September 3, 2026 - Land Use Meeting

Subject
Updates to Agenda - August 28, 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 8/28/2026) for the meeting of 9/3/2026 9:00 AM - September 3, 2026 - Land Use Meeting

H. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Upon Request

Item 2. Ordinance No. 26- 34 Establishment of West Manatee District Community Development District - Legislative - Laura Gonzalez, Principal Planner - District 5 - Public comment added.

I. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Upon Request

Item 10.PDR-25-06(Z)(P) – Ivy Run – 16TH Drive Associates LLC; Craig Walter Purcell; James C Drao and Heather D Drao (Owners) – PLN2503-0127- Quasi-Judicial

- Lindsey Craig, Planner I - District 1- Moved to Presentations Upon Request, Applicant Request for Continuance to November 19, 2026, and additional Public Comment.

Presentations Scheduled

Item 6. PDMU-07-07(Z)(P)(R2) – Crosswind Point F.K.A. Parrish Plantation – Belleair Capital Group Parrish Plantation LLC (Owner) – PLN2406-0119- Quasi-Judicial- James J. McDevitt III, MURP, Development Services Team Leader-District 1- Added Public comment, Revised Staff report in strikethrough underline format, and revised Preliminary Site Plan.

Item 7. Ordinance 26-29 / PA-25-08 – Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2508-0053- Legislative-Loretta Merrill, Principal Planner - District 2- Updated title to reflect correct planner title and added Public comment.

Item 8. PDR-25-16(Z)(G) – Vineyard Creek – Almena Properties LLC, and Manatee County, (Owners) – PLN2508-0052-Quasi-Judicial - Loretta Merrill, Principal Planner - District 2- Added Public comment.

J. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Scheduled

Item 11.Ordinance 26-10/ LDCT-26-01 County Initiated Land Development Code Text Amendment: Exemption from Minimum Lot Sizes Within The Urban Service Area - PLN2601-0028-Haley Vetter, Planner I - Legislative - County-Wide - Added Public comment.

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

From: Glen Gibellina <glengibellina@gmail.com>
Sent: Friday, August 28, 2026 11:26 AM
To: Tal Siddique <tal@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>
Cc: GADFLY <glengibellina@gmail.com>; Pamela DAgostino <pamela.dagostino@mymanatee.org>; Patrick Shea <patrick.shea@mymanatee.org>
Subject: Petition to Establish the West Manatee District Community Development District (Agenda Item 68693 / Meeting 793)

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Dear Commissioners

EX PARTE COMMUNICATION, MUNICIPAL ORDINANCE

https://www.myfloridalegal.com/ag-opinions/ex-parte-communication-municipal-ordinance#:~:text=%22local%20elected%20public%20officials%20have%20been%20obstructed,the%20Third%20District%20Court%20of%20Appeal%5B.%5D%22%5B%202%5D

This is a standing legal opinion by the Attorney General of Florida Don't let anyone tell you anything different

Florida Statutes § 286.0115 and the controlling case law **Jennings v. Dade County** permit sending written public comments to board members prior to a quasi-judicial hearing.

The Statutory Framework: Fla. Stat. § 286.0115

Under **Section 286.0115(1)(c)2, Florida Statutes**, a local public official (including appointed planning board members) is expressly permitted to read written communications from any person regarding pending quasi-judicial matters.

The statute specifies:

- **No Presumption of Prejudice:** Reading a written ex parte communication does not invalidate the proceeding or create a presumption of prejudice, provided proper disclosure procedures are followed.
- **Public Record Requirement:** The written communication must be made part of the official public record before final action is taken on the matter.
- **Opportunity to Respond:** Disclosure allows opposing parties or members of the public a fair opportunity to review, refute, or respond to the comments during the public meeting.

Key Case Law Context

- ***Jennings v. Dade County*, 589 So. 2d 1337 (Fla. 3d DCA 1991):** Historically, the "Jennings Rule" established that ex parte communications in quasi-judicial proceedings were presumed prejudicial.
- **Legislative Override:** In response to *Jennings*, the Florida Legislature enacted Fla. Stat. § 286.0115 to establish a process where ex parte written or oral communications are permitted as long as they are disclosed and made part of the public record prior to or during the hearing.

Best Practices for Submitting Written Comment

1. **Submit Early to the Clerk/Staff:** Emailing or submitting your written comments directly to the Planning Board liaison, Clerk of Circuit Court, or County Planning staff ensures the document is entered into the official agenda package and record prior to the meeting.

Petition to Establish the West Manatee District Community Development District (Agenda Item 68693 / Meeting 793)
Date: August 28, 2026

Dear Chair and Members of the Board of County Commissioners:

I write to respectfully urge the Board to **deny or defer** the Petition to Establish the West Manatee District Community Development District. The petition, filed by Long Bar Pointe, LLLP and Cargor Partners VIII – Long Bar Pointe, LLLP, asks the County to create a new, independent unit of special-purpose government to finance, build, own, and maintain infrastructure for "Aqua Lagoon Phase 2," a private 356-unit residential development on approximately 35.86 acres along Sarasota Bay. After reviewing the petition in full, I believe it raises serious governance, fiscal, environmental, and procedural concerns that should be resolved before any vote to approve.

I offer the following for the Board's consideration.

1. The proposed district would be controlled by the developer, not future residents.

A Community Development District is governed by a five-member Board of Supervisors that, at formation, is appointed by the petitioner rather than elected. The petition lists the five initial supervisors of the West Manatee District CDD, and all five list the identical office address: 1651 Whitfield Avenue, Suite 200, Sarasota, Florida 34243. That address corresponds to the developer's engineering and consultant team — the petition's own Exhibit 5 map credits the engineering work to "Medallion - Aqua Lagoon Ph 2." The board is therefore not demonstrably independent of the developer.

This matters because the early, developer-appointed board is the body that will authorize bond issuance, set special assessments, and award the construction and maintenance contracts — locking in the district's debt structure and long-term obligations before a single resident exists to object. Future homeowners, who will actually pay the assessments, have no voice at formation. Conversion to an elected board occurs only once enough residents are present, by which point the financial framework is already fixed. The petition's repeated characterization of these costs as "voluntary, self-imposed" because buyers receive disclosure before purchase obscures the reality that the obligations are established before any resident is present to consent.

2. The petition would shift $18.2 million in debt to future homeowners, with no binding cap.

The petition estimates $18,221,250 in infrastructure costs to be financed through special assessment revenue bonds repaid via non-ad valorem special assessments on future property tax bills. Stormwater management alone accounts for $6,372,500; water and wastewater utilities $6,977,500. For a 356-unit development, this is roughly $51,000 in infrastructure debt per unit before interest — a figure embedded in homeowners' tax bills for decades. Critically, the petition itself states that these figures are "estimated and non-

binding" and that "actual construction timetables and expenditures will likely vary." The County is being asked to bless a borrowing entity whose cost ceiling is, by the petitioner's own admission, unenforceable.

3. The County is being asked to dissolve one CDD and create another on the same land.

The petition acknowledges that a portion of the land within the proposed West Manatee District CDD already lies inside the existing Aqua By The Bay Community Development District, and that the Aqua By The Bay CDD is the subject of a pending Petition of Dissolution that the Board must approve before this new petition can be granted. Manatee County's own development project list confirms the Aqua By The Bay CDD dissolution is currently in public hearing (case PLN2508-0084 / CDD-25-04). The County is thus being asked to dissolve a CDD it previously created for this developer and this land, and immediately stand up a new CDD for the same developer on overlapping acreage — without any disclosed accounting of the existing district's outstanding bonds, assessments, debts, and infrastructure obligations. Before approving either action, the Board should require full disclosure of those obligations, an explanation of why a new, narrower district is necessary rather than continuing the existing one, and confirmation that no dissolved obligations will become the County's responsibility.

4. The "no burden on County taxpayers" claim contradicts the petition's own tables.

The petition repeatedly asserts that residents outside the district "will not incur any additional costs" and that County taxpayers are protected. But the petition's own facilities table shows that water and wastewater utilities — $6,977,500 worth — are to be "owned and maintained by" Manatee County, even though "funded by" the CDD. This means the County would accept ownership and perpetual operation, maintenance, replacement, and failure-risk responsibility for nearly $7 million of utility infrastructure serving a private, for-profit development. The petition contains no lifecycle cost analysis, no capital-replacement reserve, and no service-integration assessment for County Utilities. The "no burden" claim is not supported by the petition's own allocation of ownership and maintenance.

5. Environmental stewardship would be entrusted to a developer with violations on this shoreline.

The proposed CDD seeks special powers under Section 190.012(2)(a), Florida Statutes (water, sewer, and wastewater management) and Section 190.012(2)(d), Florida Statutes (conservation areas, mitigation areas, and recreational facilities), including direct authority over stormwater management and mitigation/conservation areas. These are the very

environmental systems on a shoreline where the same developer has a documented record of violations:

- In 2022, the Florida Department of Environmental Protection levied an $8,500 penalty against Long Bar Pointe LLLP and Medallion Home for improper mangrove trimming and debris removal along the Aqua development shoreline, including trimming more than 25 percent of foliage and failure to document the work.
- FDEP issued a warning letter to Medallion Home noting violations under the Mangrove Trimming and Preservation Act, including "aggressive and excessive" trimming in excess of 25 percent of annual foliage.
- As recently as July 2026, the U.S. Army Corps of Engineers issued a public notice seeking comment on an application to construct a gabion wall along the Long Bar Point / Sarasota Bay shoreline as part of the Aqua / Sea Spray development.

This is not a re-litigation of zoning. It is a question of stewardship fit. The CDD would be a perpetual governmental entity responsible for operating and maintaining stormwater and conservation infrastructure on one of the most environmentally sensitive shorelines in the region — adjacent to old-growth mangrove forest, seagrass beds, and the Cortez fishing community. Entrusting that long-term responsibility to a developer-controlled district, where the developer's own track record on this exact shoreline includes mangrove-trimming violations, is a risk the County need not accept.

6. The "best alternative" finding is assertion, not analysis.

To grant the petition, the Board must find that the CDD "is the best alternative available for delivering community development services and facilities… without imposing an additional burden on the general population," pursuant to Section 190.005(1)(e), Florida Statutes. The Statement of Estimated Regulatory Costs does not actually demonstrate this. It mentions alternatives — a County-administered dependent district, an MSBU or MSTU, or a Property Owners' Association — but dismisses each in a few sentences of assertion rather than quantified comparison. There is no total lifecycle cost comparison among the alternatives, no analysis of why the MSBU/MSTU mechanisms the County already uses cannot finance the same improvements, and no explanation of why a developer with the resources behind this project cannot finance infrastructure privately, as most developers do. The SERC even concedes that "similar economic growth… could be achieved in absence of the District by the private sector alone," which undermines the claim that the CDD is necessary rather than merely convenient.

7. Tax-exempt bond financing is a public subsidy, not efficiency.

The SERC's central efficiency argument rests on the CDD's ability to issue tax-exempt bonds. Tax-exempt municipal bond interest means federal taxpayers effectively subsidize the development's infrastructure. The petition asserts this makes the CDD "more efficient" but offers no evidence that public-subsidy financing is necessary or superior to private financing for this specific, well-capitalized project. The County should not create a new taxing government merely to give a private developer access to subsidized financing it could otherwise obtain commercially.

8. Creating another layer of government adds oversight and litigation exposure.

The broader Aqua by the Bay / Long Bar Pointe project has a long and contentious history, including an $18 million lawsuit by the developer against the County over shoreline development rights, a lawsuit by Suncoast Waterkeeper and former commissioner Joe McClash challenging the development's approval on due-process grounds, and ongoing disputes over wetland buffers, mitigation banks, and shoreline structures. Creating an additional independent government layer in a project already entangled in litigation and agency disputes increases the County's coordination, oversight, and reputational burden — even if CDD debt is not, as a legal matter, County debt.

Questions the Board should require answered before any vote.

Before approving this petition, I respectfully ask the Board to require the following:

1. **Dissolution accounting:** What are the outstanding bonds, assessments, debts, and infrastructure obligations of the existing Aqua By The Bay CDD, and how are they resolved or transferred upon dissolution?
2. **Supervisor independence:** What is each initial supervisor's employer and relationship to the petitioner? Are any of them employees, contractors, or affiliates of the developer?
3. **Binding cost cap:** Will the petitioner accept a binding maximum bond authorization and per-unit assessment cap?
4. **County utility burden:** What is the lifecycle operation, maintenance, capital replacement, and integration cost to Manatee County Utilities of taking ownership of $6.98 million in water and wastewater infrastructure?
5. **Alternatives analysis:** Why cannot an MSBU/MSTU or private financing deliver the same infrastructure without creating a new independent government? Provide quantified lifecycle cost comparisons.

6. **Environmental stewardship:** Given the developer's mangrove-trimming violations on this shoreline, what safeguards ensure the CDD's stormwater and mitigation/conservation responsibilities will be met to state and federal standards?
7. **Coastal resilience:** Has a coastal-resilience, storm-surge, and sea-level-rise analysis been performed for the stormwater and conservation facilities the CDD would own and operate in perpetuity?
8. **Transition to elected board:** What is the specific timeline and threshold for conversion from developer-appointed to resident-elected supervision?

Conclusion.

The petition asks Manatee County to create a new, independent, developer-aligned government with taxing and bonding powers to subsidize infrastructure for a private development on a sensitive shoreline — while dissolving an existing CDD for the same developer on overlapping land, transferring utility ownership and maintenance to the County, and relying on a "best alternative" finding that is assertion rather than analysis. For these reasons, I respectfully urge the Board to deny or defer this petition until the dissolution accounting, fiscal impacts, alternatives analysis, and environmental-stewardship safeguards are fully resolved.

Thank you for your time and for your service to the residents of Manatee County.

Respectfully,

Glen GADFLY Gibellina

From: Glen Gibellina <glengibellina@gmail.com>
Sent: Friday, August 28, 2026 8:22 AM
To: John DeLesline <john.delesline@mymanatee.org>; Lorraine Prosser <lorraine.prosser@mymanatee.org>; Matt Bower <matt.bower@mymanatee.org>; Anthony Sciullo <anthony.sciullo@mymanatee.org>; Scott Ziegler <scott.ziegler@mymanatee.org>
Cc: GADFLY <glengibellina@gmail.com>; Sarah Schenk <sarah.schenk@mymanatee.org>
Subject: Fw: Thank you for submitting your comment.

