL	2026-07-21
William Schiller	Lakewood Ranch, FL	2026-07-21
Daniel Posthuma	Bradenton, FL	2026-07-21
Anthony Canterna	Lakewood Ranch, FL	2026-07-21
Victor Ngai	Bradenton, FL	2026-07-21
Ayana Berrian	St. Petersburg, FL	2026-07-21

Name	Location	Signed On
Laura Mosby	Bradenton, FL	2026-07-21
Michael DiComo	Lakewood Ranch, FL	2026-07-22
Gina Gatziolis	Tampa, FL	2026-07-22
James Broderick	Bradenton, FL	2026-07-22
Julie Porter	Bradenton, FL	2026-07-22
Nicole Pyles	Bradenton, FL	2026-07-22
Ariel Lopez	Saint Petersburg, FL	2026-07-22
Erika Signorella	Bradenton, FL	2026-07-22
amy summers	seffner, FL	2026-07-22
Shawn Hall	Winter Haven, FL	2026-07-22
Thomas Flynn	Nokomis, FL	2026-07-22
Sam Miller	Phoenixville, PA	2026-07-22
Jennifer Labianca	Bradenton, FL	2026-07-22
Melissa Knous	Lakewood Ranch, FL	2026-07-22
Kenneth Dzierzanowski	Finland	2026-07-22
Alexandria Negron	Kissimmee, FL	2026-07-22
Nancy Mendizabal	Bradenton, NY	2026-07-22
KEERTHI LINGAM	Lakewood Ranch, FL	2026-07-22
Michael Lindsley	Bradenton, NY	2026-07-22
Jamie blandeburgo	Bradenton, FL	2026-07-22
Lisa Hill	Bradenton, FL	2026-07-22

Name	Location	Signed On
Patrick McGarty	Staten Island, NY	2026-07-22
Janice Milam	Bradenton, FL	2026-07-22
Michael Holland	Bradenton, FL	2026-07-22
Claudia Irvine	Bradenton, FL	2026-07-22
Helen Mcdonald	Bradenton, FL	2026-07-22
Eric Primeau	Myakka City, FL	2026-07-22
Chris Agnew	Bradenton, FL	2026-07-22
Charles Musto	Lakewood Ranch, FL	2026-07-22
Sue Lawrick	United States	2026-07-22
88 Pine Drive	Bradenton, FL	2026-07-22
Kris Golshan	Lakewood Ranch, FL	2026-07-22
Fredda Lerner	Lakewood Ranch, FL	2026-07-22
Terri Rimmer	United States	2026-07-22
steven greenstein	Bradenton, FL	2026-07-22
steve cundari	Bradenton, FL	2026-07-22
Cheyenne Dean	Tampa, FL	2026-07-22
Rita Estes	Pinellas Park, FL	2026-07-22
Lisa Petta	Lakewood Ranch, FL	2026-07-22
Teresa Bohling	Bradenton, FL	2026-07-22
Bryan Obi	Carrollton, TX	2026-07-22
Steve Satterwhite	Bradenton, FL	2026-07-22

Name	Location	Signed On
Rohit George Mathew	Bradenton, FL	2026-07-22
Fabio Hernandez Garcia	Tampa, FL	2026-07-22
olivia dixie	Tampa, FL	2026-07-22
Kathy Bortner	Bradenton, FL	2026-07-23
Laura Bryg	Bradenton, FL	2026-07-23
Julie walsten	Bradenton, FL	2026-07-23
Kristin Johnson	Bradenton, FL	2026-07-23
Jeanne McDonough-Ferreira	Lakewood Ranch, FL	2026-07-23
Nathalie Pinkston	Charleston, SC	2026-07-23
Erica Barshay	Bradenton, FL	2026-07-23
james steele	st. petersburg, FL	2026-07-23
Victor Kline	Bradenton, FL	2026-07-23
Kathleen Todd	Bradenton, FL	2026-07-23
Michael Millar	Miami, FL	2026-07-23
Laura Brown	Bradenton, FL	2026-07-23
Mara Peppiatt	Lakewood Ranch, FL	2026-07-23
Debra Hobart	Bradenton, FL	2026-07-23
Susan Schwartz	Bradenton, FL	2026-07-23
Connie Minasi	Bradenton, FL	2026-07-23
Jane Porter	Lakewood Ranch, FL	2026-07-23
Joseph Hoerner	Lakewood Ranch, FL	2026-07-23

Name	Location	Signed On
Jose Barragan	Bradenton, FL	2026-07-23
Jade Hartman	BRADENTON, FL	2026-07-23
Nadine Hoerner	Bradenton, FL	2026-07-23
Stacey LaRosa	Bradenton, FL	2026-07-23
Lisa Schofield	Bradenton, FL	2026-07-23
Elliot DeBear	Bradenton, FL	2026-07-23
Joelle Wohl	Bradenton, FL	2026-07-23
Daniel Versace	Sarasota, FL	2026-07-23
Sarah Hogan	Bradenton, FL	2026-07-23
Katarzyna Greisiger	Bradenton, FL	2026-07-23
DANIELLE GREEN	Bradenton, FL	2026-07-23
Michael Green	Bradenton, FL	2026-07-23
Brandy Nicholas	Lakewood Ranch, FL	2026-07-23
Lazarina Petkova	Holiday, FL	2026-07-23
Cliff Lathrop	Bradenton, FL	2026-07-23
Amy collier	Sarasota, FL	2026-07-23
Josh Lang	Sarasota, FL	2026-07-23
Mike Pagliughi	Bradenton, FL	2026-07-23
Brian Hunter	Bradenton, FL	2026-07-23
Luciana Nogueira	Bradenton, FL	2026-07-23
Karissa F	Bradenton, FL	2026-07-23

Name	Location	Signed On
Mary Jordan	Bradenton, FL	2026-07-23
Dean Palumbo	Lakewood Ranch, FL	2026-07-23
Karl Glasbrenner	Ellenton, FL	2026-07-23
cara cara	Clearwater, FL	2026-07-23
berkeley brown	bradenton, FL	2026-07-23
Gayle Shepherd	Bradenton, FL	2026-07-23
Sharon Tomczak	Bradenton, FL	2026-07-23
David Lefkoff	Bradenton, FL	2026-07-23
Jace Adam	Tampa, FL	2026-07-23
Robyn Becker	Bradenton, FL	2026-07-23
Hilton Butler	Winter Haven, FL	2026-07-23
Judith Everett	Bradenton, FL	2026-07-23
Trudy Palumbo-Sayegh	Bradenton, FL	2026-07-23
Jamie Dermatis	Sarasota, FL	2026-07-23
Lucas Pifano	Lakewood Ranch, FL	2026-07-23
Craig Mueller	Bradenton, FL	2026-07-23
James Rogers	Orlando, FL	2026-07-23
Linn Kwan	Lakewood Ranch, FL	2026-07-23
Emma Carroll	Lithia, FL	2026-07-23
Janet Caldarelli	Bradenton, FL	2026-07-23
Nicholas Keen	Bradenton, FL	2026-07-23

Name	Location	Signed On
Timothy Ferreira	Bradenton, FL	2026-07-24
Alexandre Lains	Lakewood Ranch, FL	2026-07-24
Terri Lains	Lakewood Ranch, FL	2026-07-24
Angela Elmendorf	Bradenton, FL	2026-07-24
Joseph Cricco	Bradenton, FL	2026-07-24
Dylan Schneider	Bradenton, FL	2026-07-24
Sarina DeWald	Bradenton, FL	2026-07-24
Tricia Lacey	Bradenton, FL	2026-07-24
Dan Golan	Bradenton, FL	2026-07-24
Steven Dudal	Bradenton, FL	2026-07-24
Seyf Altimimi	Bradenton, FL	2026-07-24
Cassie Lawson	Bradenton, FL	2026-07-24
Steve Braccia	Bradenton, FL	2026-07-24
Anna Brovkine	Bradenton, FL	2026-07-24
Christina Miro	Bradenton, FL	2026-07-24
Michael Szczuka	bradenton, FL	2026-07-24
David Brewton	Jacksonville, FL	2026-07-24
Murilo Santos Murilo Santos	Lakewood ranch, FL	2026-07-24
Kristen korb	Bradenton, FL	2026-07-24
Melissa Barnes	Bradenton, FL	2026-07-24
Rita nolind	Bradenton, FL	2026-07-24

Name	Location	Signed On
Ernesto Leal	Bradenton, FL	2026-07-24
Vanessa Cruz	Bradenton, FL	2026-07-24
Ryan Medlin	Bradenton, FL	2026-07-24
Hailey Hodges	Bradenton, FL	2026-07-24
Tyler Goffo	Bradenton, FL	2026-07-24
Emily Stover Stover	Bradenton, FL	2026-07-24
Jennifer Salome	Bradenton, FL	2026-07-24
Candace Richardson	Lakewood Ranch, FL	2026-07-24
Christine Tozzo	Sarasota, FL	2026-07-24
Kaley Fletcher	Bradenton, FL	2026-07-24
Lina Mendez	Bradenton, FL	2026-07-24
Lenore Casal	Bradenton, FL	2026-07-24
Tim Stover	Bradenton, FL	2026-07-24
Jason schneider	Bradenton, FL	2026-07-24
Tom Lucas	Bradenton, FL	2026-07-24
Kyle Elmwndorf	Bradenton, FL	2026-07-24
Angelo Renna	Bradenton, FL	2026-07-24
Zoey Smith	Saratoga Springs, NY	2026-07-24
Lindsey Kirkendall	Bradenton, FL	2026-07-24
Eli serrapica	Bradenton, FL	2026-07-24
Ellen Lipari	Lakewood Ranch, FL	2026-07-24

Name	Location	Signed On
Yvonne Sutton	Bradenton, FL	2026-07-24
Randal DeMik	Bradenton, FL	2026-07-24
Richard Perkowski	Bradenton, FL	2026-07-24
Bethany Hughes	Lakewood Ranch, FL	2026-07-24
Kevin Browning	Bradenton, FL	2026-07-24
Maria Crone	Bradenton, FL	2026-07-24
Mike Walton	Bradenton, FL	2026-07-24
Judy Ackerman	Bradenton, FL	2026-07-24
Kathleen Casey	Lakewood Ranch, FL	2026-07-24
Dian Wescott	Bradentonis, FL	2026-07-24
Jean Hubbard	Bradenton, FL	2026-07-24
Travers wills	Bradenton, FL	2026-07-24
Chris whalen	Bradenton, FL	2026-07-24
Zane Levering	Riverview, FL	2026-07-24
Robert Slochover	Lakewood Ranch, FL	2026-07-24
Rita Mwebi	Ruskin, FL	2026-07-24
Scott Craig	Lakewood Ranch, FL	2026-07-24
Sharon Wall	Towson, MD	2026-07-24
Michael Horne	Dale, TX	2026-07-24
Maria Goldsmith	Bradenton, FL	2026-07-24
Jason Morgan	Lakewood Ranch, FL	2026-07-24

Name	Location	Signed On
Julie Johnson	Lakewood Ranch, FL	2026-07-24
Hillary Forester	Tampa, FL	2026-07-24
John Carlton	Bradenton, FL	2026-07-24
Cynthia Key	Alachua, FL	2026-07-24
Alicia Ramos	Bradenton, FL	2026-07-24
Josephine Sampiere	Bradenton, FL	2026-07-24
James Forero	Boca Raton, FL	2026-07-24
Deanna L Grayston	Clearwater, FL	2026-07-24
Natalie Alexander	Irvine, CA	2026-07-24
Matt Massa	Bradenton, FL	2026-07-24
Ana Casella	Lakewood Ranch, FL	2026-07-24
Thracie Jacinto	Lakewood Ranch, FL	2026-07-24
Lisa renda	Bradenton, FL	2026-07-24
Tia Minton	Bradenton, FL	2026-07-24
Dennis Burton	Bradenton, FL	2026-07-24
brianna lord	bradenton, FL	2026-07-24
Jeri Williams	Taylors, SC	2026-07-24
Justin Luise	Bradenton, FL	2026-07-24
Kristin luise	Apopka, FL	2026-07-24
Carolyn Britton	Bradenton, FL	2026-07-24
Lindsey Fuller	Bradenton, FL	2026-07-24

Name	Location	Signed On
Kathy Arentz	Bradenton, FL	2026-07-24
Nick Haines	Lakewood Ranch, FL	2026-07-24
Jeff Walker	Bradenton, FL	2026-07-24
Anthony Domicolo	Bradenton, FL	2026-07-24
Adrian Grzybianek	Bradenton, FL	2026-07-24
Corinda Hanlon	Lakewood Ranch, FL	2026-07-25
Suzanne Ryan	Largo, FL	2026-07-25
Tim Labrie	Bradenton, FL	2026-07-25
Galina Lebedinsky	Bradenton, FL	2026-07-25
Linda Dick	Lakewood Ranch, FL	2026-07-25
Dan Barion	Bradenton, FL	2026-07-25
Steve Handford	Bradenton, FL	2026-07-25
Juan Jorge	Bradenton, FL	2026-07-25
Jill Halstead	Bradenton, FL	2026-07-25
Rebeca Pizarro	Bradenton, FL	2026-07-25
Taylor Cozzens	Bradenton, FL	2026-07-25
Jill Armitage	Lakemoor, IL	2026-07-25
Kristen Fox	Bradenton, FL	2026-07-25
Bikash Basnet	Nepal	2026-07-25
Jenna Tarabek	Lakewood Ranch, FL	2026-07-25
Diana Barbash	Bradenton, FL	2026-07-25

Name	Location	Signed On
R Fiume	Bradenton, FL	2026-08-22
Jada Porter	Tarpon springs, FL	2026-08-22
Malysa Johnson	Palmetto, FL	2026-08-22
Alexis Doble	Florida, United States	2026-08-23
R G	Tampa, FL	2026-08-23
Tonya George	Bradenton, FL	2026-08-23
Josephine Joller-Haeussel	Palm Harbor, FL	2026-08-23
Robert Palmer	Myakka City, United States	2026-08-23
Trinn cast	Lithia, FL	2026-08-23
Ethan Orsano	Lakeland, FL	2026-08-23
Janie Snyder	Bradenton, FL	2026-08-23
andrew sloat	Lakewood Ranch, FL	2026-08-23
Karla Cornejo	Los Angeles, CA	2026-08-23
Brenda Scales	Tupelo, MS	2026-08-24
Angelika Ibarra	Tampa, FL	2026-08-24
Christina Bell	Largo, FL	2026-08-24
Brenda Lucas	Riverview, FL	2026-08-24
Tammy Lash	Wampum, PA	2026-08-24
Anabel Garcia	Florida	2026-08-24
Romalue Keith	Sarasota, FL	2026-08-24
Luis A Alvarez	Bradenton, FL	2026-08-24

Name	Location	Signed On
Laney Clark	New Port Richey, FL	2026-08-24
doretta miller	Clearwater, FL	2026-08-24
Marlene Albrecht	Chalfont, PA	2026-08-25
Cameron Ford	Lakeland, FL	2026-08-25
Anthony Pressimone	Bradenton, FL	2026-08-25
Sofia Mesa	Punta gorda, FL	2026-08-25
Simeon Stillman	Bradenton, FL	2026-08-25
Jenna Miner	Miami, FL	2026-08-25
Sandy Johnson	Sarasota, FL	2026-08-25
camaya Cruz	Odessa, FL	2026-08-25
Theresa Binder	Tampa, FL	2026-08-25
Anna Kelly	North Port, FL	2026-08-26
anita scruggs	Saint Petersburg, FL	2026-08-26
sarah badcock	Lakeland, FL	2026-08-26
maria alessi	Tampa, FL	2026-08-26
Jonathan Kalman	Staten Island, NY	2026-08-26
Christel pinkerton	tampa, FL	2026-08-26
Sarah Swartwood	Riverview, FL	2026-08-26
Donna Losch	Land O Lakes, FL	2026-08-27
Autumn Filock	St. Petersburg, FL	2026-08-27
Alex Gonzalez	Bethlehem, PA	2026-08-27

Name	Location	Signed On
Barbara Seary	Tampa, FL	2026-08-15
Cassey lawson	Lithia, FL	2026-08-15
Ryleigh C (yes, me, BOO??)	Clearwater, FL	2026-08-15
Michele Robinson	Largo, FL	2026-08-15
Christina Zaron	Sarasota, FL	2026-08-15
Jason Newbold	Riverview, FL	2026-08-16
Jin Burgess	Sarasota, FL	2026-08-16
Cassandra L.	Tarpon Springs, FL	2026-08-17
Jose Villaplana	Valrico, FL	2026-08-17
Dan Stewart	Bradenton, FL	2026-08-17
Erilson Silva	Bradenton, FL	2026-08-18
Katie Vitale-Lloyd	Bradenton, FL	2026-08-18
Therese Inglert	Bradenton, FL	2026-08-18
Ben Jackson	Temple, FL	2026-08-18
Allington Pollock	South Miami, FL	2026-08-19
Karen Brown	Englewood, FL	2026-08-19
ella galvin	Bradenton, FL	2026-08-19
Tania Arroyo	Bradenton, FL	2026-08-19
Robin Williams	Kalamazoo, MI	2026-08-19
Elijah Sollberger	Clearwater, FL	2026-08-19
Veronica Medel	Jersey City, NJ	2026-08-20

Name	Location	Signed On
Deborah Laughery	Bradenton, FL	2026-08-20
Christine & Dale Douglas	Parrish, FL	2026-08-20
Stefania Lozano-Orjuela	Riverview, FL	2026-08-20
Jenny Ramirez	Parrish, FL	2026-08-20
Patricia Couture	Bradenton, FL	2026-08-20
Lesley Sheehy	Seminole, FL	2026-08-21
Denise Lehocki	Sarasota, FL	2026-08-21
Jocelyn Zlu	Tampa, FL	2026-08-21
Adianez Batista	Tampa, FL	2026-08-21
ketrina selita	Tampa, FL	2026-08-21
Judith Christian	Sarasota, FL	2026-08-21
Robin Brenenstuhl	Oneida, NY	2026-08-21
Yvette Cab	Tampa, FL	2026-08-22
Lori Habib	Palmetto, United States	2026-08-22
Lane Suhr	Largo, FL	2026-08-22
jahniah bellis	Tampa, FL	2026-08-22
Joseph Evasew	Bradenton, FL	2026-08-22
Patricia Villamena	Sarasota, FL	2026-08-22
Migdalia Waters	Clearwater, FL	2026-08-22
Andre campbell	Dallas, TX	2026-08-22
Vicki Wagner	Bradenton, FL	2026-08-22

Name	Location	Signed On
Juan Jorge	Bradenton, FL	2026-07-25
David Strittmater	Bradenton, FL	2026-07-25
Adrienne Willich	Bradenton, FL	2026-07-25
Alex Taylor	Bradenton, FL	2026-07-25
Carly Taylor	Bradenton, FL	2026-07-25
Lauren Thompson	Bradenton, FL	2026-07-25
Bill Wolfe	Bradenton, FL	2026-07-25
Brittany Mancilla	Bradenton, FL	2026-07-25
Rosemary Cummings	Bradenton, FL	2026-07-25
Barbie Moyer	Austin, TX	2026-07-25
Angela Barnes	Lakewood Rch, FL	2026-07-25
Eric Brennan	Bradenton, FL	2026-07-25
Mary Edman	Bradenton, FL	2026-07-25
Lana Tettelbach	Bradenton, FL	2026-07-25
Octavian Para	Bradenton, FL	2026-07-25
Samantha Mastriaco	Bradenton, FL	2026-07-25
Graciela Bentancourt	Lakewood ranch, FL	2026-07-25
Cynthia Nahigian	Lakewood Ranch, FL	2026-07-25
Lori Rattay	Bradenton, FL	2026-07-25
Janet Lockhart	Bradenton, FL	2026-07-25
Lori Gibbons	Pittsburgh, PA	2026-07-25