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Dear Board Members

Here is the case law that allows this communication

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GRIMES GALVANO, PL
Attorneys at Law | Est. 1922

IVY RUN

PLN2503-0127/PDR-25-06(Z)(P)

ATTORNEYS

Caleb J. Grimes
Bill Galvano
Derin Parks
Kyle W. Grimes
Jack Hawkins
Neil G. Taylor
William Clague
Mitchell O. Palmer
Chad Manausa
William S. Galvano

Of Counsel
Leslie Horton Gladfelter

August 27, 2026

Attn: Lindsey Craig | Planner I
Manatee County Government
Development Services Department
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Re: Continuance Request

On behalf of the Ivy Run project, we respectfully request a continuance to the November 19, 2026, Board of County Commissioners (BOCC) hearing. The reason for the continuance request is to allow for additional time in order to continue working with Public Works on the proposed intersection improvements for Waterline Road and Rye Road. The additional time will allow for all information to be prepared in full prior to the BOCC hearing.

Please do not hesitate to contact me if you have any questions or should need anything further.

Thank you.

Marshall Robinson.

Public Comment

Manatee County Government

Submitted On:
Aug 25, 2026, 10:07AM EDT

Full Name	**First Name:** Gary **Last Name:** Greene
Email	garygreene55@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 03, 2026
Topic/Agenda Item	PRD-25-06(Z)(P)-Ivy Run-16th Drive Associates LLC: Craig Walter Purcell: James C Drao and Heather D Drao (owners) - PLN2503-0127 TO be continued to September 3, 2026
Comment	As a resident of Mill Creek VII, I reside directly adjacent to and in plan view of the subject proposed developement. I have resided in Mill Creek VII for more than 13 years, having welcomed and been witness to incredible development along the Rye Road corridor. I understand the importance of development and the need for growth in a virbrant area near Lakewood Ranch. I love east Manatee County and supports keeping our community as one of the most cherished in the area. I was pleased when I observered road work on Rye Road a few years back. I was under the impression that work would lead to a four lane road. To my dismay, that did not happen. Rye Road remains a single lane very congested road. Current traffic on Rye Road has increased to the point that I avoid Rye Road at all cost. I was really surpised to learn of new further residential development under consideration along Rye Road with the current traffic infastructure. . The need to expand Rye Road should remain a top priority and should be completed prior to the approval of any new residential development in the immediate vicinity including the proposed development. The new development of 131 new home on such a small lot would significantly impact trafffic patterns including response time for emergency services and first responders and potentially cause gradual environmental degradation. . I have seen proposals come and go for the same property.in question, I could never imagine building so many residences on such a small property. It really disturbs the normal pattern and lot sizes for the adjacent Mill Creek VII community that will be most directly impacted by the new development. I am sure your group is aware of the many additional negative impacts when overdevelopment is at hand. The impacts on natural drainage and wetlands can be devasting and irreversible.

	I appreciate your attention to my comments and I look forward to attending the September 3, 2026 meeting. I will yield my comment time during the meeting to my neighbor Mr. John Simon who has worked diligently with the community to collect our input and ideas for his comments during the upcoming meeting. Your considertion is greatly appreciated.

Public Comment

Manatee County Government

Submitted On:
Aug 25, 2026, 12:14PM EDT

Full Name	**First Name:** Lawrence **Last Name:** Luh
Email	mcems1986@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 03, 2026
Topic/Agenda Item	PDR-25-06(Z)(P) – Ivy Run – 16TH Drive
Comment	Residents of Manatee County specifically the Rye Rd area are back. It feels like many of us have just been here a few months back speaking against the Altman Townhome project along Rye Rd. Nothing has changed in those months. Rye Road is a two lane road, heavliy traveled throughout the day. The same messages and concerns for our area are still present, and exist as safety concerns. Whether we are discussing hundreds of homes being built or just a small number. Any additional homes, traffic will continue to impact this area. No improvements have been made to the two lane Rye Road. When our family moved off Rye Rd it use to be a dirt riad from Waterline to 675. It was paved as a two lane road with very few homes. YES, like many other homeowners we too moved in the Mill Creek area. Since the road was a paved to two lanes many more homes have been built. Many more are being approved, thus Rye Rd remains a two lane road. When and accident on I75 or Upper Manatee occurs, all that traffic moves to Rye Rd. The road hasn't been upgraded and will see increased traffic with the approvals. The concerns for storm water impacts have yet to be fixed. Even some recent heavy rains have impacts on Waterline Rd, and the ditches in this area. From Waterline Rd as past citizens have mentioned is dangerous to exit on to Rye Rd. This new community like the plan shows is to have two exits on to Waterline Rd. Both exits are on the same road that has encountered flooding with the road shut down. Those residents also will be met by traffic in the morning and late afternoons whether a traffic light is installed or not. Attempting to head South on Rye Rd will be nearly impossible if the intersection doesn't get improved first, prior to any homes being built. As a resident of Country Creek, the parents in the community encountered Monday thru Friday dangerous conditions taking their children to Gene Witt Elementary on a two lane road.. I respectfully ask this commission to deny this. Until the issues of Rye Road are improved, no further growth between SR 64 and CR 675 need to be considered.

Thank you.
Larry Luh

Board of County Commissioners: September 3, 2026

PDMU-07-07(Z)(P)(R2) – CROSSWIND POINT F.K.A. PARRISH PLANTATION – BELLEAIR CAPITAL GROUP PARRISH PLANTATION LLC (OWNER) – PLN2406-0119

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 9.65 acres from Village (VIL) to Planned Development Mixed Use (PDMU) Zoning District for a total of approximately 274.71 acres of a project site; amending Zoning Ordinance No. PDMU-07-07(P)(R); approving an amendment to the Preliminary Site Plan to 1) remove 83,000 square feet of Office, 2) increase Commercial from 116,100 to 174,000 square feet, ~~3) add a Personal Wireless Service Facility (PWSF), 4~~3) maintain the maximum of up to 488 single-family residential units, and ~~5~~4) modify certain conditions consistent with current departmental practices and other amendments for internal consistency and obligations; generally located at the southeast corner of State Road 62 and US 301, Parrish (unincorporated Manatee County); subject to conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Planning Commission: **August 13, 2026**
Board of County Commissioners: **September 3, 2026**

ALTERNATIVE MOTIONS

APPROVAL:

Based upon the Staff Report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in compliance with the applicable review standards of the Manatee County Land Development Code, as stipulated herein, I move to ADOPT Manatee County Zoning Ordinance Number PDMU-07-07(Z)(P)(R2); and APPROVE the amended Preliminary Site Plan with Conditions A.1-A.8, B.1-B.5, C.1-C.5, D.1-D.6, E.1-E.~~21~~20, F.1-F.~~8~~7, G.1, and H.1.

DENIAL:

Based upon the Staff Report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable review standards of the Manatee County Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDMU-07-07(Z)(P)(R2); and DENY the amended Preliminary Site Plan as recommended by the Planning Commission, and direct the County Attorney's Office along with staff to prepare written Findings of Denial and to bring back before the Board of County Commissioners on the _____ day of _____, 2026.

PLANNING COMMISSION ACTION:

- **On August 13, 2026, by a vote of 5-1, the Planning Commission voted to recommend Denial with Member Stamm voting nay due to believing we need more cell towers and Member Ziegler absent.**

PUBLIC COMMENT AND CORRESPONDENCE:

August 13, 2026– Planning Commission

- **There was no Public Comment.**
- **Revised Alternative Motion for approval, added Additional Conditions of Approval B.5 and F.8., deleted #2 of Remaining Issues of Concern, revised Staff Report and Update, and added public comments were entered into the record.**

Section	
1	Project Summary
2	Maps & Discussion
3	Site Design Details
4	Compliance with the Land Development Code
5	Consistency with the Comprehensive Plan
6	Positive/Negative Aspects/Mitigating Measures
7	Specific Approval Requests
8	Conditions of Approval

SECTION 1 PROJECT SUMMARY	
CASE NUMBER	PDMU-07-07(Z)(P)(R2) / PLN2406-0119
PROJECT NAME	Crosswind Point fka Parrish Plantation
SECTION / TOWNSHIP / RANGE(S)	29 / 33S / 19E
PARCEL / ADDRESS	427400059, 426100209, 426600003, 427500159, and 427500053
ACREAGE	**Rezone:** 9.65 acres **Project:** 274.71 acres
GENERAL LOCATION	Southeast corner of SR 62 and US 301 N and west of Spencer Parrish Road
APPLICANT	Belleair Capital Group Parrish Plantation LLC
OWNER(S)	• Belleair Capital Group Parrish Plantation LLC • Florida Department of Transportation (FDOT)
AGENT	Grimes Hawkins (Gladfelter & Galvano, P.L.)
FUTURE LAND USE CATEGORY	Residential-6 (RES-6) and Urban Fringe-3 (UF-3)
ZONING DISTRICT	**Existing:** Village (VIL) and Planned Development Mixed Use (PDMU) **Proposed:** PDMU
PROPOSED USE(S)	Commercial Uses (proposed increase) Single Family Residential (existing; to remain unchanged)
DENSITY *Dwelling Units per Gross Acre (DU/GA)*	**Maximum:** 3.0 DU/GA (621 dwelling units) **Proposed:** 2.36 DU/GA (488 dwelling units) (NO CHANGE)
INTENSITY *Floor Area Ratio (FAR)*	**Maximum:** 0.35 (725,862 square feet) **Proposed:** 0.084 (174,000 square feet)
OVERLAYS / SPECIAL AREAS	Parrish Commercial Village (PCV)
SPECIFIC APPROVAL REQUEST(S)	1. Tree replacement caliper size – Land Development Code (LDC) Section 714.8.7 (Previously Approved)
NEIGHBORHOOD WORKSHOP	A neighborhood workshop was held. See LDC Section 312.6 in Section 4 of this staff report.
REMAINING ISSUES OF CONCERN	• Missing documents for the parcel owned by FDOT • ~~Missing screening buffer along west side of Pioneer Drive~~ • ~~Missing roadway and utility detail within Commercial Parcels~~
CASE MANAGER	James J. McDevitt III, Development Services Team Leader

SECTION 2
MAPS & DISCUSSION

History

On May 24, 2007, this site was the subject of a rezone from General Agriculture/North Central Overlay (A/NCO) to PDMU, retaining the NCO (PDMU-07-07(Z)(P)). A Preliminary Site Plan (PSP) was approved for 488 residential units consisting of 266 single-family detached, and 222 single-family attached units, 86,100 square feet of commercial uses, 53,000 square feet of office, and community service uses consisting of a library and YMCA.

On November 18, 2008, the Board of County Commissioners approved LDA-08-05, a Local Development Agreement, providing for the following:

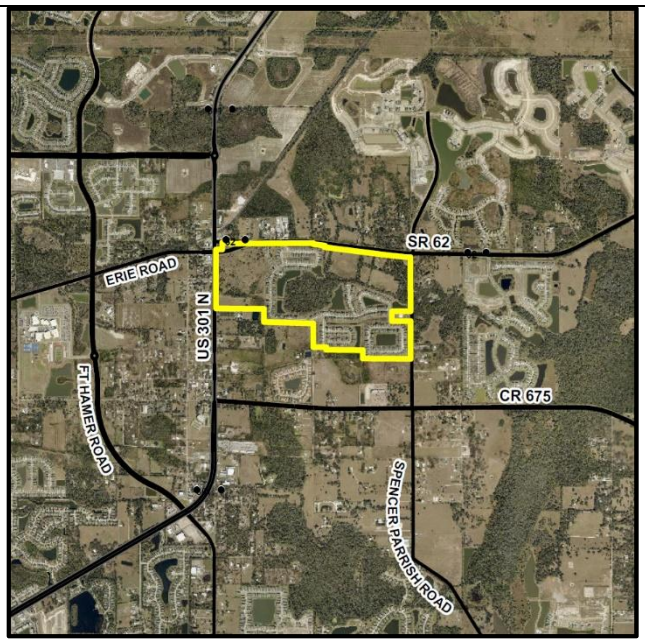
- an extended site plan approval to May 24, 2014
- the dedication of rights-of-way for US 301, SR 62, and Spencer Parrish Road (the applicant waived entitlement to impact fee credits)
- an extended CLOS for residential units and the library was issued with an expiration date of seven years from the date of issuance
- The applicant had the option of requesting a separate CLOS for any other portion of remaining development components, retaining their place in the Concurrency Reservation System, provided they apply prior to expiration of the first CLOS. The applicant is subject to any conditions that are necessary to ensure no degradation of adopted levels of service for public facilities. The expiration of any subsequent CLOS shall coincide with the expiration date of the first CLOS.

The CLOS was issued on January 16, 2009, which was scheduled to expire January 16, 2016. On June 11, 2009, the CLOS was extended for two additional years, pursuant to R-09-089, to January 16, 2018.

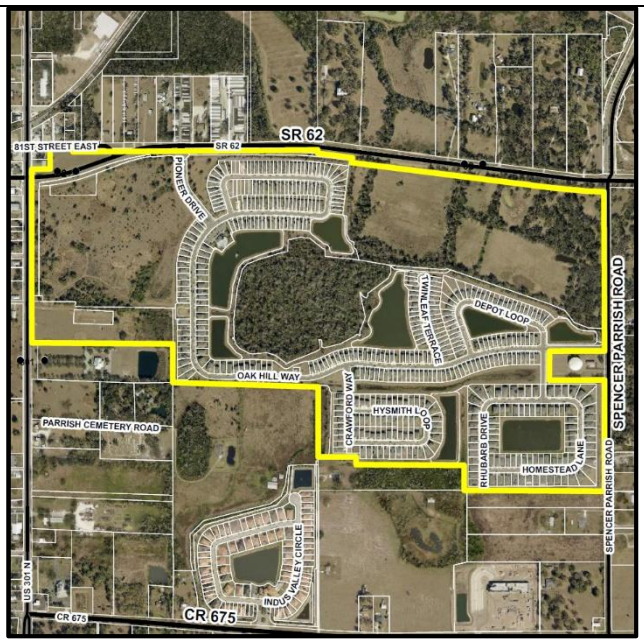
In November of 2008, the Board of County Commissioners (BCC) adopted amendments to the LDC to add the Parrish Commercial Village (PCV) Overlay District. The purpose and intent of the Overlay District is to provide an administrative approval process as an incentive for appropriately scaled and compatible commercial development along US 301. This property was removed from the NCO and added to the Parrish Commercial Village Overlay District when it was adopted. However, there is a provision in the newly adopted language that exempts development that has obtained approval prior to January 1, 2009. The regulations contained in the PCV Overlay District represent the design elements that the residents of Parrish find desirable and wish to see with future commercial development. The intersection of US 301 and SR 62 is a critical intersection in the heart of the village. For these reasons, staff had requested, and the applicant had agreed to conditions (fka stipulations) that were generally consistent with the PCV Overlay regulations (i.e. buffers, setbacks, architectural standards, parking requirements, etc.).

The Comprehensive Plan was amended in 2010 to allow for consideration of community serving large commercial projects located at the intersection of an arterial and collector roadway in the UF-3 Future Land Use Category (FLUC). Approximately 23.57 acres of the commercial portion of this project is located in the UF-3 FLUC. The approved PSP limited commercial uses to neighborhood serving retail uses. Given its location at the intersection of two arterial roadways, community serving commercial uses may be considered appropriate.

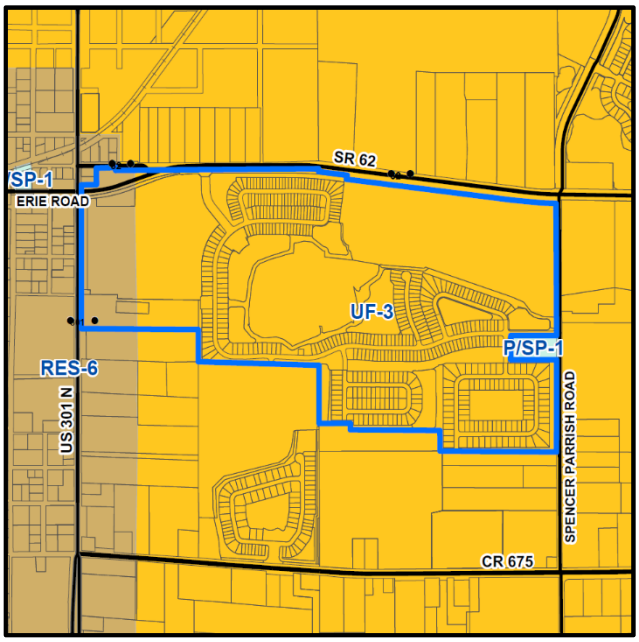
An amendment in 2013, PDMU-07-07(P)(R), was intended to provide flexibility regarding use of non-residential buildings and residential unit types and location. Two options were provided, Master Site Plan A and Master Site Plan B. At the time, County staff worked with the applicant to create conditions of approval regarding access to Spencer Parrish Road. This amendment was approved by the BCC in June of 2013.



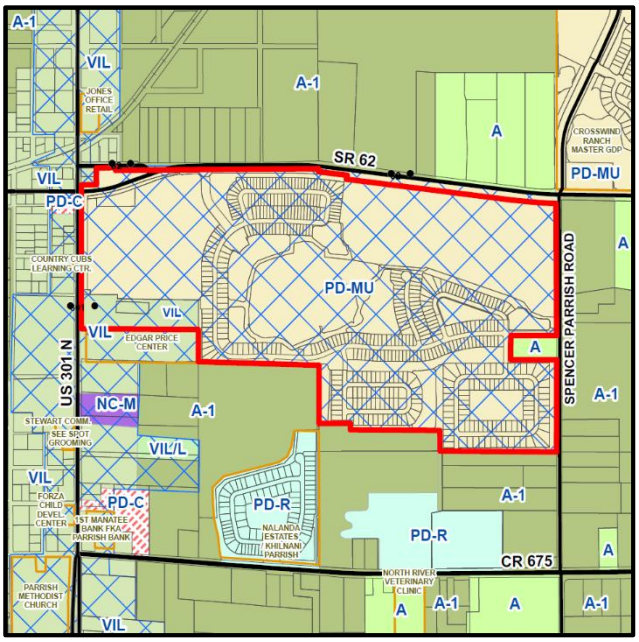
Aerial Map



Aerial Map (Zoomed)



Future Land Use Map



Zoning Map

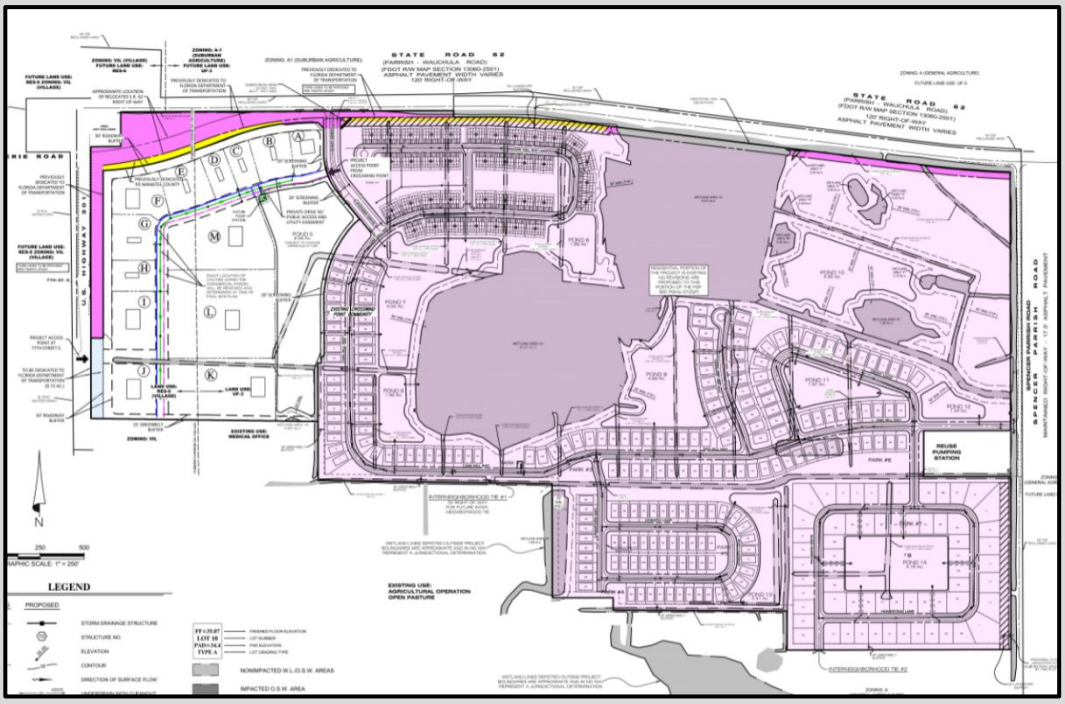
Request

The applicant's request consists of the following:

- A rezone of approximately 9.65 acres from the VIL to PDMU Zoning District, for a total of 274.71 acres
- Approving an amendment to the Preliminary Site Plan
  1. Remove 83,000 square feet of Office
  2. Increase Commercial from 116,100 to 174,000 square feet
  3. ~~Add a Personal Wireless Service Facility (PWSF)~~
- Amending conditions of approval for internal consistency
- No changes to approved 488 residential dwelling units
- No change to previously approved Specific Approval from LDC Section 714.8.7. (tree replacement caliper size)

SURROUNDING FLUC, ZONING, AND USES	
NORTH	FLUC: UF-3 and RES-6 ZONING: VIL, A-1, and A USES: Single Family and Grazing
SOUTH	FLUC: UF-3 and RES-6 ZONING: VIL and A-1 USES: Professional Services, Agriculture, Grazing, and Single Family
EAST	FLUC: UF-3 and P/SP (1) ZONING: A-1 and A USES: Single Family and Vacant
WEST	FLUC: RES-6 ZONING: VIL and PDC USES: Convenience Store, Store, Single Family, and Day Care Facilities

SECTION 3
SITE DESIGN DETAILS



Commercial

- Southeast corner of US 301 and SR 62:
  - Previously dedicated right-of-way (ROW) to FDOT and Manatee County (pink and yellow)
  - Proposed ROW dedication proposed along US 301 (light blue)
  - Proposed total of 174,000 square feet of Commercial uses (white background)
- ~~Southwest corner of SR 62 and Spencer Parrish Road:~~
  - ~~Proposed one Personal Wireless Service Facility (PWSF) (white background)~~

Residential

- Previously approved and existing 488 single-family dwelling units remain unchanged (light pink)

SETBACKS	**Commercial (as conditioned)** US 301: 25 feet / 10 feet* SR 62: 25 feet Front: 15 feet Side: 8 feet Rear: 15 feet / 25 feet** Wetland Buffer Setback: 15 feet * A porch or gallery is provided that extends across 40% or more of the building frontage and is at least 10 feet wide or deep, or an outdoor gathering space is provided between U.S. 301 and the building or on the side of the building that includes frontage along U.S. 301 equal to 40% of the building's frontage and is a minimum of 10 feet deep, and the design includes street furniture such as benches, tables, or resting area for customers or the general public or a fountain, public art, or other visual focal point for the enjoyment of customers and the general public.

	** 25 feet when adjacent to residential uses **Residential (no changes)** Single Family Detached: Front: 25 feet / 20 feet* Side: 7.5 feet Rear: 15 feet Waterfront: 30 feet * 25 feet to garage; 20 feet to structure Single Family Attached: Front: 25 feet Side: 7.5 feet / 0 feet* Rear: 15 feet Waterfront: 30 feet * Side yard setback for shared common wall is 0 feet; 15 feet required between buildings
MINIMUM LOT WIDTH / AREA	**Commercial:** Not Applicable **Residential:** No Changes
MAXIMUM HEIGHT	35 feet (no change)
OPEN SPACE	Proposed: 48% (130.87 acres)* *The residential, commercial and open space acreages appear to be inconsistent between the applicant's narrative, site plan, and environmental narrative
ACCESS	• One access to Pioneer Drive • One access to US 301
PARKING	To be determined at time of Final Site Plan (FSP)
FLOOD ZONE(S)	X-Zone, Panel#12081C0183F, effective 8/10/2021
AREA OF KNOWN FLOODING	**Project Located in Flood Prone Area:** Yes **Type of Flooding:** Rainfall **Project Subject to flow reduction:** Yes, a 50% reduction in pre-developed runoff rate is required for Gamble Creek Watershed. **Project subject to OFW:** No **Watershed/Basin:** Gamble Creek Watershed **Project located within Floodplain and/or Floodway:** The project is located in the FEMA 1% annual chance flood hazard area delineation pursuant to the FEMA FIRM. Property is located within the 100-year floodplain delineation pursuant to the Gamble Creek Watershed Study. Drainage Easements/Access Easements required for existing system(s). Flowage Easements and Maintenance-Access Easements shall be required for all drainage systems which convey runoff from public right-of-way.
UTILITIES	Water and sanitary sewer by extension (LDA-08-05)

COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS			
BUFFERS			
Standards Required	**Design Proposal**	**Compliance**	**Comments**
50-foot roadway buffer – north (County Road 62)	50-foot	Yes	PDMU-07-07(P)(R)
50-foot roadway buffer - west (US Hwy 31)	50 feet	Yes	PDMU-07-07(P)(R)
15-foot screening / greenbelt Buffer (south)	15 feet	Yes	PDMU-07-07(P)(R)
20-foot screening buffer (east-in-between commercial and residential)	20 feet	Yes	PDMU-07-07(P)(R)
20-foot screening buffer (east – Pioneer Drive)	20 feet	~~No~~Yes	PDMU-07-07(P)(R)
~~10-foot screening buffer (Personal Wireless Service Facility)~~	~~10 feet~~	~~Yes~~	~~LDC Section 531.57~~
SIDEWALKS			
Standards Required	**Design Proposal**	**Compliance**	**Comments**
Sidewalk	5 feet	N/A	To be reviewed at time of FSP
DRIVEWAYS, ROADS, AND RIGHTS-OF-WAY			
Standards Required	**Design Proposal**	**Compliance**	**Comments**
Access points	Access driveways and driveway separation designed to Public Works Standards, Part 3. Highway & Traffic Standards Manual	N/A	To be reviewed at time of FSP
Internal drive aisles	Internal drive aisles designed to Public Works Standards, Part 3. Highway & Traffic Standards Manual	N/A	To be reviewed at time of FSP
TRANSPORTATION			

Major Transportation Facilities

The overall proposed development is located south of SR 62, between US 301 and Spencer Parrish Road. The following roadways are adjacent to or near the project site:

- SR 62 is an existing two-lane road with a 55-mph posted speed. It is designated as a six-lane arterial roadway with a planned right of way width of 200-feet in the Comprehensive Plan's Future Traffic Circulation Plan, or as determined by Florida Department of Transportation (FDOT).
- US 301 is an existing four-lane road with a 45-mph posted speed. It is designated as a four-lane arterial roadway with a planned right of way width of 150 feet in the Comprehensive Plan's Future Traffic Circulation Plan, or as determined by FDOT.
- Spencer Parrish Road is an existing two-lane road with a 30-mph posted speed. It is designated as a two-lane collector roadway with a planned right-of-way width of 84 feet in the Comprehensive Plan's Future Traffic Circulation Plan.

Transportation Link Capacity Analysis
The Applicant is seeking to rezone 9.65 acres of adjoining parcels from Village (VIL) to Planned Development Mixed Use (PDMU) and add them to the existing PSP for Crosswind Point (fka Parrish Plantation). The application is also seeking a PSP amendment to amend the non-residential portion of its land use schedule from 116,100 square feet of Commercial and 83,000 square feet of Office to 174,000 square feet of Commercial. This would make the total proposed land use schedule to be 488 Residential dwelling units (266 single-family detached & 222 single-family attached), and 174,000 square feet of Commercial. The Trip Generation Comparison Statement (TGCS) provided by the applicant demonstrated that the PM peak hour trips from the proposed land use schedule would exceed those from the approved land use schedule. However, the increase in trips is de minimis. Therefore, further analysis is not required with this application. However, future applications are required to analyze impacts on roadways and intersections of the commercial portion of project trips with a Multimodal Site Access and Safety Analysis (MSASA).

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

CONCURRENCY

CLOS applied for: No, the applicant has elected to defer concurrency.

Solid waste landfill capacity, preliminary drainage intent, potable water, and wastewater will be reviewed at the time of Final Site Plan (FSP)/Concurrency Reservation Application.

ENVIRONMENTAL INFORMATION

Overall Wetland Acreage:	0.027 (Commercial Portion)
Proposed Impact Acreage:	Unknown; not noted in Environmental Narrative or amended PSP

Wetland I.D.	Acreage	Impacted	Classification	Quality	Justification
10 (per SWFWMD Jurisdictional survey	0.027	0	Brazilian Pepper (FLUCFCS 422) / Freshwater Marsh (FLUCFCS 641)	Not provided	
TOTAL	**0.027**	**0**			

Minimum Open Space Requirements:
Required (residential) open space: 25% PDR (LDC Section 402.7)
Required (commercial) open space: 20% PDC (LDC Section 402.11)
Provided open space: 48% (130.87 acres)*
*The residential, commercial and open space acreages appear to be inconsistent between the applicant's narrative, site plan, and environmental narrative.