Name	Location	Signed On
Alixandra DeLongchamp	Bradenton, FL	2026-07-25
Rowena Arca	Bradenton, FL	2026-07-25
Denise Jeffrey	Lakewood Ranch, FL	2026-07-25
Elizabeth Ducat	New York, NY	2026-07-25
Julie Anderson	Bradenton, FL	2026-07-25
steve Williams	Bradenton, FL	2026-07-25
Andy Jeffrey	Lakewood Ranch, FL	2026-07-25
Lynn Kravontka	Bradenton, FL	2026-07-25
Mary DeFrank	Bradenton, FL	2026-07-25
Jacob Bagley	Phoenix, AZ	2026-07-25
Hillary Walgate	Bradenton, FL	2026-07-25
Jason Bagley	Phoenix, AZ	2026-07-25
Jan Jones	Lakewood Ranch, FL	2026-07-25
Lawrence Lloyd	Bradenton, FL	2026-07-25
Antoinette Yagy	Bradenton, FL	2026-07-25
Carol Deyo	Bradenton, FL	2026-07-25
John manca	Bradenton, FL	2026-07-25
Anna George	Pennsylvania	2026-07-25
Thomas Bell	Bradenton, IL	2026-07-25
Victoria Anderson	Sarasota, FL	2026-07-25
Mark Engel	Lakewood Ranch, FL	2026-07-25

Name	Location	Signed On
Bethany Schellenberger	North Port, FL	2026-07-25
Jonathan Keeler	Lakewood Ranch, FL	2026-07-25
Jerry Crone	Ft myers, FL	2026-07-25
Bonnie Donohue	Bradenton, FL	2026-07-25
Dvora Millstone	Bradenton, FL	2026-07-25
Janice ledford	Bradenton, FL	2026-07-25
Jeffrey Oltchick	Bradenton, FL	2026-07-25
Marilyn Payton	Bradenton, FL	2026-07-25
Orit Batey	Lakewood Ranch, FL	2026-07-25
Abby Slutsky	Lakewood Ranch, FL	2026-07-25
Diane Nelson	Bradenton, FL	2026-07-25
Joshua Gallo	Punta gorda, FL	2026-07-25
Terri Birnstiel	Bradenton, FL	2026-07-25
james love	Ellabell, GA	2026-07-25
Antoinette Edmunds	Bradenton, FL	2026-07-25
Sandra Talbott	Lakewood Ranch, FL	2026-07-25
Erika lynch	Bradenton, FL	2026-07-25
Nancy Bortinger	Bradenton, FL	2026-07-25
Evette Garcia	tampa, FL	2026-07-25
Laurie Jameson	Bradenton, FL	2026-07-25
Rebecca Evans	Lakewood Ranch, FL	2026-07-26

Name	Location	Signed On
Rebecca Pappas	Lakewood Ranch, FL	2026-07-26
Bill Sapon	Lakewood Ranch, FL	2026-07-26
Katelynn Celkis	Largo, FL	2026-07-26
Oriana Roa	Tampa, FL	2026-07-26
Richard Marinelli	Bradenton, FL	2026-07-26
Linda HOZA	Bradenton, FL	2026-07-26
Lauri Goldstein	Bradenton, FL	2026-07-26
Casey Casal	Bradenton, FL	2026-07-26
Paulette Johnstone	Bradenton, FL	2026-07-26
Flash Flash	Mauritius	2026-07-26
Binod Thapa	Nepal	2026-07-26
Morgan Langenbach	Sarasota, FL	2026-07-26
Leslie Crosswhite	Bradenton, FL	2026-07-26
Brandee Mcginnis	Bradenton, FL	2026-07-26
Brandon brown	Bradenton, FL	2026-07-26
Gilda ortiz	Sarasota, FL	2026-07-26
Patricia Soscia	Bradenton, FL	2026-07-26
Brianna lopez	Cape Coral, FL	2026-07-26
raya martin	Independence, MO	2026-07-26
Susan Mallitz	Bradenton, FL	2026-07-26
Debbie Moskowitz	Bradenton, FL	2026-07-26

Name	Location	Signed On
Myron Thompson	Bradenton, FL	2026-07-26
Michael mannino	Parrish, FL	2026-07-26
Carol Dotson	Lsrgo, FL	2026-07-26
Margund izumi	Lakewood Ranch, FL	2026-07-26
Linda Ratcliffe	Clearwater, FL	2026-07-26
Barbara Lostraglio	Seminole, FL	2026-07-26
Mark Krzyzaniak	Lakewood Ranch, FL	2026-07-26
Justine s	Bradenton, FL	2026-07-26
Erica Levey	Bradenton, FL	2026-07-26
Lisa Palano	Bradenton, FL	2026-07-26
Stan Famous	Rotonda West, FL	2026-07-26
Stephanie Nunez	Van Nuys, CA	2026-07-26
Chris Luther	Bradenton, FL	2026-07-26
Carol Anderson	Bradenton, FL	2026-07-26
Avery luther	bradenton, FL	2026-07-26
Jaime Conley	Osprey, FL	2026-07-26
Lennox Jitta	Port Charlotte, FL	2026-07-27
Malinda Parrish	North Port, FL	2026-07-27
John Phillips	Bradenton, FL	2026-07-27
Michelle Woodger	Lakewood Ranch, FL	2026-07-27
Barbara Joseph	Lakewood Ranch, FL	2026-07-27

Name	Location	Signed On
Scott Wilson	Bradenton, FL	2026-07-27
Raven Powell	Tampa, FL	2026-07-27
Cheryl Flowers	Tampa, FL	2026-07-27
Tamicka Quandt	Bradenton, FL	2026-07-27
Len Moskowitz	Bradenton, FL	2026-07-27
Susan Abone	Lakewood Ranch, FL	2026-07-27
Jani Gilly	Tampa, FL	2026-07-27
William Alloy	Bradenton, FL	2026-07-27
William Holland/FDNY retired	Sun City Center, FL	2026-07-27
Spencer Hutchins	Bradenton, FL	2026-07-27
Madison Matthews	Riverview, FL	2026-07-27
Wiola G	Bradenton, FL	2026-07-27
Angela lewis	Bradenton, FL	2026-07-27
Katherine Lindaman	Sarasota, FL	2026-07-28
Rebekah Rappleye	North Port, FL	2026-07-28
Charles Perez	Bradenton, FL	2026-07-28
Pricilla Ramirez	Riverview, FL	2026-07-28
David Tims	Lakewood Ranch, FL	2026-07-28
Patrick O'Keefe	Lakewood Ranch, FL	2026-07-28
Melissa Bedwell	Bradenton, FL	2026-07-28
Olga Rodriguez	Sarasota, FL	2026-07-28

Name	Location	Signed On
Laura Ambrogi	Bradenton, FL	2026-07-28
Audrey Koeppel	Lakewood Rch, FL	2026-07-28
Salvatore Contarino	Bradenton, FL	2026-07-28
Rebecca Carls	Bradenton, FL	2026-07-28
Carol Hughey	Bradenton, FL	2026-07-29
Deletha Hardin	Valrico, FL	2026-07-29
Jay McMurren	Bradenton, FL	2026-07-29
Natalie Fryer	Palm Harbor, FL	2026-07-29
Paula Martucci	Lakewood Ranch, FL	2026-07-29
Glenn Kersnick	Bradenton, FL	2026-07-29
Neil Newman	Lakewood Ranch, FL, FL	2026-07-29
Gail brosious	Parrish, FL	2026-07-29
Javi Andrade	Bradenton, FL	2026-07-29
Jessica Christofferson	Bradenton, FL	2026-07-29
Kevin Potis	Bradenton, FL	2026-07-29
Joyce Garvey	Bradenton, FL	2026-07-29
Patricia Durant	Bradenton, FL	2026-07-29
Dan brazell	Methuen, MA	2026-07-29
Tina Orlandi	Bradenton, FL	2026-07-29
Noreen Foisy	Bradenton, FL	2026-07-29
Richard Foisy	Sarasota, FL	2026-07-29

Name	Location	Signed On
Michèle Galvin-White	Tampa, FL	2026-07-29
Stephanie Dailey	Lakewood Ranch, FL	2026-07-29
Mike Dailey	Bradenton, FL	2026-07-29
Erleen Moore	Palm Harbor, FL	2026-07-29
Gabrielle Stone	Bradenton, FL	2026-07-29
Anastasia Perez	Fort Myers, FL	2026-07-29
Elizabeth Aberra	Bradenton, FL	2026-07-29
Cody Ambrogi	Bradenton, FL	2026-07-29
Kevin Cassidy	Lakewood Ranch, FL	2026-07-29
Mikaela Gardner	Bradenton, FL	2026-07-29
Kelyssa Soto	Tampa, FL	2026-07-29
Ashlyn Whimpey	Bradenton, FL	2026-07-29
Joanna Skalski	Bradenton, FL	2026-07-29
Kelly burns	Bradenton, FL	2026-07-29
Carol Anziano	Lakewood Ranch, FL	2026-07-29
Philip Panzarino	Bradenton, FL	2026-07-29
Lori Kelleher	Bradenton, FL	2026-07-30
Addison White	Apologies beach, FL	2026-07-30
Jodie Morgan	Saint Petersburg, FL	2026-07-30
Meg Beckwith	Lakewood Ranch, FL	2026-07-30
kathy hendrixson	Bradenton, FL	2026-07-30

Name	Location	Signed On
Elle Wagner	Bradenton, FL	2026-07-30
Joseph Anziano	Lakewood Ranch, FL	2026-07-30
Elizabeth Schneider	Bradenton, FL	2026-07-30
Kelly Clarida	Bradenton, FL	2026-07-30
Skylar Clarida	Bradenton, FL	2026-07-30
tayla dingley	North Port, FL	2026-07-30
Diana Pearson	Bradenton, FL	2026-07-30
Matt Schneider	Bradenton, FL	2026-07-30
Susan Versage	Bradenton, FL	2026-07-30
David Bockmann	Bradenton, FL	2026-07-30
Randal Mickels	Bradenton, FL	2026-07-30
James McGarry	Bradenton, FL	2026-07-30
Jeffrey Elwood	Bradenton, FL	2026-07-30
Wendy GREENSEICH	Bradenton, FL	2026-07-30
Isla Lainez	Tampa, FL	2026-07-30
Alice Alberstadt	Parrish, FL	2026-07-30
Karen Grohl	Bradenton, FL	2026-07-30
Cathy Miller	tampa, FL	2026-07-31
Mitchell Kahl	Bradenton, FL	2026-07-31
David Starr	Bradenton, FL	2026-07-31
Elizabeth Ducat	Bradenton, FL	2026-07-31