Wetlands:
Environmental Narrative, December 2025, indicates the commercial site exhibits one 0.027-acre wetland bordering the south boundary, characterized using the combined FLUCFCS code 422-Brazilian Pepper and 641 Freshwater Marsh. The Environmental Narrative states the low-quality remnant area consists predominantly of weedy and exotic species and is estimated to provide minimal wetland functions and values. No impacts are proposed to wetlands. The wetland buffers for the commercial portion are shown as 30 feet.

Uplands:
Environmental Narrative, December 10, 2025, by Steinbaum and Associates, Inc., indicates the subject site is comprised of Undeveloped Land within Urban Area (FLUCFCS 191), Brazilian Pepper (FLUCFCS 422) / Other Hardwoods (FLUCFCS 439), Other Shrubs and Brush (FLUCFCS 329) / Brazilian Pepper (FLUCFCS 422). ~~The Cell Tower Site and Access Road are comprised of Woodland Pasture (FLUCFCS 213) that has been heavily grazed with an understory of bahai grass, dog fennel, and green briar thickets – all nuisance, exotic species.~~

Environmental Narrative, December 2025, by Steinbaum and Associates, Inc., indicates the subject project area exhibits no native upland habitats. Narrative does not provide the acreage for each land use type, as such staff are unable to verify these to site plan.

Preservation of Existing Plant Communities:
LDC Section 402.6.T.3.b.states that when existing native plant communities occur on a parcel of land and are located within planned open spaces, 35% of the required open space or 75% of the existing native plant communities, whichever is less, shall be in the form of preserved native plant communities. Environmental Narrative, December 2025, by Steinbaum and Associates, Inc., indicates the subject project area has transitioned from historic orange grove to a weedy and overgrown 'field-like' condition and that this has increased from prior report, dated June 2024. Although not specifically stated in the narrative, it appears from information provided, no existing plant communities exist.

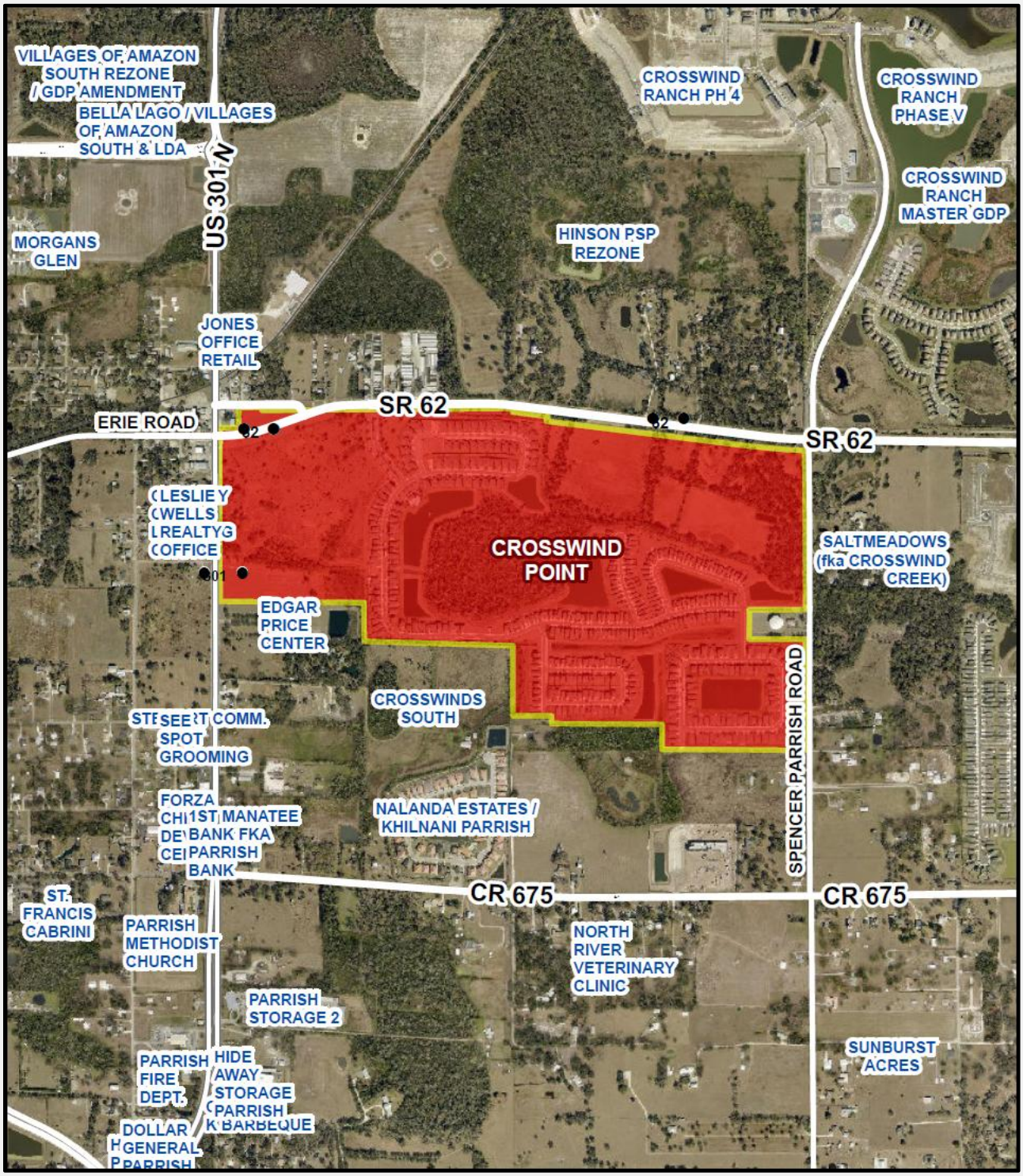
Endangered Species:
Per the Environmental Narrative, December 2025, by Steinbaum and Associates, Inc., an on-site assessment was conducted in June 2024 and November 2025 for listed faunal species. The assessment included both direct and indirect observations such as tracks, burrows, tree markings, pole and tree cavities, and vocalizations which would indicate the presence of listed species (bald eagles, wood storks, gopher tortoises, eastern indigo snakes, caracaras, and water bird colonies).

Based on the site assessment, no listed species, burrows, or nests were encountered within the commercial portion ~~or cell tower area~~.

Trees and Landscaping:
Tree removal and replacement will be reviewed with FSP, in accordance with LDC Section 700 and 701.

Landscaping will be reviewed with FSP, in accordance with LDC Section 701.

LOCATION MAP



SECTION 4
COMPLIANCE WITH THE LAND DEVELOPMENT CODE

SECTION 312.6. - NEIGHBORHOOD WORKSHOPS

SECTION 342.4. - REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

SECTION 402.6 - GENERAL DESIGN REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

SECTION 402.7.D. - PDR STANDARDS

SECTION 402.11.D. - PDC STANDARDS

SECTION 402.16. - PDMU - PLANNED DEVELOPMENT MIXED USE

SECTION 403.4.D. - DEVELOPMENT STANDARDS (PCV)

~~**SECTION 531.37. - PERSONAL WIRELESS SERVICE FACILITIES**~~

The following represents an analysis of how the application achieves compliance with applicable review standards of the Manatee County Land Development Code.

SECTION 312.6. - NEIGHBORHOOD WORKSHOPS.

Neighborhood Workshop Details*	
Required Documents	**Requirement Met**
Date and Time of Workshop	February 9, 2026, at 5:30pm
Workshop Format	Virtual
Workshop Requirement	• Application received prior to July 2025 • Neighborhood Workshop was strongly encouraged during pre-application meeting (PLN2401-0084)
Workshop Summary	• A workshop summary and copy of the materials presented by the applicant were submitted
Sign-In Sheet	• The applicant provided a list of attendees, including 61 members of the public and five members of the applicant's team
Issues, Suggestions, and Concerns	• A summary of the topics, comments, and concerns was provided with the workshop summary
Mail Notice	• Copy of mailing notice provided • Notice mailed to 738 addresses • Mailing distance/radius of 1,400 feet
Workshop Signage	• Photos of the signs provided • Map of sign locations not provided

* For further details, please see attachments for the Neighborhood Workshop Summary

SECTION 342.4. - REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS.

A. General Review Criteria.

1. **Compatibility with the existing development pattern and the zoning of nearby properties.**
   Analysis: The proposed rezone is consistent with the previously approved commercial development within Crosswind Point.

2. **Changes in land use or conditions upon which the original zoning designation was based.**
   Analysis: The applicant is requesting to expand the commercial portion of Crosswind Point to the properties proposed for a rezone. The intent is to build a cohesive commercial development.

3. **Consistency with the current Comprehensive Plan.**
   Analysis: The amended PSP submitted with this application can be found to be consistent with the Comprehensive Plan. Refer to Section 5 of this staff report for additional analysis.

4. **Conflicts with existing or planned public improvements.**
   Analysis: There are no anticipated conflicts with existing or planned public improvements.

5. **Availability of public facilities, based upon a consideration of the following factors:**
   a. **Impact on the traffic characteristics related to the site, specifically trip generation potential.**
      Analysis: Per the Trip Generation Comparison Statement (TGCS) submitted by the applicant and reviewed by Transportation Planning staff, the proposed amendment will increase the number of trips; however, the difference is de minimis.

   b. **Impact on population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are adversely affected.**
      Analysis: The amendment proposed by the applicant provides less overall floor area ratio than the previous approval.

   c. **Impact on public facilities planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law.**
      Analysis: There are no anticipated impacts on public facilities.

6. **Health, safety, or welfare of the neighborhood and county.**
   Analysis: There are no anticipated impacts on the health, safety, or welfare of the neighborhood or County because of this PSP amendment proposed by the applicant.

7. **Conformance with all applicable requirements of this Code.**
   Analysis: ~~With exception of a roadway buffer missing along the west side of Pioneer Drive,~~ ~~t~~The amended PSP submitted with this application is in conformance with the applicable standards of review in the LDC.

8. **Consistency with the development patterns in the area and appropriateness for orderly development of the community. The cost of land or other economic considerations pertaining to the applicant shall not be a consideration in reviewing the request.**
   Analysis: The applicant is requesting to expand the commercial portion of Crosswind Point to the properties proposed for a rezone. The intent is to build a cohesive commercial development.

9. **Logical expansion of adjacent zoning districts.**
   Analysis: The proposed rezone is a logical expansion of the existing PDMU Zoning District. The applicant is requesting to expand the commercial portion of Crosswind Point to the properties proposed for a rezone. The intent is to build a cohesive commercial development.

10. **Impact on historic resources.**
    Analysis: There are no anticipated impacts on historic resources with the rezone and PSP amendment.

11. **Environmental impacts.**
    Analysis: Per the Environmental Narrative by Steinbaum and Associates, Inc., prepared in December 2025, the subject project area exhibits no native upland habitats. The Environmental Narrative does not provide the acreage for each land use type. Staff are unable to verify these on the amended PSP. Based on the site assessment, no listed species, burrows, or nests were encountered within the commercial portion ~~or cell tower area~~.

    Per the amended PSP, there is a 0.027-acre wetland within the commercial portion of the development. Wetland buffers for the commercial portion are shown as 30 feet.

    Tree Removal and Replacement will be reviewed with FSP, in accordance with LDC Section 700 and 701. Landscaping will be reviewed with FSP, in accordance with LDC Section 701.

12. **Types of allowable uses and impact of those on surrounding residential areas.**
    Analysis: Commercial uses were previously approved within the Crosswind Point development. This amendment expands those commercial uses further south along US 301, a classified thoroughfare.

13. **Relocation of mobile homeowners, if applicable, within the meaning of, and pursuant to, Section 723.083, Florida Statutes.**
    Analysis: Not applicable as no mobile homes appear to exist within the project area.

14. **In the case of rezones to planned development, consistency with the planned development district standards contained in Chapter 4.**
    Analysis: Please refer to the following review criteria analysis, specifically, Staff Report Section 4 (LDC Section 402.6, 402.7, 402.11, and 402.14).

15. **Any other matters which may be appropriate for consideration pursuant to this Code, the Comprehensive Plan or applicable law.**
    Analysis: The following matters may be appropriate for consideration:
    - The applicant has been unable to produce a signed and notarized Affidavit of Ownership/Agent Authorization Form for the parcel owned by FDOT.
    - The applicant has been unable to produce a signed and notarized Zoning Disclosure Affidavit for the parcel owned by FDOT.
    - ~~The amended PSP is missing roadway buffer along Pioneer Drive.~~

16. **Transportation Impact Review pursuant to Section 343.**
    Analysis: Per the Trip Generation Comparison Statement (TGCS) submitted by the applicant and reviewed by Transportation Planning staff, the proposed amendment will increase the number of trips; however, the difference is de minimis.

SECTION 402.6 - GENERAL DESIGN REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

A. Physical Characteristics of the Site; Relation to Surrounding Property.
Analysis: The property proposed for a rezone and the property previously approved for commercial uses within Crosswind Point have been historically used as for agricultural operations. The residential portion of Crosswind Point has been approved and constructed.

B. Relation to Public Utilities, Facilities and Services.
Analysis: Public facilities such as water, sanitary sewer, and roadways are existing or available to the site.

C. Relation to Major Transportation Facilities.
Analysis: SR 62 is an existing two-lane road with a 55-mph posted speed. It is designated as a six-lane arterial roadway with a planned right of way width of 200-feet in the Comprehensive Plan's Future Traffic Circulation Plan, or as determined by FDOT.

US 301 is an existing four-lane road with a 45-mph posted speed. It is designated as a four-lane arterial roadway with a planned right of way width of 150 feet in the Comprehensive Plan's Future Traffic Circulation Plan, or as determined by FDOT.

Spencer Parrish Road is an existing two-lane road with a 30-mph posted speed. It is designated as a two-lane collector roadway with a planned right of way width of 84-feet in the Comprehensive Plan's Future Traffic Circulation Plan.

D. Compatibility.
Analysis: Commercial uses were previously approved as part of Crosswind Point (fka Parrish Plantation). The rezoned property would serve as an expansion of those commercial uses.

E. Transitions.
Analysis: The property proposed for a rezone to PDMU provides a 15-foot screening/greenbelt buffer to the south where adjacent to a medical office. This provides an appropriate transition from commercial to medical office.

F. Design Quality.
Analysis: The rezoned property would serve as an expansion of the commercial uses previously approved as part of the Crosswind Point development.

G. Relationship to Adjacent Property.
Analysis: The property proposed for a rezone to PDMU provides a 15-foot screening/greenbelt buffer to the south where adjacent to a medical office. This provides an appropriate transition from commercial to medical office. ~~There is a missing 20-foot roadway buffer along the west side of Pioneer Drive. This may result in potential noise, light, or other impacts to the existing residential uses east of Pioneer Drive within the Crosswind Point development.~~

H. Access.
Analysis: The commercial portion of Crosswind Point is proposed to have one access on US 301 and one access along Pioneer Drive, with roadway buffers proposed along US 301 and SR 62.