Name	Location	Signed On
Scott Goldinger	Bradenton, FL	2026-07-31
amalia lopez	mulberry, FL	2026-07-31
Rob Price	Bradenton, FL	2026-07-31
Candace Tuck	Tampa, FL	2026-07-31
Elias Hernandez	Palmetto, FL	2026-07-31
David Roberts	Bradenton, FL	2026-07-31
Anthony Palladino	Staten Island, NY	2026-07-31
David Matazinski	Bradenton, FL	2026-07-31
[T10] nevs	Netherlands	2026-07-31
William Crockett	Bradenton, FL	2026-07-31
Katie Miller	Bradenton, FL	2026-07-31
Nissi rivaa	Lehigh Acres, FL	2026-07-31
Christine Drinkard	Palma Sola, FL	2026-07-31
Gerardo blanco	Washington, DC	2026-07-31
Kim Wolfe	Bradenton, FL	2026-07-31
Jennifer Brown	Bradenton, FL	2026-07-31
James Joiner	Port Charlotte, FL	2026-07-31
Abel Sam	Kuwait	2026-08-01
Kelly Almon	Riverview, FL	2026-08-01
Stefano Dominicali	Poland	2026-08-01
Nathan Galynsky aka the cool guy	Port Charlotte, FL	2026-08-01

Name	Location	Signed On
Elizabeth Moore	Clearwater, United States	2026-08-01
Martina French	Lakewood Ranch, FL	2026-08-01
Karen Kahl	Bradenton, FL	2026-08-01
York Stephan	Valrico, FL	2026-08-01
Cindy gilmore	Bradenton, FL	2026-08-01
Margie Fleurant	Bradenton, FL	2026-08-01
Maria Pech	Bradenton, FL	2026-08-01
Paul Shapiro	Bradenton, FL	2026-08-01
Steve Short	Plant City, FL	2026-08-02
Lori Mohr	Bradenton, FL	2026-08-02
Jason Powell	Siler City, NC	2026-08-02
Meggan Jaramillo	Brandon, FL	2026-08-02
Rob Tinney	Bradenton, FL	2026-08-02
Frankie Isbell	Chipley, FL	2026-08-03
Prudhvi karumanchi	Town 'n' Country, FL	2026-08-03
Dee Butterfly	Clearwater Beach, FL	2026-08-03
Suzanne Tjernlund	Arcadia, FL	2026-08-03
Alicia Canterna	Lakewood Ranch, FL	2026-08-03
Rick Libro	Bradenton, FL	2026-08-03
Natalie Campanelli	Lakeland, FL	2026-08-03
Lori Moyer	Bradenton, FL	2026-08-03

Name	Location	Signed On
Yoselin Medina	Fort Lauderdale, FL	2026-08-03
Danielle Pasquale	Bradenton, FL	2026-08-04
Sabrina Andryczak	Cape May, NJ	2026-08-04
Anne lewis	Lakewood Ranch, FL	2026-08-04
Carson Oakes-Lottridge	Cape Coral, FL	2026-08-04
Dave Ridge	Bradenton, FL	2026-08-04
Gary French	Lakewood Ranch, FL	2026-08-04
Danny Norris	Bradenton, FL	2026-08-04
Rachel Van Dillen	Bradenton, FL	2026-08-04
Stephen seifer	Bradenton, FL	2026-08-04
Louis Minnear	Venice, FL	2026-08-04
Alex Kombogiannis	Bradenton, FL	2026-08-04
Peggy Crew	Bradenton, FL	2026-08-04
James Patch	Bradenton, FL	2026-08-05
Adriana Cruceta	Lusby, MD	2026-08-05
Makiyah Hardy	United States	2026-08-05
Vic Rossi	Bradenton, FL	2026-08-05
Brittany Lachina Lachina	Bradenton, FL	2026-08-06
Suham vazquez	Bradenton, FL	2026-08-06
Tracy Belote	Bradenton, FL	2026-08-06
Chance Petrucci	Lakeland, FL	2026-08-06

Name	Location	Signed On
Alison Crevello	Seffner, FL	2026-08-06
Jonathan Guthrie	Bradenton, FL	2026-08-06
Lori shadleg	Bradenton, FL	2026-08-06
Alex Goff	Brandon, FL	2026-08-07
Stephanie Luther	Cleveland, SC	2026-08-07
Anna Kopylova	Venice, FL	2026-08-07
SIMONE NORTON	Sarasota, FL	2026-08-07
Christopher Green	Sarasota, FL	2026-08-07
Jenny Kove	Winter Garden, FL	2026-08-07
Sharon Bru....^. .^	Sarasota, FL	2026-08-07
Olga Kt	Las Vegas, NV	2026-08-08
jan johnson	Ellenton, FL	2026-08-08
Alicia Vincent	Bradenton, FL	2026-08-08
Grace Hesser	Lakewood Ranch, FL	2026-08-08
Kathleen Hesser	Bradenton, FL	2026-08-08
Olivia Lawton	Tampa, FL	2026-08-08
Olena Shtefanchuk	Brandon, FL	2026-08-08
Galina Melnichuk	United States	2026-08-08
Sharon Cooper	Englewood, FL	2026-08-09
Sergey Komov	Nokomis, FL	2026-08-09
Susan Hoffa	Tampa, FL	2026-08-09

Name	Location	Signed On
Anne Hill	Port Charlotte, FL	2026-08-09
Noukone Phandara	St. Petersburg, FL	2026-08-09
Tetiana Sak	Jacksonville, FL	2026-08-09
Annali Lopez	Odessa, FL	2026-08-09
Debbie Kasem	Tampa, FL	2026-08-09
Danae Lamy	Avon Park, FL	2026-08-09
Lakisha Shaw	Brandon, FL	2026-08-09
Liubov Havryliuk	Bradenton, FL	2026-08-09
Tina Seele	Sarasota, FL	2026-08-10
Patricia Gase	Sebring, FL	2026-08-10
Maryna Korsykova	Sarasota, FL	2026-08-10
Lisa Butrymowicz	Punta Gorda, FL	2026-08-10
Nancy Quinn	Bradenton, FL	2026-08-10
Lorraine Hester	St Petersburg, FL	2026-08-11
Judith MacGregor	Bradenton, FL	2026-08-12
Ana Ochoa	Bradenton, FL	2026-08-12
Michael Fennimore	Bradenton, FL	2026-08-12
Lenora Galeziowski	Bradenton, FL	2026-08-12
Daniela Rojas	Lakeland, FL	2026-08-12
Elizabeth Wunderlick	Tampa, FL	2026-08-13
Barbara Fanesi	Bradenton, FL	2026-08-13

Name	Location	Signed On
Joey Beam	Lakeland, FL	2026-08-13
Ziva Gartner	Lakewood Ranch, FL	2026-08-13
Kristine Trovatore	Goshen, IN	2026-08-13
Gian Calogero	West palm beach, FL	2026-08-13
Eliza Dominguez	United States	2026-08-14
Dorian Canalizo	New Port Richey, FL	2026-08-14
Heather Seifert	Parrish, FL	2026-08-14
christy bailey	Zephyrhills, FL	2026-08-14
Lori Polizzotti	Bradenton, FL	2026-08-14
Mimi Van	Bradenton, FL	2026-08-14
Matthew Gullick	lithia, FL	2026-08-14
Deku Midoriya	Bradenton, FL	2026-08-14
Minesh Patel	Bradenton, FL	2026-08-14
Rachel Artz	Bradenton, FL	2026-08-14
Michel La	Venice, FL	2026-08-15
Michael Beckwith	Duette, FL	2026-08-15
Krystal Storck	Sarasota, FL	2026-08-15
Lauren Not comfortable saying	No, FL	2026-08-15
Jules Mary	Bradenton, FL	2026-08-15
JAMES ANDERSON	Lakewood Ranch, FL	2026-08-15
Julie Morissette	Bradenton, FL	2026-08-15

Name	Location	Signed On
Megan Braasch	Bradenton, FL	2026-08-28
lisa menken	Lakeland, FL	2026-08-28
Narissa Price	Palmetto, FL	2026-08-28
karen simmons	tampa, FL	2026-08-28
kennedee martin	Dickinson, ND	2026-08-28
Perez Tony	Bradenton, FL	2026-08-28
Nadia Lusco	Riverview, United States	2026-08-28
Adrian Wilson	Tampa, FL	2026-08-28
Paul Roesler	Bradenton, FL	2026-08-30
Elizabeth Washville	Bradenton, FL	2026-08-30
Stephanie Boehning	Bradenton, FL	2026-08-31
Renee Rossi	Bradenton, FL	2026-08-31
Kelly Hunt	Bradenton, FL	2026-08-31
Linda Cook	Bradenton, FL	2026-08-31
Gladys Chiesa	Bradenton, FL	2026-08-31
Meg everingham	Bradenton, FL	2026-08-31
Barb eimers	Bradenton, FL	2026-08-31
Robert Ingebretsen	Bradenton, FL	2026-08-31
Sandra Henry	Bradenton, FL	2026-08-31
Conrad Eimers	Bradenton, FL	2026-08-31
Emilly Newcomb	Bradenton, FL	2026-08-31

Name	Location	Signed On
Ian Hernandez	Bradenton, FL	2026-08-31
Rhonda Willard	Myakka City, FL	2026-08-31
Stephanie Dempsey	Bradenton, FL	2026-08-31
JOE DEMPSEY	Bradenton, FL	2026-08-31
George Mathew	Bradenton, FL	2026-08-31

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 11:37PM EDT

Full Name	**First Name:** Glen **Last Name:** Gibellina
Email	glengibellina@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Future Ice Rink part 1
Comment	I am writing as a concerned Manatee County citizen and taxpayer to express strong reservations regarding the proposed $80 million indoor sports multiplex at Premier Sports Campus North. While expanding sports and recreational opportunities in our community is a worthy goal, the speed at which this deal is being pushed through—coupled with the lack of financial verification and public transparency—raises serious red flags for the residents of Manatee County. Below are the primary reasons why this proposal, in its current form, represents a poor deal for our community: 1. 60-Year Surrender of Valuable Public Land Long-Term Binding of Public Resources: Handing over a 60-year land lease on 22 acres of county-owned public land near the Lakewood Ranch Library for a private enterprise severely limits future public use of this property for generations. Disproportionate Risk: Once public land is encumbered under a six-decade agreement, the county loses flexibility over how that land is managed, upgraded, or utilized, placing long-term public assets at the service of a single private developer. 2. Unverified Private Financing and Vague Promises Lack of Proven Capital: The presentation noted that the developer has "investors ready to invest" and bank "preapproval," yet no verified financial commitments, binding loan documents, or audited proof of funds have been made public. Speculative Garage Revenues: Promising the county a 20% cut of gross parking garage revenues starting in year two relies on unproven traffic projections and assumes the private entity will construct and operate an 800-spot garage as planned without unexpected cost overruns or shifting terms. 3. Rushed Process and Lack of Meaningful Citizen Input "Time is of the Essence" Pressure: Staff urged quick action to satisfy a bank's timeline rather than allowing standard public scrutiny. A multi-generational land transaction of this scale should be driven by citizen priorities, not external commercial deadlines. Bypassing Community Dialogue: Residents living near State Road 70 and Lorraine Road are already dealing with rapid growth and severe

traffic congestion. Moving this project forward into site plan approval without dedicated public workshops deprives taxpayers of a voice in how their community is developed.