I. Streets, Drives, Parking and Service Areas.
Analysis: The amended PSP does not have sufficient information to evaluate the internal roadway, drive aisles, parking, and service areas for the commercial portion of the project. Additional analysis for compliance with the applicable standards of review will be conducted at time of FSP.

J. Pedestrian Systems.
Analysis: The amended PSP does not have sufficient information to evaluate the pedestrian systems of the commercial portion of the project. Additional analysis for compliance with the applicable standards of review will be conducted at time of FSP.

K. Natural and Historic Features, Conservation and Preservation Areas.
Analysis: There are no anticipated impacts by this application to natural, historic, conserved, or preserved areas.

L. Density/Intensity.
Analysis: The proposed intensity is a FAR of 0.084, less than the previous approval of 0.10 FAR.

M. Height.
Analysis: The PSP does not provide a maximum building height for commercial uses. A condition of approval has been added to this application which limits the building height to 35 feet.

N. Fences and Screening.
Analysis: The property proposed for a rezone to PDMU provides a 15-foot screening/greenbelt buffer to the south where adjacent to a medical office. All fencing and screening shall be designed in compliance with the applicable standards of the LDC and be reviewed at FSP.

O. Yards and Setbacks.
Analysis: All commercial parcels shall meet the minimum setbacks of the PCV Overlay District.

P. Trash and Utility Plant Screens.
Analysis: All trash and utility plant screens shall be designed in accordance with the Public Works Standards Manual.

Q. Signs.
Analysis: Signs will be reviewed at time of FSP and building permit. All signs proposed within the development shall comply with Chapter 6 signs and the PCV Overlay District standards in LDC Section 403.4.

R. Landscaping.
Analysis: The amended PSP does not have sufficient information to evaluate all aspects of the landscaping requirements of the LDC. Additional review will be conducted at time of FSP. All landscaping shall comply with the applicable standards of review for landscaping.

S. Special Guidelines for Review of Projects with Mixed Use Plan Designations and Projects at Designated Entranceways.
Analysis: Refer to the analysis in Section 402.16, below, which evaluates the mixture of uses proposed within the project. The proposed development is not within a designated Entranceway.

T. Environmental Factors.
Analysis: Per the Environmental Narrative by Steinbaum and Associates, Inc., prepared in December 2025, the subject project area exhibits no native upland habitats. The Environmental Narrative does not provide the acreage for each land use type. Staff are unable to verify these on the amended PSP. Based on the site assessment, no listed species, burrows, or nests were encountered within the commercial portion ~~or cell tower area~~.

Per the amended PSP, there is a 0.027-acre wetland within the commercial portion of the development. Wetland buffers for the commercial portion are shown as 30 feet.

Tree removal and replacement will be reviewed with FSP, in accordance with LDC Sections 700 and 701. Landscaping will be reviewed with FSP, in accordance with LDC Section 701.

U. Rights-of-Way and Utility Standards.
Analysis: The proposed amendment to the PSP proposes right-of-way through the commercial portion of the project, connecting US 301 to Pioneer Drive.

V. Stormwater Management.
Analysis: The amended PSP submitted by the applicant shows a large stormwater pond along the eastern side of the commercial portion of the development. Stormwater management facilities shall be required to comply with LDC Section 801, Stormwater Management, and the County's administrative procedures. Additional review will be conducted at time of FSP.

W. Consistency with Comprehensive Plan.
Analysis: The amended PSP submitted with this application can be found to be consistent with the Comprehensive Plan. Refer to Section 5 of this staff report for additional analysis.

X. Other Factors.
Analysis: Please refer to the section at the end of this staff report titled “Remaining Issues of Concern.”

SECTION 402.7.D. - PDR STANDARDS.

1. **Site Planning.**
2. **Landscaped Open Space and Pervious Area Requirements.**
3. **Frontage and Accessibility.**
4. **Neighborhoods.**
5. **Greenbelts.**
6. **Traffic Circulation.**
7. **Yards and Setbacks.**
8. **Minimum Lot Width.**
9. **Building Height.**
   Analysis: No analysis is necessary as there are no proposed changes to the residential portion of the Crosswind Point (fka Parrish Plantation) development.

SECTION 402.11.D. - PDC STANDARDS

1. **Intensity.**
   Analysis: The amendment proposed by the applicant provides less overall floor area ratio than the previous approval.

Previous Approval PDMU-07-07(P)(R)	**Proposed Amendment PDMU-07-07(Z)(P)(R2)**
0.10 FAR	0.084 FAR

2. **Landscaped Open Space and Pervious Area Requirements.**
   Analysis: The applicant proposes 48% of open space, exceeding the minimum required open space of 20% for PDC Zoning District.

3. **Yards and Setbacks.**
   Analysis: The commercial portion of the Crosswind Point development is located within the PCV Overlay District and will be required to meet the setbacks of LDC Section 403.4.

SECTION 402.16. - PDMU—PLANNED DEVELOPMENT MIXED USE.

A. Intent.

Analysis: The Crosswind Point development was previously approved as a mixed-use development consisting of residential, commercial, and office uses. The applicant proposes to remove office and increase commercial entitlements. If approved, the amended PSP and zoning ordinance will maintain the mixed-use context of the development.

B. Site Plans.

Analysis: The applicant has submitted an amended PSP as part of this application to identify commercial uses, residential uses, and open spaces. ~~With exception of a missing roadway buffer along Pioneer Drive, t~~The amended PSP proposed with this application provides buffering, screening, setbacks, intensity, and building design consistent with the LDC to mitigate for potential incompatibilities.

C. Permitted Uses.

Analysis: The amended PSP will provide for a mixture of uses. The residential uses within Crosswind Point exist pursuant to previous approvals, with no changes proposed. Specific commercial uses will be determined at time of individual FSP.

SECTION 403.4.D. DEVELOPMENT STANDARDS (PCV)

1. Site Design.

a. Orientation.
b. Access.
c. Dimensional Requirements.
d. Parking.
e. Pedestrian and Non-motorized Circulation.
f. Landscape Design Standards.
g. Roadway Buffers.
h. Additional Landscaping Design Considerations.

Analysis: The commercial portion of Crosswind Point is proposed to have one access on US 301 and one access along Pioneer Drive, with roadway buffers proposed along US 301 and SR 62. ~~There is a missing 20-foot roadway buffer along the west side of Pioneer Drive. This may result in potential noise, light, or other impacts to the existing residential uses east of Pioneer Drive within the Crosswind Point development.~~

The commercial portion of the project must meet the setback requirements of the PCV Overlay District.

US 301	SR 62	Front	Side	Rear
25 feet/10 feet*	25 feet	15 feet	8 feet	15 feet/25 feet**

* a) A porch or gallery is provided that extends across 40% or more of the building frontage and is at least 10 feet wide or deep, or

b) An outdoor gathering space is provided between U.S. 301 and the building or on the side of the building that includes frontage along U.S. 301 equal to 40% of the building's frontage and is a minimum of 10 feet deep, and the design includes street furniture such as benches, tables, or resting area for customers or the general public or a fountain, public art, or other visual focal point for the enjoyment of customers and the general public.

**c) 25 feet when adjacent to residential uses.

The amended PSP does not have sufficient information to evaluate all aspects of site design. Orientation, dimensional requirements, parking, pedestrian/non-motorized circulation, landscaping, and additional design considerations will be reviewed at time of FSP and building permit.

2. **Building Design.**
   a. **Architectural Styles.**
   b. **Roof Materials and Design.**
   c. **Massing.**
   d. **Additional Architectural Design Considerations.**

   Analysis: The amended PSP does not have sufficient information to evaluate the building design. Architectural styles, roofing materials, massing, and additional design considerations will be analyzed at time of FSP and building permit.

3. **Signs.**
   a. **Prohibited Signs.**
   b. **Ground Signs.**
   c. **Wall, Gallery, or Awning Signs.**
   d. **Hanging Signs.**

   Analysis: Signs will be reviewed at time of FSP and building permit. All signs proposed within the development shall comply with LDC Chapter 6 - Signs and the PCV Overlay District standards in LDC Section 403.4.

~~**SECTION 531.37. - PERSONAL WIRELESS SERVICE FACILITIES.**~~

~~**A. Purpose and Intent.**~~
~~Analysis: These requirements were established to promote health, safety, and general welfare. The applicant proposes a PWSF which shall comply with LDC Section 531.37.~~

~~**B. Applicability.**~~
~~Analysis: The applicant proposes a PWSF which shall comply with LDC Section 531.37.~~

~~**C. Approval Types.**~~
~~Analysis: The PWSF was not identified as a permitted use with the previous approvals. The applicant was required to go through this amendment process to specifically identify the PWSF and delineate the general location on the amended PSP.~~

~~**D. General Standards.**~~
~~Analysis: The amended PSP identifies the general location of the PWSF; however, it does not provide the height, setbacks, separation measurements, appearance, or associated security facilities. The applicant does not request specific approval from any of the provisions of LDC Section 531.31 and shall be required to demonstrate compliance at FSP.~~

~~**E. Annual Report.**~~
~~Analysis: After construction and operations begin, the owner or operator of the PWSF shall provide an annual report per this subsection.~~

~~**F. Abandonment.**~~
~~Analysis: The applicant and County staff will utilize this subsection if the PWSF is abandoned.~~

SECTION 5
CONSISTENCY WITH THE COMPREHENSIVE PLAN

The site is in the UF-3 and RES-6 FLUC. This project was specifically reviewed for compliance with the following Objectives and Policies:

Policy 2.1.2.7. Review all proposed development for compatibility and appropriate timing of development. This analysis shall include the following:

- **Consideration of existing development patterns;**
- **Types of land uses;**
- **Transition between land uses;**
- **Density and intensity of land uses;**
- **Natural features;**
- **Approved development in the area;**
- **Availability of adequate roadways;**
- **Adequate centralized water and sewer facilities;**
- **Other necessary infrastructure and services;**
- **Limiting urban sprawl;**
- **Applicable specific area plans;**
- **(See also policies under Objectives 2.6.1—2.6.3).**

Analysis: The request to rezone from VIL to PDMU for commercial development is consistent with the previous approvals for Crosswind Point. There are existing roadways and utilities in the area. The intensity proposed with this amendment is less than the previous approval.

Policy 2.2.1.11. UF-3: Establish the Urban Fringe-3 future land use category as follows:
Policy 2.2.1.11.1. Intent.
Policy 2.2.1.11.2. Range of Potential Uses.
Policy 2.2.1.11.3. Range of Potential Density/Intensity.
Policy 2.2.1.11.4. Other Information.

Analysis: The proposed commercial uses are consistent with the previous approval for Crosswind Point (fka Parrish Plantation). The intensity proposed in the amendment (0.084 FAR) provides less floor area ratio than the previous approval (0.10 FAR).

Policy 2.6.1.1. An application for a development order that proposes a use, intensity, height, and/or density that could be found incompatible with the use on the adjacent site shall utilize techniques to mitigate potential incompatible characteristics of the proposed use. Such techniques shall include but not be limited to:

- **Use of undisturbed or undeveloped and landscaped buffers;**
- **Use of increased size and opacity of screening;**
- **Building setbacks;**
- **Innovative site design (which may include planned development review);**
- **Appropriate building design;**
- **Operational restrictions on the proposed use;**
- **Noise attenuation techniques; and**
- **A density and/or intensity below the maximum allowed.**

Analysis: ~~With exception of a missing roadway buffer along Pioneer Drive, t~~The amended PSP proposed with this application provides buffering, screening, setbacks, intensity, and building design consistent with the LDC to mitigate for potential incompatibilities.

Policy 2.6.5.4. Maximize the conservation and/or protection of public or private open space, including common open space, through the land development process by requiring that minimum percentages of the upland area on any project be maintained as undisturbed or landscaped areas.

Analysis: the applicant proposes 48% of the site as open space. There is a 0.027-acre wetland within the commercial portion of the development.

SECTION 6
POSITIVE / NEGATIVE ASPECTS AND MITIGATING MEASURES

POSITIVE ASPECTS

- Parcels identified on the PSP as “A” through “J” will meet the requirements of the PCV Overlay District. This will promote the character of the Parrish area.
- Parcels identified on the PSP as “K” through “M” will be limited to 55,000 square feet per building. This will limit potential impacts to nearby residents and provide an appropriately scaled transition of intensity.
- The proposed commercial development will promote internal trips from the adjacent residential areas.
- No State or Federally listed species were observed on site.
- The site design provides a 50-foot roadway buffer, exceeding the required 10-foot roadway buffer.

NEGATIVE ASPECTS

- No Affidavit of Ownership/Agent Authorization or Zoning Disclosure Affidavit has been submitted for parcel ID 427500159 owned by FDOT.
- ~~Only the general location of the PWSF is shown on the amended PSP. At FSP, the PWSF must meet all applicable standards of LDC Section 531.37; specifically, the separation requirements from residential uses.~~
- ~~A roadway buffer is not shown or provided for Pioneer Drive.~~
- There are no bus routes in the vicinity of the project. Sidewalks are not present along SR 62. Therefore, multimodal travel will be hampered.

MITIGATING MEASURES

- The applicant submitted a letter from FDOT indicating “No Objection” to the rezone of parcel ID 427500159.
- The change in the number of trips for the proposed amendment is de minimis.

SECTION 7
SPECIFIC APPROVAL REQUESTS

Not applicable as there are no new specific approvals requested with this amendment to the PSP.

SECTION 8
CONDITIONS OF APPROVAL

A. TRANSPORTATION CONDITIONS

1. The applicant shall provide drainage easements in favor of Manatee County over all storm water ponds to facilitate their use for additional capacity. The developer and future Home Owners Association(s) shall consent to permit applications by the County to modify these storm water ponds. Manatee County shall be responsible for any and all permitting or modification of outfall structures.

2. Prior to or in conjunction with the first Final Site Plan, the applicant shall dedicate right-of-way to Manatee County, as shown on the right-of-way dedication exhibit dated March 20, 2007 and prepared by Heidt and Associates. [Completed pursuant to terms of LDA-08-05]

3. Two means of access shall be provided for the single-family attached component (consisting of greater than 100 units) shown on Master Site Plan Version "A". The applicant shall have the option to provide second means of access to Street "B" or S.R. 62. Any other portions of the project that utilize Street "D" for access, consisting of more than 100 units, shall include two means of access. The location of any proposed second means of access shall be approved with the Final Site Plan/Construction Plan submittal through the Public Works Department, Building and Development Services Department, and Public Safety Department.

4. The access to Spencer Parrish Road shall be open to the public; it is not an emergency only access. For the residential development that has been approved pursuant to CLOS 09-001, improvements to Spencer Parrish Road shall be limited to those required to create the access point and shall include a culvert crossing for access and turn lanes at the access location if warranted by traffic conditions at the time the access is constructed and the right of way necessary to construct such turn lanes without piping the existing ditch is available. Improvements associated with development that has not been approved pursuant to CLOS 09-001 may be required to ensure no degradation of the adopted level of service occurs to the public roadway network, based on approval of a new Traffic Study by the Public Works Department.

5. At present, the area of the County in which the project is located lacks sufficient public transportation infrastructure to support the majority of proposed new development projects. This project, however, is queued in the County's concurrency management system to use available road capacity that, according to the traffic analysis, is sufficient to support the project, so long as the Developer undertakes the following mitigation measures:

   A. Dedication of right of way to the County for U.S. 301, dedication of right-of-way for both the realignment and widening of State Road 62 and dedication of right-of-way for Spencer Parrish Road, all as shown on the right-of-way dedication exhibit dated March 20, 2007 and prepared by Heidt and Associates;

   B. Posting a bond, letter of credit, or other similar surety acceptable to the County to assure the prepayment of transportation impact fees for the residential portion of the project with the first Final Plat, which amount has been determined to be sufficient to cover the costs of roadway improvements required to satisfy the concurrency improvements triggered by the current capacity reservation of this Project. At the request of the County, the actual payment shall be made with each Final Plat for the lots platted with each such Final Plat, provided the roadway improvements are being constructed by the County or others;

   C. Waiver of impact fee credits for such dedications except to the extent of the projected carrying costs of prepaying the impact fees. In return developer shall be entitled to a

Certificate of Level of Service (CLOS) for seven years from the date of the posting of the surety.

The Developer shall file an application for a Local Development Agreement (LDA) in order to obtain an extended CLOS for the project and detail the terms under which the above mitigation measures will be performed. Such LDA shall be entered into with the County prior to approval of the first Final Site Plan.

By adopting this zoning ordinance, the Board of County Commissioners does not confer upon the Developer any entitlement to an extended CLOS beyond the term that is allowed without an LDA pursuant to Section 360~~510~~ of the Land Development Code. The Board of County Commissioners reserves the discretion to approve, approve with modifications, or deny approval of the LDA. The Developer, in turn, reserves the right to withhold performance of the above mitigation measures unless and until a mutually satisfactory LDA is approved. In the event no such LDA is approved, no development may proceed, and none of the mitigation measures shall be performed, unless and until the Developer applies for and receives a modification to this zoning ordinance.

Based upon the traffic analysis, the Developer and County anticipate that a CLOS may be issued for the proposed 488 residential units and the library, this amount having been determined to be sufficiently mitigated through the measures detailed above. Such mitigation measures exceed the mitigation requirements for the residential portion of the project (though the Developer has nonetheless agreed to perform such measures).

However, the Developer's reservation of trips may or may not allow for capacity for the YMCA or the commercial uses included within the project at the County's request. Accordingly, the CLOS may include some or all of such non-residential development, or alternatively, the County and Developer may pursue a separate CLOS for one or more of those non-residential uses that require additional traffic impact mitigation. [Completed pursuant to LDA-08-05; Applicant has applied for an amendment to LDA-08-05 to be consistent with this Zoning Ordinance and Preliminary Site Plan.]

6. At the time of future site plan submittal, all proposed access points will be evaluated with a Trip Reservation Report and Operational Analysis (TRR & OA) to determine if any site and safety related improvements will be required for the site.

7. Future applications are required to analyze impacts on roadways and intersections with a Multimodal Site Access and Safety Analysis (MSASA), and provide mitigation measures as required.

8. Access on SR 62 and US 301 need to be approved by FDOT.

B. INFRASTRUCTURE CONDITIONS

1. The lowest quality water possible shall be used for irrigation. In-ground irrigation using Manatee County public potable water supply shall be prohibited, including on individual lots.

2. As an alternative to the required sidewalk adjacent to the thoroughfare roadways for residential development,, the applicant shall provide payment to the County in the amount of $62,700.00 (the estimated cost of installation of a five-foot wide sidewalk located (1) on the south side of SR 62 from the proposed entrance east to the intersection with Spencer Parrish Road, a distance of approximately 3,000 linear feet, and (2) on the west side of Spencer Parrish Road from the intersection with SR 62 south to the property boundary, a distance of approximately 2,700 linear feet). Such payment shall be made the later of (1) approval of the first final plat within the project or (2) upon request from the county in preparation for roadway improvements which will include construction of such sidewalks but in no event shall the

payment be made later than the approval of the final plat for the last phase of the project. However, should sidewalks be installed by others prior to the developer seeking final plat approval, the amount of such payment shall be proportionately reduced.

3. The Developer shall be responsible for all costs to extend to the Property water, sewer and reclaimed water lines, and other associated facilities including permitting, engineering, design, construction and installation and any easement or right of way, if needed, to ensure that the public facilities needed to support this development are available concurrent with the impacts of such development.

4. The provisions of the Manatee County Comprehensive Plan and Land Development Code require that adequate capacity exist with respect to sewer line collection capacity, sewer plant treatment capacity, potable water distribution line capacity and potable water treatment plant capacity to obtain concurrency approvals for wastewater and potable water. By the adoption of this ordinance, the County has not assumed the obligation, either expressly or by implication, to bear any of the expenses to provide water, sewer or reclaimed water to the Property. Any new water or wastewater facilities shall be located and constructed in accordance with the most recent version of the applicable Master Plan in effect at the time of such design however, this shall not require the developer to size any water, wastewater or reclaimed mains greater than necessary to serve the development unless requested to do so by Manatee County, in which event any cost associated with such oversize shall require participation or reimbursement by the County as further detailed in a written agreement. The Developer shall notify Manatee County prior to undertaking design of potable water and wastewater infrastructure in preparation of submitting a Final Site Plan/Construction Drawings. Within 30 days of providing such notice Manatee County shall determine whether there exists a need to oversize such infrastructure to provide additional capacity for future development of the area.

5. The applicant shall be required to construct a sidewalk along State Road 62 from US 301 to Pioneer Drive.

C. STORMWATER CONDITIONS

1. This project shall be required to reduce the calculated pre-development flow rate 50% for all stormwater outfall flow directly or indirectly into Gamble Creek. Modeling shall be used to determine pre- and post-development flows.

2. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plats along all drainage conveyance ditches within the project boundaries. In addition, a 20-foot Drainage-Maintenance Access Easement shall be provided along all drainage conveyance ditches. Drainage-Maintenance Access Easements shall be on clear and level ground and free of obstructions, including landscaping. Manatee County is responsible for maintaining only the free flow of drainage through these systems.

3. Landscaping shall not be installed within drainage ditch systems or Drainage Maintenance and Access Easements.

4. ~~The applicant shall provide floodplain compensation for impact to the 100-year floodplain as delineated by the Gamble Creek Watershed Study (SWFWMD adoption June, 2012).~~ Any fill within the FEMA 1% annual chance flood hazard area (or as otherwise known as 100-year floodplain) as delineated by the Gamble Creek Watershed Management Plan (WMP) shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. FEMA 1% annual chance flood hazard area compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation).

5. For the Commercial Parcels only: Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Chapter 2-10 - Drainage and Flood Control, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect post-development discharge of runoff. The following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

   NOAA Atlas 14 rainfall data shall be used for stormwater modeling

Storm Frequency	Cumulative Rainfall	Rainfall Distribution
2.33-year/24-hour	4.5 inches	FLMOD
10-year/24-hour	NOAA Atlas 14	FLMOD
25-year/24-hour	NOAA Atlas 14	FLMOD
50-year/24 hour	NOAA Atlas 14	FLMOD
100-year/24-hour	NOAA Atlas 14	FLMOD
100-year/72-hour	18 inches	FDOT-72

   50-year storm event modeling applies to thoroughfare drainage systems only.

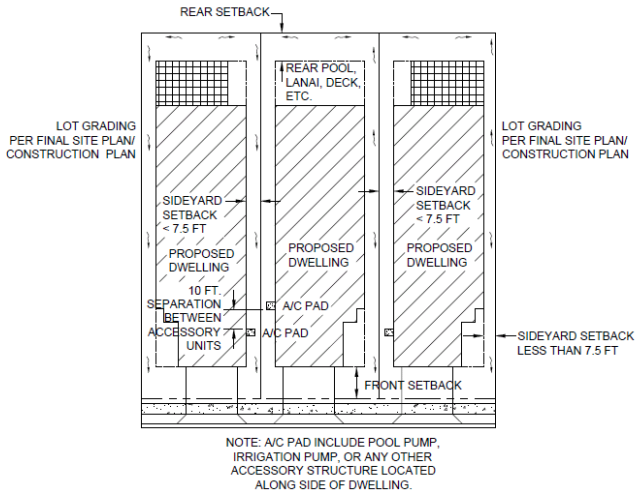
   The comparison of existing pre-development condition versus the proposed post-development development condition shall include results in terms of runoff and staging. Drainage Modeling (utilizing best available information from Gamble Creek Watershed Management Plan) shall be submitted to demonstrate compliance prior to commencement of construction.

D. RESIDENTIAL DESIGN AND LAND USE CONDITIONS

1. Residential Setbacks shall be as follows (setback dimensions in feet):

Minimum Lot Width	Front	Side	Rear
45 feet*	20/25**	5***	15
55 feet	20/25**	7.5	15
65 feet	20/25**	7.5	15
80 feet	20/25**	7.5	15
100 feet	20/25**	7.5	15
SFA (24' end /16' interior)	25'	7.5' (15' between buildings)	15'

* Lots with a width of 54 feet or less shall be permitted to have a side yard setback of 5 feet
**20 feet to structure, 25 feet to the garage.
***Minimum 10' feet of separation between structures



2. All structures shall meet the required 30~~'~~-foot waterfront setback.

3. At time of Final Site Plan approval, signs shall be shown to be posted indicating the location of future inter-neighborhood ties to the property to the south.

4. Development of single family attached units shall be limited to the area shown on Master Site Plan A, unless otherwise approved by the Board of County Commissioners.

5. At time of Final Site Plan, the applicant shall select from the development options provided on the Preliminary Site Plan for residential development and submit a tracking chart showing the total number of units approved with each Final Site Plan to assure Manatee County that the total number of residential dwelling units approved (488) will not be exceeded as this project is developed. Any changes which are consistent with the development options presented within this Preliminary Site Plan shall be reviewed and approved administratively with the Final Site Plan and shall not require further approval from the Board of County Commissioners.

6. Additional off-street parking shall be provided in the single-family attached component of the project at a ratio of one space per 10 units. The design and location shall be approved with the FSP.

E. COMMERCIAL AND OFFICE DESIGN LAND USE CONDITIONS

1. The applicant has agreed to comply with the requirements of the Parrish Commercial Village Overlay District, ~~LDC Sect.~~Land Development Code Section ~~604.11~~403.4, with the exception to the following sections – ~~604.11.4.3.3~~ 403.4.D.1.c.i. – Building Footprint, and ~~604.11.4.3.4~~ 403.4.D.1.c.ii. Setbacks. Building footprint and setbacks shall be governed by the site plan and the Development Order. The applicant shall demonstrate compliance with PCV Overlay requirements at time of Final Site Plan approval for commercial development for those commercial building located along US 301 and S.R. 62, specifically excluding the internal Commercial Parcels K, L, and M.

2. Setbacks are as follows for non-residential development (setback dimensions in feet):

~~Non Res.~~	U.S. 301	S.R. 62	Front	Side	Rear
~~Building A~~	25~~'~~/10~~'~~*	25~~'~~	15 ~~N.A.~~	8 ~~N.A.~~	15/25** ~~N.A.~~
~~Building B~~	~~25'/10'*~~	~~25'~~		~~8'~~	

~~Building C~~	~~25'/10'*~~		~~N.A.~~	~~N.A.~~	~~N.A.~~
~~Building D~~	~~N.A.~~	~~N.A.~~	~~15'~~	~~8'~~	~~15'~~
~~Building E~~	~~N.A.~~	~~25'~~	~~15'~~	~~8'~~	~~15'~~
~~Building F~~	~~25'/10'*~~	~~N.A.~~	~~15'~~	~~8'~~	~~15'~~
~~Building G~~	~~N.A.~~	~~N.A.~~	~~15'~~	~~8'~~	~~15'~~

* a) A porch or gallery is provided that extends across forty (40) percent or more of the building frontage and is at least ten (10) feet wide or deep, or

b) An outdoor gathering space is provided between U.S. 301 and the building or on the side of the building that includes frontage along U.S. 301 equal to forty (40) percent of the building's frontage and is a minimum of ten (10) feet deep, and the design includes street furniture such as benches, tables, or resting area for customers or the general public or a fountain, public art, or other visual focal point for the enjoyment of customers and the general public.

**c) 25 feet when adjacent to residential uses.

3. All structures shall meet the required 30-foot~~'~~ waterfront setback.

4. At time of Final Site Plan, the applicant shall select from the development options provided on the Preliminary Site Plan for commercial development and submit a tracking chart showing the floor area approved with each Final Site Plan to assure Manatee County that total approved floor area (174,000~~199,100~~ square feet ~~s.f.~~) will not be exceeded as this project is developed. Any changes which are consistent with the development options presented within this Preliminary Site Plan shall be reviewed and approved administratively with the Final Site Plan and shall not require further approval from the Board of County Commissioners.

5. All roof mounted HVAC and mechanical equipment shall be screened from view from surrounding residential property and rights-of-way. Screening shall be provided by materials consistent with the construction of the exterior finish materials of the buildings.

6. Loading areas, outdoor storage, dumpsters, and compactors shall not be in front of any building and shall meet all setback requirements, unless they are not visible from any collector or arterial roadway or residential property. For determining visibility of the loading areas, the height of the overhead doors and trucks shall be considered.

7. Commercial uses within this project shall be those allowed pursuant to Comprehensive Plan Policy 2.2.1.11.2.

8. No retail sales display areas shall be permitted outside any building.

9. Bicycle parking facilities with the inverted "U" style rack shall be provided for all commercial buildings and recreational areas. These racks shall be conveniently located to entrances of the primary structures and in clear view of the main entries.

10. Exhaust and other filtering systems in restaurants shall adhere to the Best Available Control Technology to eliminate or reduce the emission of smoke, grease, and odor from cooking facilities.

11. All outparcels shall provide internal cross access with adjacent outparcels. This shall be accomplished by the use of cross access easements, internal drive aisles, or frontage roads.

12. Access points for each outparcel shall be approved by the Public Works Department at time of Final Site Plan approval.

13. If residential units are developed adjacent to non-residential uses, as shown on the Preliminary Site Plan~~Master Site Plan B~~, appropriate screening buffers, consistent with LDC requirements, shall be installed.