4. Taxpayer Exposure and Economic Assumptions

$5 Million in Tourist Development Taxes: While framed as a private venture, the project requests up to $5 million in public Tourist Development Tax funds for horizontal infrastructure.

Unsubstantiated Economic Projections: Projected annual economic impacts (such as the cited $30 million stimulus) rely on market research estimates, yet taxpayers carry real infrastructure costs and traffic burdens regardless of whether those optimistic projections materialize.

Requested Action

Before any binding agreements or land leases are signed, I urge the Commission to take the following steps:

1. Pause Approvals: Halt further advancing of the land lease terms until a comprehensive public hearing process is held specifically for this project.

2. Require Independent Financial Auditing: Mandate full, independent verification of Icemann Development's financing commitments and equity guarantees prior to dedicating public land or tax dollars.

3. Conduct Comprehensive Traffic & Infrastructure Impact Studies: Evaluate the cumulative impact of an 800-spot garage and multiplex traffic on the SR 70/Lorraine Road corridor with direct input from local residents.

Public assets belong to the taxpayers of Manatee County. We deserve a transparent, thoroughly vetted process that prioritizes public interest over rushed private development timelines.

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 11:13PM EDT

Full Name	**First Name:** Christina **Last Name:** Rabenstein
Email	crabenstein14@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Move Project Grace
Comment	This mega complex has no business in a residential area. Good project, wrong location. Please find another area more suitable that can accommodate traffic, noise levels, lighting and not disrupt the surrounding quiet residential communities. Thank you

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 03:45PM EDT

Full Name	**First Name:** Brenda **Last Name:** Green
Email	bsgc17@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	Dear Commissioner McCann, I am writing to you as a local resident to express my strong concerns about the proposed ice rink complex in Lakewood Ranch. After a group of neighbors reviewed the plans, they found that the facility does not comply with existing local zoning regulations regarding building size and setbacks. We urge your office to address the following high-priority issues before any further approvals are granted: Zoning and Regulatory Non-Compliance: The proposed facility deviates significantly from existing district standards, specifically regarding allowable building scale, height limits, and setback requirements. The project should not move forward under variances that compromise the integrity of local zoning laws. Flooding and Stormwater Management: The introduction of massive impervious surfaces—including the rink structure and extensive asphalt parking—poses a severe threat to regional drainage. We demand a transparent, comprehensive stormwater management plan that guarantees zero increased flooding risks for surrounding residential properties. Traffic and Roadway Capacity: A regional sports complex will inject a massive volume of vehicle trips into our local roads, particularly during peak weekend tournament hours. Current infrastructure cannot safely absorb this influx without causing severe congestion and gridlock. Safety and Security: The influx of transient foot and vehicle traffic requires robust mitigation. We require binding commitments regarding onsite security personnel, restricted operating hours, and pedestrian safety infrastructure to protect nearby families. Environmental Pollution: Operating a heavy-commercial refrigeration

facility 24/7 introduces significant light pollution from high-intensity parking lots, constant low-frequency noise from massive HVAC and chilling units, and potential chemical or thermal runoff.
Wildlife and Habitat Destruction: The construction site threatens local ecological habitats. We demand that full, independent wildlife impact studies be completed and that strict mitigation strategies are enforced to prevent the displacement of local species.
Our community expects our local government to protect our safety, environment, and property values by enforcing existing laws.

Thank you for your time and attention to this urgent matter.

Respectfully submitted,

Brenda Green

Sapphire Point Neighborhood resident, Lakewood Ranch

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 03:48PM EDT

Full Name	**First Name:** Maria **Last Name:** Gomez
Email	lache.gomez@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace Relocation Petition
Comment	Dear Dr. McCann, I hope you are doing well. I am reaching out as a concerned resident regarding the proposed ice rink development near our neighborhood. After reviewing the information discussed during this week's meeting, I wanted to share some questions and concerns that many residents have about how this project may impact our community. We understand the importance of recreation and growth in our area, but we also want to make sure that the development is carefully planned and that the surrounding neighborhoods are protected. One of our biggest concerns is the significant change in the proposal between February and June 2026. The February proposal referenced a facility of approximately 70,000–90,000 square feet, while the June proposal increased to approximately 191,500 square feet, along with a 66,000 square foot parking garage. Could you help the community understand what drove these changes? Also, will the commission commit to ensuring that existing zoning and future land-use regulations are followed, and that residents continue to have a meaningful opportunity to participate as the project moves forward? Flooding and Stormwater Concerns Many residents are worried about how this larger development may affect drainage in the area. * What steps will the developer take to prevent additional flooding impacts? * Why was the additional drainage pond removed from the latest site plan? During Tropical Storm Debby, the creek near the Sapphire Point

community came very close to overflowing. Since then, additional development has significantly increased the amount of impervious surfaces in the area, and residents have noticed erosion and concerns about impacts to nearby creeks and lakes.

Safety and Security

We also have questions about safety:

* What security measures will be required for the facility?
* Who will oversee security on-site?
* Will the size of this development require additional Sheriff's Office resources?

A parking garage of this size also raises concerns about after-hours activity, lighting, and neighborhood safety.

Noise, Lighting, and Other Impacts

Residents are concerned about possible increases in noise, lighting, odors, and trash.

Because this project is located near residential neighborhoods, what measures will be required to minimize these impacts? A large concrete parking structure can amplify vehicle noise, and the height and lighting of the facility may affect nearby homes.

Many residents already experience noise and light impacts from existing activities at Premier, including tournaments and events. We want to understand how additional impacts will be addressed.

Wildlife Concerns

Will environmental studies be completed before construction begins? The surrounding area includes wildlife corridors and natural areas that residents want to see protected.

Traffic Concerns

Traffic is another major concern for our community.

Will the traffic study be made available to the public before any approvals are considered?

The roads around Premier already experience significant congestion during sporting events, especially on SR 70 and Rangeland. With the new high school development and a facility that could host 2,500 spectators across four ice sheets, we are concerned about additional delays and safety issues.

We are especially concerned about:

* Traffic backups affecting neighborhood entrances
* Pedestrian and cyclist safety
* Impacts near wildlife crossings
* The need for additional law enforcement support during large events

Again, we understand the value of new recreational opportunities, but we hope the county will carefully consider the long-term impact on the families who already live here.

Thank you for taking the time to listen to residents’ concerns. We appreciate your commitment to keeping the community informed and involved.

Sincerely,
Maria Cecilia Gómez

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 04:01PM EDT

Full Name	**First Name:** Jessica **Last Name:** Wilson
Email	wilson.jessicalynn@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Project Grace
Comment	Commissioners, I am writing to express my strong opposition to the location of this project. I live immediately south of the proposed parcel at the Premier Sports Complex, just on the other side of the preserve. I did my research when I purchased my home and was excited about the plans for Premier at the time. Baseball, softball, volleyball, BMX, skate park, basketball and walking/biking trails throughout. What happened to those plans? Where is our park? Now you want to break ground on a tourist attraction-hockey arena/consumer events facility so that you can attract a hotel? All on county land that is intended for community use? Build those things by the highway, in an appropriately-zoned and planned area. Do not build it on our park. Build the park as was planned in 2021 when we were all buying our homes in the adjacent neighborhoods. Give our kids somewhere safe to ride their bikes and hangout with their friends. Give us ALL something to do outdoors. Below is a breakdown of the land development code as it pertains to Project Grace. As proposed, Project Grace does not comply with the FLU (Future Land Use) category designated for that parcel. Project Grace & Manatee County Land Development Code Non-Compliance Florida Statute 163.3194 states (in short) that a Comprehensive Plan must supersede zoning. https://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0163/Sections/0163.3194.html Parcel ID: 581700409 Future Land Use: MU - C/R *Land use is designated by the comprehensive plan.

	Manatee County Land Development Code References: Policy 2.2.2.1 sets commercial project size limitation for the MU-C/R category to Medium (see Table 2-1) Policy 2.10.2.2 limits Medium commercial projects for the MU-C/R category to 150,000 square feet of gross building area Policy 2.2.2.1 classifies ‘Arenas’ and ‘Mass Seating Facilities’ (commonly defined as anything that seats over 1,000 spectators) as AT - Major Attractors which are not permitted in the MU - C/R category Section 402.4 Part B states '...However, where floor area and similar building ratios, as well as maximum permitted densities have been established by these regulations, the Board shall not grant specific approval to increase such ratios, maximums, or minimums.' Land Development Code: https://library.municode.com/fl/manatee_county

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 04:18PM EDT

Full Name	**First Name:** Susan **Last Name:** Contarino
Email	susan.contarino@comcast.net
Which meeting is this public comment for? (Please select date of meeting)	August 26, 2026
Topic/Agenda Item	Project Grace
Comment	This is not a good use of tax payer money. If Iceman would like to build an ice arena, he should buy land already zoned for such activity and build it with his money. Why should Manatee county tax payers fund this? There isn't any other tax payer funded ice rink in the state of Florida. If the commissioners insist on going forward with Project Grace, it must be moved to another location. Lakewood Ranch is a planned community. People bought homes in LWR with that in mind. The venue that is being proposed does not belong in a residential area.

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 04:45PM EDT

Full Name	**First Name:** Jason **Last Name:** Wissing
Email	jasonwissing@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Hockey Rink in Lakewood Ranch
Comment	Good afternoon, Due to work, I will not be able to attend the meeting tomorrow morning. However, I can't believe there is even a discussion about the building of this facility. I currently live in Lakewood Ranch and I have not met a single person who is against building this rink. NOT A SINGLE PERSON. The people complaining are vastly in the minority. They are just very loud and organized. I have been following this on social media and what is most alarming is one of the "red shirt" protestors is friends with the owner of the Ellenton rink. Is this really a protest about the rink location or a suppression of competition? In addition, with the loss of revenue with the new Homestead Exemption, we are going to need new revenue streams. This is a perfect way to help offset that. It will also keep kids off the streets and give them something to do. People are more likely to do an activity if it is in close proximity to where they live. Ellenton is 30 minutes away. This will be minutes. This is a true no-brainer. Vote "Yes" for the current rink location and don't let a few blowhards sway your vote. A LOT of families will be very disgruntled if this does not pass. Thank you, Jason Wissing 15005 Montello Way Bradenton, Fl 34211

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 06:13PM EDT

Full Name	**First Name:** Tina **Last Name:** Rose
Email	tmrosenp@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Move Project Grace
Comment	Dear Chairman and Members of the Board of County Commissioners, I am writing to respectfully express my strong opposition to the proposed location of the mega ice rink complex and the public/private partnership being considered for this project. I want to be clear: I am not opposed to economic development, recreation, or bringing new attractions to our community. My concern is that this is the wrong project for this location, and the potential consequences will be borne by the surrounding neighborhoods and, ultimately, the taxpayers. The proposed 22-acre site is surrounded by established residential neighborhoods. My community, a 55+ active adult neighborhood of 650 homes, would border the nearby intersection. Three additional residential communities are also nearby, including neighborhoods with families and school bus stops. There are over 10,000 homes within a mile radius. A complex containing four ice rinks—including three NHL-sized rinks—a practice rink, a multi-story parking garage, tournaments, and entertainment events is not a typical neighborhood recreational facility. It is a regional destination designed to attract large numbers of visitors. That level of activity is fundamentally incompatible with a location surrounded by residential communities. Traffic is my greatest concern. Tournament weekends and entertainment events could bring significant surges of vehicles into an area that was not designed for that volume of traffic. This means congestion, increased noise, safety concerns, impacts on school bus routes, and diminished quality of life for the residents who live there every day. There are also environmental concerns associated with placing such a large development on this site, including the loss of open land,

increased stormwater runoff, and the impacts of a large parking structure and extensive impervious surfaces in an already rapidly developing area.

Most importantly, there appears to be a more appropriate alternative: county-owned property located closer to the interstate and in a commercial area. A regional sports and entertainment destination belongs where regional traffic can access it directly from major transportation corridors—not where it will be funneled through established residential neighborhoods.

I understand that using the alternative site could create competition with an existing privately owned ice rink in the county. But that is precisely why I believe the County needs to carefully evaluate whether taxpayer resources should be used to create a large publicly supported facility that could compete with an existing private business that already serves this market and pays property taxes.

I also believe the County should take a hard look at the financial risk to taxpayers. Before entering into a public/private partnership of this magnitude, residents deserve to know what happens if projected tournament participation, tourism, attendance, or revenue does not materialize. A facility of this size will have substantial ongoing operating, maintenance, and capital costs. If the private component of the partnership fails or the facility does not generate the anticipated revenue, who will ultimately be responsible?

The County should not move forward based solely on optimistic projections. We need independent, transparent analysis of demand, competition, economic viability, traffic impacts, environmental impacts, and the long-term financial obligations to taxpayers.

I respectfully ask the Board to pause this proposal and thoroughly evaluate whether this project is financially sustainable and whether this location is appropriate.

At a minimum, please consider the county-owned site near the interstate and commercial development before placing a regional destination facility in the middle of established residential communities.

We can support economic development while still protecting the neighborhoods, businesses, environment, and taxpayers who make this county a great place to live.

This may be a good project—but that does not mean it is a good project for this location.

Thank you for listening to the concerns of the residents who will live with the consequences of this decision every day.

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 08:27PM EDT

Full Name	**First Name:** Janice **Last Name:** Beaty
Email	janbeaty78@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Move Project Grace.
Comment	I support Moving Project Grace (the massive megaplex ice rink). Wrong location!

From: Ken LaForge <ken.laforge-home@snet.net>
Sent: Monday, August 24, 2026 4:13 PM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Re: Ice Rink Proposal

You don't often get email from ken.laforge-home@snet.net. Learn why this is important

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Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

Commissioner Bearden,

I hope you had the opportunity to review my email regarding the proposed Ice Rink.

I wish to re- emphasize my stance - I am in FULL SUPPORT of the proposed Ice Rink in its current proposed location. I believe it will be a real asset for the area and a perfect fit with the other recreational uses and library.

Many of us are not able to attend the meeting tomorrow in SUPPORT of this project and location. Please consider this message and my prior message as if I were there to speak directly to you regarding this matter.

Thank you,

Ken LaForge

4874 Seafoam Trail

From: Chuck Presensky <chuck.presensky@gmail.com>
Sent: Monday, August 24, 2026 9:10 PM
To: Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>
Subject: Lakewood Ranch Ice Facility

You don't often get email from chuck.presensky@gmail.com. Learn why this is important

CAUTION:This email originated from an external source.
Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

I am sending this message in support of the proposed ice rink and it's location. The rink itself would be the ultimate exclamation point to the Premier Sports Campus of Lakewood Ranch. The venue would offer not only state of the art ice facilities to handle hockey, figure skating, curling and rinkball but also space for any and all types of indoor sports you could imagine. Volleyball, gymnastics, indoor soccer, martial arts exhibitions....the possibilities are endless! All good things to keep young bodies and minds occupied.

With that said and as if it's not already obvious I would like to request you please vote 'YES' for the proposed ice rink in its proposed location! Thank you for your consideration.

v/r

Chuck Presensky

4707 Zeno Ct.

LWR, FL 34211

941-527-2120

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 09:48AM EDT

Full Name	**First Name:** Mark **Last Name:** Schumacher
Email	schumacm1@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	I live in Solera right by project grace. I am ok with building the Hockey Rink but I have a suggestion that will solve the traffic problems the neighbors are concerned about. Build it at the corner of Post Road and Rangeland Parkway. Make the only access from State Route 70. This can be done by making Post Road a dead end at Rangeland or just by temporary road blocks during events including soccer. With the improvement to SR 70 you can block the right land on SR 70 and allow continuous right turns from Post Road to 70 after events for all west bound traffic. Please note, there are no homes on Post Road or SR70, so this eliminates all the concerns about local traffic and kid safety. Can we also finish the sports park at the same time with whatever parents of kids 9-20 say they will use.

Public Comment

Manatee County Government

Submitted On:
Aug 25, 2026, 09:18AM EDT

Full Name	**First Name:** Deanna **Last Name:** Brinkley
Email	brinkleylife@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Future Agendas
Comment	To the Manatee County Board of County Commissioners: I am writing as a concerned Manatee County citizen and taxpayer to respectfully urge the Board to permanently end negotiations regarding the proposed IceMann Development sports and ice complex, commonly referred to as Project Grace, rather than simply relocating or postponing the project. My concern is not opposition to youth sports, ice hockey, economic development, or private investment in Manatee County. My concern is whether this particular public-private partnership represents a responsible use of County land and taxpayer-supported resources, especially when an established ice facility already exists in our community and its private owner is reportedly investing approximately $7 million of private money to expand it. The proposed IceMann project has been discussed as an approximately $80 million, 190,000-square-foot sports complex containing four ice surfaces and other sports and commercial uses. Under the terms previously discussed publicly, IceMann would receive access to approximately 22 acres of County-owned land, a potential long-term lease of up to 60 years with an additional extension, nominal rent during the project's first years, and potentially up to $5 million in Tourist Development Tax funding for infrastructure associated with the project. Before Manatee County provides this level of public support to a new private sports facility, taxpayers deserve a compelling answer to a basic question: Why should public resources be used to help create a new competitor to a privately operated Manatee County business that already provides this service and is investing millions of dollars of its own capital to expand?

Ellenton Ice and Sports Complex already serves our community. Its owner has publicly stated that approximately $7 million in privately financed improvements are planned to add another rink. He has also stated that his business has paid approximately $1.2 million in property taxes over the past decade.

That is private enterprise working as it should.

An existing business purchases or leases its property under normal market conditions, pays taxes, assumes its own financial risks, serves its customers, and reinvests its own money to meet increased demand.

Government should be extremely cautious about changing that competitive landscape by providing another private operator with valuable public land, favorable long-term lease terms, and millions of dollars in public assistance.

This raises an issue much larger than ice hockey.

What precedent does Manatee County establish when an existing local business invests its own capital to grow, only to potentially face a new competitor receiving substantial government assistance?

Other local businesses should be asking that question as well.

The proposed $5 million public contribution is also significant. Five million dollars is not insignificant simply because the total proposed development is approximately $80 million. Those funds have value to the citizens of Manatee County and should be treated accordingly.

If $5 million in Tourist Development Tax revenue is available for lawful public investment, the County should carefully evaluate alternative uses that provide broader and more certain public benefits. If investment in sports tourism is determined to be the best use, the County should also examine whether improving existing public infrastructure or partnering through a fair and competitive process with established facilities could generate a better return with substantially less public risk.

There are additional financial questions that I believe should be answered before the County considers any further negotiations with IceMann at another location.

Public reporting regarding the proposal indicated that IceMann had investors interested in the project and bank preapproval. However, the public deserves to know the difference between preliminary interest and committed financing for an approximately $80 million development.

Before the County contributes land or public money, taxpayers deserve answers to several fundamental questions.

Who is providing the equity for the project, and how much equity is firmly committed?

Which financial institution is providing the construction financing, and is that financing committed or merely preliminary or preapproved?

What guarantees secure the financing?

What happens if construction costs exceed $80 million, and who is responsible for those cost overruns?

What happens if the facility cannot generate sufficient revenue to service its debt?

What happens to the property and improvements if the operator defaults?

What independent financial analysis has the County performed?

Has an independent feasibility study demonstrated sufficient demand for four additional ice surfaces in this market, particularly considering the planned expansion of the existing Ellenton facility?

What is the true market value of the County land and favorable lease terms being contemplated?

Finally, what is the total economic value of all public assistance being provided, not simply the proposed $5 million contribution?

These questions are particularly important because the owner of the existing Ellenton facility has publicly questioned whether the proposed complex could actually be constructed for approximately $80 million, reportedly estimating a cost closer to $110 million.