14. Signage within the commercial parcels shall comply with Chapter 6 and the Parrish Commercial Village in Section 403.4 of the Land Development Code.

15. All commercial buildings shall have a minimum separation of 250 feet from any residential dwelling unit within Crosswind Point.

16. Commercial Parcel's K, L, and M shall have a maximum building size of 55,000 square feet per building.

17. Deliveries involving tractor trailer semi-trucks, trucks, the use of forklifts or other loading or unloading devices, running of truck or trailer motors or other refrigeration devices installed thereon at the rear of the non-residential buildings adjacent to residential development shall be prohibited between 10:00pm and 7:00am.

18. All commercial buildings shall have a maximum building height limited to thirty-five (35) feet.

~~19. The Applicant shall demonstrate compliance with the applicable provisions of Section 531.37 of the Manatee County Land Development Code at the time of submission of a final site plan application for the proposed Personal Wireless Service Facility (PWSF).~~

~~20.~~19. The County shall have no responsibility to resolve disputes between the owners of the stormwater pond (FDOT), located within the parcel commonly known as 12275 US 301 North and which is within the boundaries of the Preliminary Site Plan. and owners of the Project regarding the use of the stormwater pond.

~~21.~~20. All applicable federal and state permits shall be obtained prior to commencement of construction.

F. ENVIRONMENTAL CONDITIONS

1. Prior to Final Site Plan approval, the site shall be reevaluated for the presence of listed species in accordance with Comprehensive Plan Policy 3.3.2.1(1).

2. The 50-foot~~'~~ roadway buffer adjacent to residential development shall be planted with a minimum of 3 canopy trees, 6 understory trees, and 33 shrubs per 100 linear feet. Landscape material shall be subject to the following criteria:

   - Minimum sizes for landscape planting shall be in accordance with Land Development Code ~~LDC~~ Section 715.4.B & C.
   - Plantings shall be with plant species that are native and/or naturalized to Florida. All required landscape areas shall retain existing native trees, shrubs, ground cover, and grasses to the greatest extent possible. Existing trees and shrubs may be counted towards fulfilling planting requirements.
   - In addition to prohibited plant species listed in Land Development Code Section ~~LDC~~ 715.4.D, the following coastal plant species shall not be planted in required landscape areas: beach sunflower; buttonwood; seagrape; and sea oxide daisy.
   - A minimum of three (3) different species for each plant category (e.g., canopy tree, understory tree, and shrub) shall be planted.

- When palm trees are used as canopy trees, a minimum of two (2) palms in a grouping will serve as the equivalent of one (1) canopy tree pursuant to LDC Section 715. Use of palms as canopy trees shall be subject to limitations on total percentage of palms in LDC Section 715.
- In required landscape areas, tree plantings shall be staggered and clustered in natural arrangements rather than in long, straight formal arrangements.

3. At time of Final Site Plan approval for the neighborhood adjacent to SR 62, if SR 62 has not been redesigned and relocated away from this project as shown in Manatee County's Future Traffic Circulation Map of the adopted Comprehensive Plan in effect at that time, the roadway buffer adjacent to SR 62 shall utilize noise mitigating features, such as a berm, a minimum 6-foot high wall, or combination of both to reduce noise impacts to adjacent residential units. All required landscaping shall be planted on the exterior side of the wall. If SR 62 is redesigned and relocated away from this project to connect with Moccasin Wallow Road as shown in the Future Traffic Circulation Map of the adopted Comprehensive Plan in effect at that time, and if the section of road located adjacent to this project is not classified as a thoroughfare in the Comprehensive Plan, noise mitigating features (i.e. berm/wall) shall not be required.

4. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.

5. A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas shall be dedicated to the County prior to or concurrent with each Final Plat approval.

6. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on each Final Site Plan in accordance with Section 519 of the Land Development Code ~~LDC~~.

7. There are no impacts to jurisdictional wetlands being approved by the adoption of this Ordinance.

~~8. The applicant shall provide a 20-foot screening buffer to the east of the commercial portion along Pioneer Drive in compliance with the Land Development Code at time of Final Site Plan.~~

G. RECREATIONAL

1. Parks shown on the site plan shall be developed concurrently with the platting of adjacent residential units.

H. NOTICES

1. The Notice to Buyer shall be included in the Declaration of Covenants and Restrictions and in a separate addendum to the sales contract, and in the ~~FSP~~ Final Site Plan and shall include language informing prospective home buyers of:

   - The presence of neighboring agricultural uses, including possible use of pesticides and herbicides and of odors and noises associated with agricultural uses.

   - The presence of inter-neighborhood ties in the project which will connect to future roadways when development occurs on the adjacent property.

   - The future realignment of S.R. 62 with Erie Road.

- Potential noise impacts from the future widening of U.S. 301 and S.R. 62.

REMAINING ISSUES OF CONCERN

1. Parcel ID 427500159 is currently owned by the Florida Department of Transportation (FDOT). Per GIS aerials, the property appears to be used by FDOT as a drainage pond. With this application, the applicant is proposing to develop the parcel with roadway, drive aisles, parking facilities, and landscaping. The following documents are missing for parcel ID 427500159:

   - The Affidavit of Ownership/Agent Authorization Form is a required document intended to identify ownership of property included in an application and grant authorization for an agent to act on behalf of the owner. The applicant has not submitted a signed and notarized Affidavit of Ownership/Agent Authorization Form from FDOT for this parcel.

   - The Zoning Disclosure Affidavit is a required document intended to publicly disclose applicants and their percentage of interest in property being rezoned. The applicant has not submitted a signed and notarized Zoning Disclosure Affidavit for this parcel.

   The applicant has submitted a letter from Cheryl Quick, Property Management Administrator for FDOT. The letter identifies this application (PLN2406-0119), the subject parcel ID 427500159, ownership by FDOT, acknowledges Grimes Galvano, P.L., and states that FDOT has "No Objection" to the rezoning; however, this letter is inconsistent with the County's standard forms for the above-mentioned document types. Additionally, the letter has not been notarized, which is required for these document types.

~~2. The applicant has not delineated on the amended PSP the roadway within the commercial portion of the development. Staff requires that the internal roadway which separates Commercial Parcels "A" through "I," Parcel "J," and Parcels "K" through "M" be depicted on the Master Site Plan sheets, similar to the detail of Pioneer Drive. In addition to the missing roadway detail, the Master Site Plan sheets are missing utility details.~~

ATTACHMENTS

1. **Staff Report Maps and Aerials**
2. **Preliminary Site Plan**
3. **Trip Generation Comparison Statement (TGCS)**
4. **Concurrency Deferral Form**
5. **Environmental Narrative**
6. **Zoning Disclosure Affidavit**
7. **Neighborhood Workshop Summary**
8. **FDOT No Objection Letter**
9. **Previous Approval PDMU-07-07(P)(R)**
10. **Affidavit of Publishing**
11. **Public Comment**
12. **Ordinance PDMU-07-07(Z)(P)(R2)**

CROSSWIND POINT
(F.K.A. PARRISH PLANTATION)

Prepared For:

BELLEAIR CAPITAL GROUP, LLC

1025 58th Street N.,
St. Petersburg, Florida 33710
Phone: (727) 560-7827

5904-A Hampton Oaks Parkway
Tampa, Florida 33610
Office: 813-253-5311
Fax: 813-464-7629

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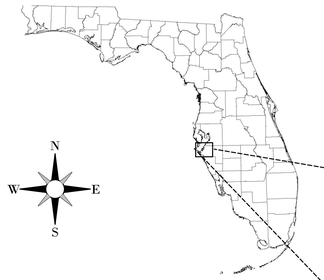
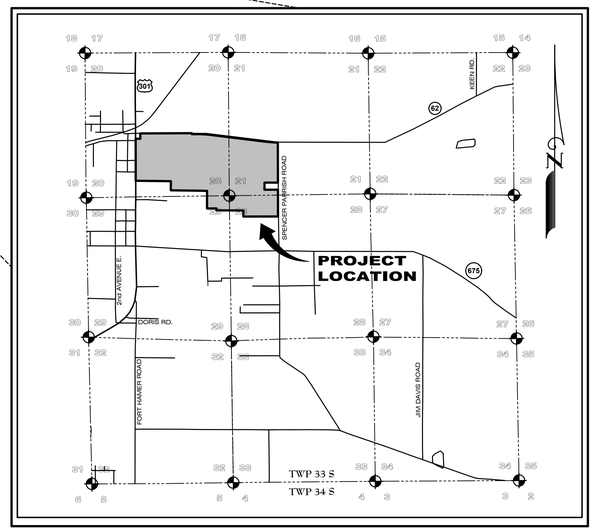
HEIDT DESIGN
Civil Engineering • Planning & GIS
Transportation Engineering
Ecological Services • Landscape Architecture

Engineering Business Certificate of Authorization No. 28782
Landscape Architecture Certificate of Authorization No. LC26000405

REVISED PRELIMINARY SITE PLAN

SECTIONS 28 TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA





VICINITY MAP
(SCALE 1" = ½ MILE)

CALL 48 HOURS BEFORE YOU DIG

Sunshine State One Call 811 OF FLORIDA, INC.

1-800-432-4770

Sheet List Table

Sheet No.	Sheet Title
1	COVER SHEET
2	MASTER SITE PLAN A
3	GENERAL NOTES A
4	MASTER SITE PLAN B
5	GENERAL NOTES B
6	TREE INVENTORY, REMOVAL, & PROTECTION PLAN
7	PERMIT LANDSCAPE EXHIBIT

CROSSWIND POINT
(F.K.A. PARRISH PLANTATION)

BELLEAIR CAPITAL GROUP, LLC

8	08/24/2026	1, 2, 3, 4, 5, 6 & 7
7	03/13/2026	1, 2, 3, 4, 5, 6 & 7
6	01/12/2026	1, 2, 3, 4, 5, 6 & 7
5	10/17/2025	2, 3, 4 & 5
4	5/09/2025	2, 3, 4 & 5
3	12/06/2024	COUNTY COMMENTS
2	04/15/2013	COUNTY COMMENTS
1	09/14/2012	REVIEW SUBMITTAL
	DATE	DESCRIPTION

PLAN REVISIONS

	DATE	DESCRIPTION

PLAN REVISIONS

R:\PARRISH PLANTATION\COMMERCIAL TRACT\ENGINEERING\PSP\COVER.DWG-C-100 2026/08/26 10:31 AM JAIME LOAIZA

HEIDT DESIGN
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Transportation Engineering
Ecological Services • Landscape Architecture

ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION: NGVD 29 TO NAVD 88 = -0.95

ADDRESS CONTROL NUMBER	
WATER COMMITMENT	
SEWER COMMITMENT	
SWFWMD	
WATER DEP	
SEWER DEP	
FOLIO	

PERMIT / FILE NUMBERS

FLORIDA PROFESSIONAL ENGINEER

Strickland T. Smith, State of Florida,
Professional Engineer, License No. 50652

This item has been digitally
signed and sealed by
Strickland T. Smith, P.E. on the date
indicated here.

Signature must be verified on any
electronic copies.

Strickland T. Smith

Digitally signed by Strickland T Smith
DN: C=US, O=Unaffiliated, dnQualifier=A01410D0000013C24A55F7000070446, CN=Strickland T Smith
Reason: I am the author of this document
Location:
Date: 2026.08.26 11:18:41-04'00'
Foxit PDF Editor Version: 13.1.7