He is obviously a competitor, and his estimate should therefore be independently verified. But that is precisely the point. The County should commission independent financial and construction-cost analyses rather than relying upon projections supplied by either competing private party.

If the true cost is substantially higher than anticipated, taxpayers deserve to know who bears that risk before, not after, a long-term agreement is signed.

There is another distinction that deserves scrutiny when evaluating the developer's track record.

AdventHealth Center Ice in Wesley Chapel is frequently associated with

Mr. Gordon Zimmermann's development experience. That is a substantial facility and clearly represents relevant experience. However, the Wesley Chapel facility was developed through Z Mitch LLC, an entity that predates IceMann Development LLC.

IceMann Development is a newer company.

Therefore, before the County relies upon the Wesley Chapel facility as evidence of IceMann Development's financial capacity to undertake an approximately $80 million project, the County should independently verify the relationship between the entities, current ownership interests, financial statements, completed-project history, available capital, and responsibility for previous project financing.

Asking these questions does not accuse anyone of wrongdoing. It is basic due diligence when public land, public money, and a potential multi-decade agreement are involved.

I am also concerned that moving this project to another County-owned location does not resolve these fundamental issues.

Relocation might address neighborhood opposition, traffic, or compatibility concerns surrounding the originally proposed site. It does not answer the questions about public subsidy, competition with an existing taxpayer, financial feasibility, market demand, financing, or whether this represents the best use of County resources.

That is why I respectfully ask the Commission not merely to move Project Grace somewhere else, but to terminate the current proposal completely.

If a private developer believes Manatee County can economically support another major ice complex, that developer should remain free to pursue one through the normal private marketplace by acquiring appropriate property, obtaining financing, and assuming the business risk just as existing businesses are required to do.

If the County believes there is a legitimate public need for additional sports facilities, then the appropriate course should begin with an independent needs assessment and a transparent, competitive process, not with a negotiated arrangement favoring one developer.

Manatee County is growing rapidly. We have significant infrastructure, transportation, public safety, parks, and community needs. Every public dollar and every acre of County-owned property has an opportunity cost.

We should support economic development. We should support youth sports. We should welcome private investment.

But supporting private enterprise should not require government to choose winners and losers among competing private businesses.

An existing Manatee County ice facility is already operating, paying taxes, and reportedly preparing to invest approximately $7 million of private capital into expansion. The County should allow the market to determine whether additional facilities are needed rather than using public resources to influence that competition.

There will undoubtedly be significant pressure to keep an $80 million project alive. But the size of a proposal, or the fact that aspects of it may have previously received a vote, should not make government less willing to reconsider or walk away from it. It should make the County more careful.

I respectfully request that the Board permanently terminate negotiations for the current IceMann/Project Grace proposal; refrain from relocating substantially the same publicly supported proposal to another County-owned site; conduct an independent assessment of the County's sports-facility needs before considering additional public investment; and ensure that any future public-private sports development involving County land or funding is subject to transparent competitive procurement, independent financial analysis, and full public disclosure.

The pressure to move a large development forward can be substantial once considerable time and effort have already been invested. That makes it even more important for Commissioners to evaluate the proposal based solely on what best serves Manatee County residents over the next

From: Carolina Casella <camaju07@gmail.com>
Sent: Wednesday, August 26, 2026 5:06 AM
To: George Kruse <george.kruse@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal.siddique@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>
Subject: Project grace - wrong size-wrong location

Dear Commissioner,

I am writing to express my strong opposition to the proposed facility in our area and to question the board's current approach to land management.

First, I would like to understand why the board is asking the public to approve funds to purchase and preserve land, while simultaneously leasing out existing public land next to a preserve. Using a surplus article to justify this lease seems inappropriate, as this parcel could certainly be used to serve a public need.

This facility is the wrong choice for the premier area of Lakewood Ranch, especially at this scale. There is no other facility of this size located so close to residential neighborhoods, where families with young children, like mine, live. When we purchased our home and made a lifetime investment in this community, this development was not part of the plan.

While some argue that residential areas came later, decisions must be made based on our current reality, which includes an upcoming high school and ongoing construction that is already straining the area. We pay significant taxes and chose Lakewood Ranch specifically for its peaceful environment and master-planned vision.

I urge you to reconsider this decision and look for a more appropriate location for this facility.

Best regards,

Ana Carolina

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 09:48AM EDT

Full Name	**First Name:** Mark **Last Name:** Schumacher
Email	schumacm1@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	I live in Solera right by project grace. I am ok with building the Hockey Rink but I have a suggestion that will solve the traffic problems the neighbors are concerned about. Build it at the corner of Post Road and Rangeland Parkway. Make the only access from State Route 70. This can be done by making Post Road a dead end at Rangeland or just by temporary road blocks during events including soccer. With the improvement to SR 70 you can block the right land on SR 70 and allow continuous right turns from Post Road to 70 after events for all west bound traffic. Please note, there are no homes on Post Road or SR70, so this eliminates all the concerns about local traffic and kid safety. Can we also finish the sports park at the same time with whatever parents of kids 9-20 say they will use.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 10:43AM EDT

Full Name	**First Name:** Kate **Last Name:** Sherwin
Email	katesherwin@outlook.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice rink
Comment	We live in Sapphire Point and can see the tree line where the proposed ice rink will be located. I am not completely against the ice rink, I am against the multi story car park, that has no place in this area. We are at ellenton ice rink twice a week my 9 year old plays hockey, this location would be minutes from my house but I just don't think this is the right location. This site should be built out with an outdoor sports area fitting in with the rest of the area. How about a bike or scooter track like Parrish, or a splash pad? There are so many other things that this land could be used for. Move the rink to 64 or 70, where the infrastructure is set up to accommodate. Lorraine is already a nightmare as it is, add the new high school and this and we will be constantly at a stand still.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 10:27AM EDT

Full Name	**First Name:** Joshua **Last Name:** Boyle
Email	joshb259@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	The Hockey Rink
Comment	I'm in favor of the proposed ice rink in Lakewood Ranch. As our community continues to grow, we need to make sure the amenities available to our families grow with it—especially when it comes to things for our kids to do. We live in Florida. Between the heat, afternoon storms and months of unpredictable weather, we need more indoor, year-round recreational options for kids and families. An ice rink would provide something completely different from the outdoor sports facilities we already have and could introduce kids to hockey, figure skating and other activities they may not otherwise have access to locally. Lakewood Ranch has always been a growing, master-planned community. Development has been part of the plan from the beginning, and those of us who chose to live here knew—or should have known—that growth would continue. We can't reasonably expect the community to stop developing once our own house is built. Growth certainly needs to be thoughtful and responsible, but I think adding recreational facilities that serve families and give our kids more opportunities is exactly the kind of growth we should support. — Josh Boyle, Lakewood Ranch Resident

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 10:46AM EDT

Full Name	**First Name:** Catherine **Last Name:** Rutigliano
Email	catherinearutigliano@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	I am against the building of the proposed ice rink in a residential neighborhood, I do not agree with the land use for multiple story structures. I believe this land should be for a FREE public access park for all ages to enjoy. A welcoming place for young people to socialize. Water splash pads, skate park, basketball courts, baseball fields etc… I do not believe a sports bar should be located in a neighborhood either. The noise from cars revving their engines after 10pm is already happening and disturbing

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 12:12PM EDT

Full Name	**First Name:** Brian **Last Name:** McCarthy
Email	b.mccarthy501@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Hockey Rink (Project Grace)
Comment	I think the facility would be a great addition to Lakewood Ranch, but in a more appropriate commercialized location. This location does not support that scale of a project and will have very negative implications for the surrounding neighborhoods. Much of the recent development in Lakewood Ranch is beyond questionable and if it continues to trend in that direction it is going to lower the quality of living and devalue the area. This location should be used for a park, something that the surrounding residents have access to and can use at their leisure. The kids need more spaces to play. Originally there was a BMX / pump track planned for the area. The kids need somewhere to ride their bikes, scooters, skateboards, etc.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 12:42PM EDT

Full Name	**First Name:** Rosemary **Last Name:** Bertelle
Email	bertellecreative@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Support Project Grace
Comment	Stop the divide and use facts to decide. The non-senior community complexes are turning this into a ‘senior citizens are selfish movement’. Senior citizens and many other residents are just asking: Does the 'MEGA-plex' Sports Complex truly belong in a residential area? There are five community neighborhoods that will be affected by the traffic, hours of operation, lighting, noise, etc. Plus, the infrastructure in this area can't inadequately sustain a project of this magnitude. Better data research and statistical analysis should have been performed PRIOR to claiming a spot. Ask the Developers, the Commissioners and the Attorneys to do their homework and search for sites that would better serve the needs of all their constituents... not just those who will profit from pushing this 'MEGA-plex' Sports Complex through. This is NOT AGAINST CHILDREN who play ice hockey, or skate, or whatever other sport they would do at the arena. However, in doing some preliminary research utilizing AI, here are some findings: The probability of those financially capable to have their children actually playing indoor ice hockey is remarkably low, sitting at roughly 1.5% to 3.5%. This means that out of the 1,200 to 2,000 children whose families have the means, only an estimated 25 to 60 kids within that 3-mile radius are actively playing indoor ice hockey. So, does this truly make sense in the whole scheme of things? I know many folks are passionate about a cause and start appealing purely on emotions, however, this is business... BIG BUSINESS that has gotten snuck into the wrong place. Great project... Wrong area.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 12:44PM EDT

Full Name	**First Name:** Craig **Last Name:** Violett
Email	violettcraig@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice Rink
Comment	I have lived in Lakewood Ranch since 2012 so I've seen the recent rapid growth in our community. I believe the ice rink proposal is a good idea for the wrong location. I urge our commissioners to build the rink close to the Bradenton Convention Center. I look forward to next week's meeting. Thank you!

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 12:57PM EDT

Full Name	**First Name:** John **Last Name:** Mallon
Email	johnmallon7@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice rink
Comment	I’ve been following the debate regarding the new rink proposed with a relatively small handful of mostly retirees claiming how awful this will be for the community. But what’s really driving them is a change in scenery or their view. Please don’t let this happen. This is a welcome addition to the sports complex area. The water argument is a joke. How much water is being used by the high number of carwashes we have everywhere? Traffic? Sure, in small doses. If we let that stop progress then we’d have to stop building housing areas, schools, etc. dangerous to kids? It’s for the kids and this dangerous thing didn’t stop a gas station getting approved that will be across the street from a school. This project is an opportunity for manatee county to increase revenue while providing new sports opportunities for all ages. Please disregard the loud few “NIMBY” complainers and continue to promote good growth in LWR.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:30PM EDT

Full Name	**First Name:** Jay **Last Name:** Nemery
Email	jaynemery@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace
Comment	I am writing to express my opposition to the proposed Project Grace Ice Rink Complex. There are several reasons why I believe this project should not move forward at its proposed location. First, the original vision for this land was a community park with walking trails. Many residents purchased homes with that understanding. The fact that this proposal was not widely communicated to residents from the outset creates the impression that its location would not withstand public scrutiny. Second, this area is already underserved when it comes to neighborhood parks. The nearest parks are Greenbrook Park, which requires crossing State Road 70, or White Eagle Park, which is even farther away. As our community continues to grow, preserving land for parks should remain a priority. Walking trails, splash pads etc. would be nice in this area. Third, I believe the economic projections being presented are overly optimistic. Claims of creating 400–650 part-time jobs and generating a $30 million annual economic impact deserve closer examination. How were these figures calculated? Were they based on best-case assumptions? In addition, because the complex will include its own sports bar and food options, many visitors may never leave the facility to patronize surrounding businesses, reducing the projected benefit to the local economy. Fourth, the argument that a developer "really wants to be in Lakewood Ranch" is not, by itself, a compelling reason to approve this project. Many developers would likely welcome the opportunity to build in Lakewood Ranch. The question should be whether this project is appropriate for this specific location, not simply whether there is interest in developing it. Fifth, I am concerned about the financial risks associated with this public-private partnership. If the project fails to meet expectations or experiences financial difficulties, what responsibility, if any, will Manatee County taxpayers have for the facility? Sixth, traffic in this area is already heavily congested during soccer tournaments and other events. Additional planned facilities—including the pickleball center, aquatic center, and the new high school, with football, basketball, and other athletic events—will place even greater demands on the surrounding road network. Golf tournaments that utilize the existing parking areas further compound these issues. The cumulative impact of all these

	developments should be carefully evaluated before approving another major sports venue. Finally, I have concerns about the hours of operation and their effect on nearby residents. In many parts of the country, ice rinks operate very early in the morning and late into the evening to accommodate practices and league play. If that is the plan here, what will the operating hours be? Will the facility be open until 11:00 p.m. or midnight, or begin operations at 5:00 or 6:00 a.m.? Extended hours, along with lighting from parking garages and surface lots, have the potential to create ongoing noise and light impacts for surrounding neighborhoods. There are still many unanswered questions about this project. What is clear is that this type of regional sports complex does not belong in the middle of a residential neighborhood. A location closer to Interstate 75 or within an established commercial district would be far more appropriate. I believe an ice rink would be a valuable addition to the area. It would provide opportunities for children, adults, recreational leagues, and competitive teams. My objection is not to the project itself, but to its proposed location. I respectfully ask that you reject this proposal at its current location and instead encourage the developer to identify a more suitable site that better balances community recreation, economic development, and the quality of life of nearby residents.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 12:59PM EDT

Full Name	**First Name:** Mitchell **Last Name:** Kahl
Email	mitchkahl@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice rink project
Comment	Public land is a shared civic asset, and its development should deliver broad, equitable value to our entire community. While a specialized facility like an ice rink serves a niche market, steep financial barriers—including equipment, ice time, and coaching fees—inherently exclude many local families. To align with the County's commitment to inclusivity, this land should be dedicated to open-access, versatile spaces that every resident can enjoy, regardless of socioeconomic status.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 01:41PM EDT

Full Name	**First Name:** Lori **Last Name:** Shafley
Email	sunshady20@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Hockey rink
Comment	I am against building the hockey rink in the Uihlein area. It does not belong here. It needs to be in another , more commercial area. Building here is a safety issue.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:07PM EDT

Full Name	**First Name:** Tom **Last Name:** Canavan
Email	tcanavan@me.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project GRACE
Comment	My wife and I are full year residents of Sapphire Point in Lakewood Ranch. We have have been following very closely the plans to construct a large indoor ice rink on the County property at the corner of Rangeland and Uihlein roads. While we are in strong favor of increasing facilities and opportunities for sports for the residents of Manatee County, we are extremely concerned with the scale of this ice rink project as well as the specific location. In summary, we believe that the size and height of the structure, the multi story parking garage, and the associated noise, light pollution, and traffic & safety issues are extremely detrimental to the surrounding neighborhoods. Please note that a minimum of three developments border upon this property. We anticipate a significant increase in traffic volume due to the new high school as well as the aquatic center at Premier Sports. Adding a facility of this size in this adjacent location represents significant over-development leading to the above issues. Also, it does not seem to represent adequate buffering between what will be, in reality, a commercial facility and residential property. We also question that a facility of this size meets the requirements in MU-CR for "medium size commercial facilities". We support the Council's unanimous vote at the July meeting to put the current plans on hold and investigate options for a location that does not so severley impact the residential community. As citizens of Manatee County, we expect that these concerns will be listened to by our representation and a rigorous project investigation and planning process will be undertaken which will protect the safety and style of the Lakewood Ranch community. It appears to be numerous options for location of a project of the scale, either within or immediately adjacent to Lakewood Ranch.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:13PM EDT

Full Name	**First Name:** Patricia **Last Name:** Foran
Email	tricia9602@aol.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Use of property where hockey rink is proposed
Comment	I would like to see a park built on this property for this side of LWR, comparable to Bob Gardener park. I am against the hockey rink for that location. There is going to be too much in that area already and I oppose a privately owned rink.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:35PM EDT

Full Name	**First Name:** Jason **Last Name:** Skorczewski
Email	skorczewskij@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Hockey Rink (Project Grace)
Comment	I moved my family from Illinois back in 2017 and we've been in LWR since. Shortly after moving to the area, my son started playing hockey as a "mite" at Ellenton Ice. He's been playing ever since and is moving up to the U15 league this Fall. Hockey has become a tradition for us. From hanging out with parents at the rink to weekend bbqs and pool parties, we've been ingratiated into the hockey community and have loved seeing our son grow in the sport. When we heard about the project to build a complex off SR-70 in LWR we were ecstatic! To have a rink right down the road from where we live and be open within 2 years, we were so excited. We were planning to watch our son play his high school games in a brand new facility! Not only is it the complex, but the revenue stream for LWR! Hotels, more restaurants, etc. etc. When we heard a group of local residents were concerned about noise and additional traffic, we never thought that it would pause the project. Something will be built on that land and infrastructure will continue to expand to support it. Why not the hockey complex? Sad that this has been paused. My family is 100% behind building this in LWR off SR-70 ASAP!

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:36PM EDT

Full Name	**First Name:** Philip **Last Name:** Brookmeyer
Email	pbrookmeyer@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace Ice Hockey Rink
Comment	My wife and I are strongly opposed to the proposed new ice hockey rink in Lakewood Ranch. Upon operating, the Rink will indisputably add a significant amount of vehicle traffic to an already increasingly traffic congested section of Lakewood Ranch.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:43PM EDT

Full Name	**First Name:** Amanda **Last Name:** Laughton
Email	aelames@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice rink
Comment	Hello, I'm writing in support of the proposed ice rink project. I think that would be a wonderful addition to our area, where more opportunities for indoor recreation and entertainment would certainly be welcome. I know many neighbors oppose the location, but I think it actually IS the right place, near the existing sports complex and easily accessible off of rt 70. Of course many people don't want things built in THEIR backyard, but around here everywhere is someone's back yard and that's just the reality of living and buying a home in a developing area. I fully support the project and the location and hope it moves forward.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:46PM EDT

Full Name	**First Name:** Scott **Last Name:** Selvaggi
Email	scott.selvaggi@marriott.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Ice Rink
Comment	The hospitality industry and the local communities would benefit from the economic impact that the ice rink will generate and as seen by Wesley Chapel the ice rink revitalized not only the hotel industry in Pasco County but also the restaurant industry

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 02:55PM EDT

Full Name	**First Name:** Christian **Last Name:** Krause
Email	christian.krause@marriott.com
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	Ice complex development in Lakewood Ranch
Comment	The Lakewood Ranch Ice and Sports Complex serves as a vital infrastructure asset and amenity for both residents and visitors, while actively driving growth across the regional hospitality and tourism sectors. We in the hospitality industry and as a local support the continued tasteful development of amenities that benefit the overall community.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 03:12PM EDT

Full Name	**First Name:** Kathy **Last Name:** Johnson
Email	
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Project Grace Follow-Up Discussion and Staff Responses to Board and Community Questions and Concerns - District 5
Comment	Dear Commissioners, I am a resident of Solera in Lakewood Ranch and a resident of District 5. I am writing to ask you to support more recreation, entertainment, shopping, restaurants, and other amenities in our rapidly growing community. My preference would be for a great park or similar recreational destination, or a modified version of Project Grace (that is appropriately scaled and can meet current zoning standards) either at the original proposed location (across from my community) or at the corner of Rangeland Pkwy and Post Blvd. I recognize that Project Grace, as originally proposed, was apparently too large according to zoning requirements, as indicated in the last meeting. However, I believe a thoughtfully designed and appropriately scaled recreational development could still be a tremendous asset to our community—provided it respects nearby residents and complies with current zoning requirements. East Lakewood Ranch is growing quickly, and our amenities need to keep pace. We need more places for people of all ages to gather, exercise, socialize, and have fun without having to leave the area. We also need more restaurants (not all fast food), shopping, and entertainment closer to home. I support responsible commercial development that improves quality of life, creates jobs, generates County revenue, and strengthens the long-term appeal and property values of our community. We chose to live in Lakewood Ranch because we want more than houses and apartments—we want a vibrant, well-rounded community with things to do. I hope the County will support thoughtfully designed recreational and commercial development that meets the needs of our growing community. Thank you for listening to the residents of District 5 and for your service to our community.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 03:41PM EDT

Full Name	**First Name:** Andy **Last Name:** Weidenbach Sr
Email	acweidenbach@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Item 2 Project Grace
Comment	I believe the ice arena complex will greatly benefit the community.