STRICKLAND T. SMITH
DATE:
REGISTRATION NO. 50652

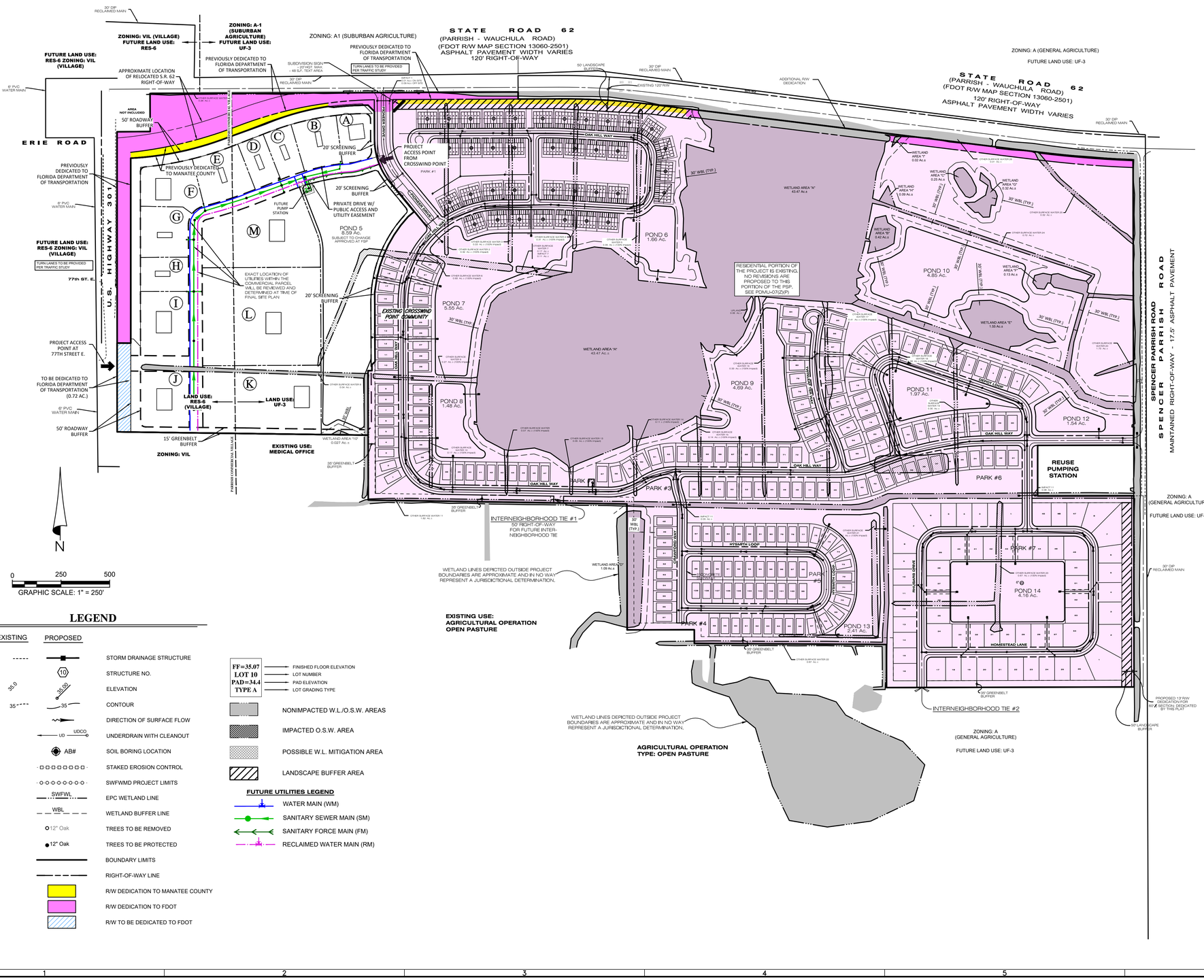
FILE:	COVER
PROJECT NO:	BCG-PP-1052

GRADING & DRAINAGE	
DESIGN BY:	STOLLINGS
DRAWN BY:	STOLLINGS

UTILITIES	
DESIGN BY:	STOLLINGS
DRAWN BY:	STOLLINGS

COVER SHEET

1 OF 7



OTHER SURFACE WATER SUMMARY TABLE			
WETLAND	TOTAL AREA (AC.)	ONSITE (AC.)	IMPACT AREA (AC.)
OSW 1	0.26	0.26	0.0 ON SITE/0.09 OFF SITE
OSW 2	0.32	0.32	0.32
OSW 3	0.33	0.33	0.33
OSW 4	0.31	0.31	0.31
OSW 5	0.35	0.35	0.35
OSW 6	0.93	0.93	0.93
OSW 7	0.17	0.17	0.17
OSW 8	0.04	0.04	N/A
OSW 9	0.27	0.27	0.27
OSW 10	0.17	0.17	0.17
OSW 11	1.82	1.82	0.11
OSW 12	0.07	0.07	0.07
OSW 13	0.05	0.05	0.05
OSW 14	0.11	0.11	0.11
OSW 15	0.14	0.14	0.14
OSW 16	0.33	0.33	0.33
OSW 17	0.41	0.40	0.41
OSW 18	1.08	1.08	1.08
OSW 19	0.30	0.30	0.24
OSW 20	1.73	0.09	0.01
OSW 21	0.51	0.51	0.51
OSW 22	0.67	0.67	N/A
OSW 23	0.67	0.67	0.67
OSW 24	0.72	0.72	N/A
OSW 25	0.32	0.30	N/A
OSW 26	0.04	0.01	N/A
TOTAL	12.12	10.42	6.22 ON SITE/0.09 OFF SITE

WETLAND SUMMARY TABLE		
WETLAND	TOTAL AREA (AC.)	IMPACT AREA (AC.)
W/L A	43.47	N/A
W/L B	0.42	N/A
W/L C	0.25	N/A
W/L D	1.09	N/A
W/L E	1.55	N/A
W/L F	0.13	N/A
W/L G	0.32	N/A
W/L H	0.09	N/A
W/L I	0.02	N/A
TOTAL	47.34	N/A

LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE
	10	STRUCTURE NO.
35.0	35.00	ELEVATION
35	35	CONTOUR
		DIRECTION OF SURFACE FLOW
UD	UDCO	UNDERDRAIN WITH CLEANOUT
	AB#	SOIL BORING LOCATION
		STAKED EROSION CONTROL
		SWFWMD PROJECT LIMITS
SWFWL		EPC WETLAND LINE
WBL		WETLAND BUFFER LINE
12" Oak		TREES TO BE REMOVED
12" Oak		TREES TO BE PROTECTED
		BOUNDARY LIMITS
		RIGHT-OF-WAY LINE
		R/W DEDICATION TO MANATEE COUNTY
		R/W DEDICATION TO FDOT
		R/W TO BE DEDICATED TO FDOT

FF=35.07 LOT 10 PAD=34.4 TYPE A	FINISHED FLOOR ELEVATION LOT NUMBER PAD ELEVATION LOT GRADING TYPE

NONIMPACTED W.L./O.S.W. AREAS

IMPACTED O.S.W. AREA

POSSIBLE W.L. MITIGATION AREA

LANDSCAPE BUFFER AREA

FUTURE UTILITIES LEGEND

WATER MAIN (WM)

SANITARY SEWER MAIN (SM)

SANITARY FORCE MAIN (FM)

RECLAIMED WATER MAIN (RM)

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CROSSWIND POINT (F.K.A. PARRISH PLANTATION)

MASTER SITE PLAN A

PREPARED FOR: BELLEAIR CAPITAL GROUP, LLC

R:\PARRISH PLANTATION\COMMERCIAL TRACT\ENGINEERING\PSP\MD-PLAN A.DWG-C-200 2026\08\26 10:32 AM JAIMIE LOAIZA

#	DATE	DESCRIPTION
8	08/24/2026	REMOVED CELL TOWER INFO
7	03/13/2026	REV. WET & SITE LABELS
6	01/12/2026	REV. WET & SITE LABELS
5	10/17/2025	REV. WET & SITE LABELS
4	5/09/2025	ADDED PARCEL LINES & LABELS
3	12/06/2024	REVISE COMMERCIAL PARCEL
2	04/15/2013	COUNTY COMMENTS
1	09/14/2012	REVIEW SUBMITTAL

PROJECT NO:
FILE: MD-PLAN A
DESIGN BY: STOLLINGS
DRAWN BY: STOLLINGS

STATE OF FLORIDA
PROFESSIONAL ENGINEER
Strickland T. Smith, State of Florida, Professional Engineer, License No. 50652

This item has been digitally signed and sealed by Strickland T. Smith, P.E. on the date indicated here.

Signature must be verified on any electronic copies.

STRICKLAND T. SMITH
DATE:
LICENSE NO. 50652

2 OF 7

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GENERAL DEVELOPMENT NOTES:

1. Total Acres: 274.71
2. Site is presently zoned PDMU/PCV & portion zoned VIL being rezoned to PDMU.
3. Potable Water system privately constructed; owned and maintained by Manatee County.
4. Sanitary Sewer collection system will be privately constructed; owned and maintained by Manatee County.
5. Current Future Land Use: RES−6 & UF−3.
6. Contours are based on field topography by Heidt & Associates, Inc.
7. All construction shall be completed in accordance with Manatee County Development Standards. Construction plans to be submitted to and approved by Southwest Florida Water Management District.
8. Drainage easement for culverts and pipelines, excluding yard drain systems, shall be at minimum 20 feet wide.
9. Roadways to be public.
10. Maintenance of common areas shall be the responsibility of a Homeowners Association.
11. Drainage plans and calculations to comply with requirements as referenced in Subdivision Regulations of the Land Development Code of Manatee County, Florida.
12. Fire flow will be provided as required by Manatee County Fire Department and water authority having jurisdiction.
13. Minimum Lot Sizes: See Detail this sheet.
14. Minimum Setbacks: See Detail this sheet.
15. Outdoor lighting, if proposed, will comply with LDC Section 709. A lighting plan will be required with the FSP if lighting is proposed.
16. Detention pond parcels and drainage easements to be owned and maintained by an Homeowner's Association.
17. Driveway (roadway) radii at all project access points to be a minimum of 25'.
18. Electrical power distribution and telephone service lines shall be underground wherever possible.
19. Project lies within Flood Zone X per F.E.M.A. − F.I.R.M. Community Panel 120153 0210 C dated July 15, 1992.
20. Conservation areas to be owned by an Homeowner's Association.
21. The boundaries of the wetland buffers shall be marked with signs (up to 2 per lot) indicating that this is a wetland protection area. Such signage shall be approved by the Environmental Planning Division with final Site Plan approval. There shall also be a Notice To Buyers indicating that these lots have a wetland buffer adjacent to them, with reference to the recorded conservation easement.
22. Prior to start of vertical building construction, the location, inspection and testing of any and all fire hydrants as required must be performed and approved by the Parrish Fire & Rescue District.
23. The property is currently active agriculture with no existing residences.
24. There are no known foundations, mounds or midden areas of historic origin, existing easements, platted streets located on this site.
25. There are wetlands under the jurisdiction of SWFWMD and FDEP within the boundaries of this plan. Wetland limits have not been Agency verified with this submittal.
26. Existing well is located on Southeast corner of property.
27. Common open space shall be owned and maintained by a Homeowners Association.
28. The residences will be single family detached and single family attached with a maximum height of 35' for internal lots.
29. Signage for subdivision identification will be permitted seperately.
30. Infrastructure construction will commence following approval of the Final Site plan and will be completed within the approved Certificate of Level of Service timeframe.
31. Streets will be constructed to Manatee County standards and maintained by Manatee County.
32. Solid waste disposal will be provided by Manatee County by individual curbside pick−up.
33. All proposed building finished floor elevations are to be a minimum of 21" above the crown of the adjacent roadway.
34. Existing agricultural uses may continue until site development occurs.
35. The Developement will be in multiple phases.
36. Irrigation will be by the lowest quality of water available.
37. Emergency access to Spencer Parrish Road will be gated.
38. Wetlands, buffers, and upland preservation areas will be dedicated as conservation easements in favor of Manatee County.
39. Sidewalks not located within Public Right−of−Way shall have a 25' "Pedestrian Easement" dedicated to the public.
40. The Drainage Model and Construction Plan shall demonstrate that no no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and runoff.
41. 20' Drainage−Maintenance Access Easements shall be provided along all drainage conveyance ditches.
42. Landscape buffer areas shall have 100% coverage by automatic irrigation.
43. Sedimentation and erosion control measures shall comply with the LDC Section 353 of Manatee County. Sedimentation and erosion control measures and tree protection shall be installed and inspected by the NRD prior to construction.
44. All recreational equipment shall comply with IPEMA, ASTM and ADA requirements.
45. 10 feet seperation between accessory structures for lots with side yard less than 7.5 feet.
46. Per Section 702.6.10 of the LDC, structures shall be setback a minimun of 15 ft. from the upland edge of the wetland bufffer.
47. Conversion From NGVD 29 to NAVD 88 = −0.95
48. All traffic control signage and pavement markings shall be provided in accordance with the latest editions of the Manual on Uniform Traffic Control Devices (MUTCD) and Florida Department of Transportation (FDOT) Design Standards.

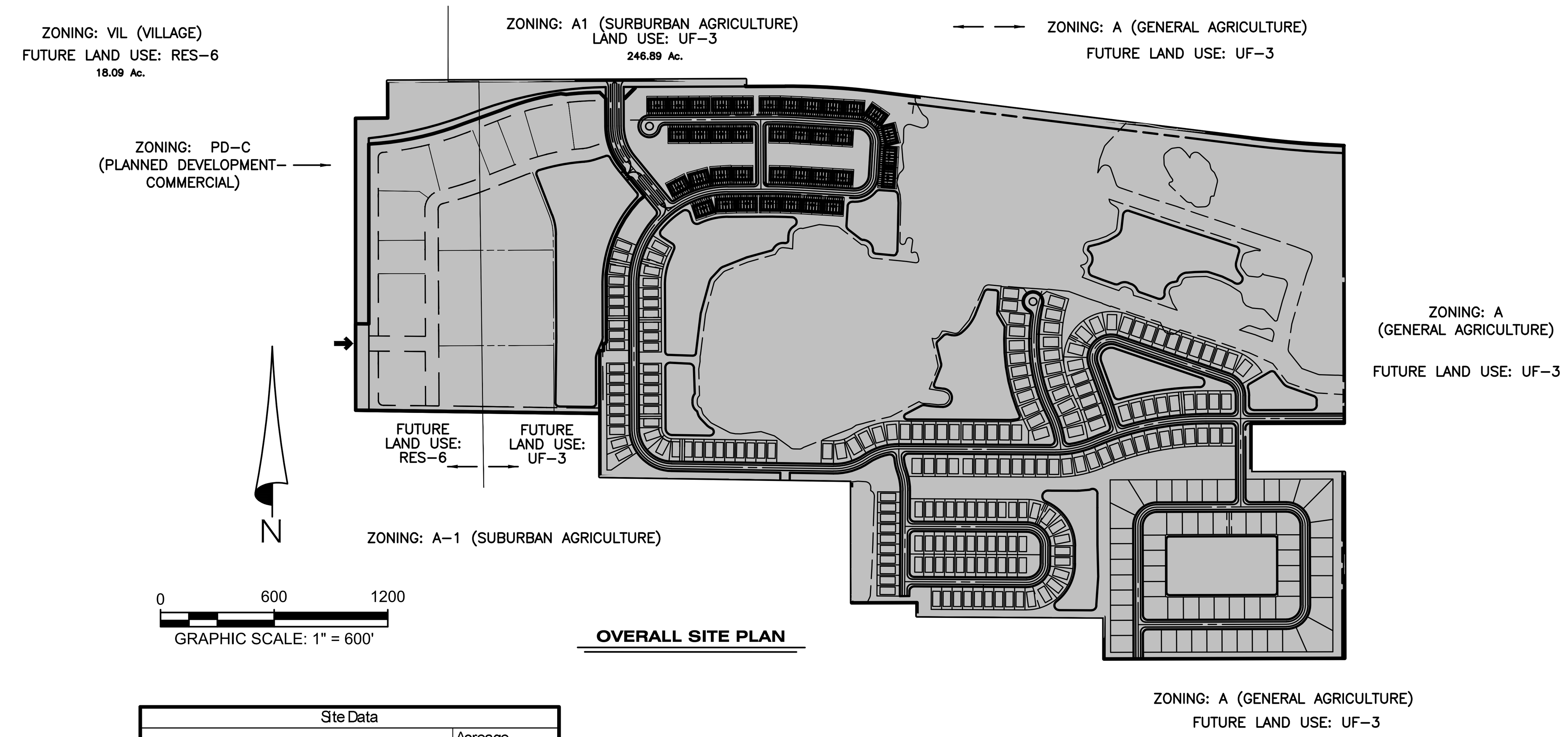
FOR COMMERCIAL TRACTS ONLY

49. Access locations and design for commercial parcel are conceptual and subject to final site plan approval.
50. Commercial buildings within parcels K, L, and M shall be limited to a maximum of 55,000 sq. ft. per building.
51. Commercial buildings within parcels A−J shall be limited to size limitations of section 403.4 of the LDC.
52. The number of lots, lot line locations, building locations and building dimensions within the commercial tract are conceptual and subject to change at time of final site plan.
53. The proposed potable water, reclaimed water and/or wastewater facilities shown are conceptual only and are included to graphically demonstrate the intent to comply with the requirements of Section 803 of the Manatee County LDC. The size and location of these facilities will be finalized during the final site/construction plan review process.
54. The proposed roadway sections, design and details shown are conceptual only and are included to graphically demonstrate the intent to comply with the requirements of Manatee County Public Works standards Part 3 Highway & Traffic Standards Manual. The design of these facilities will be finalized during the final site/construction plan review process.
55. The proposed drainage easements and stormwater facilities shown are conceptual only and are included to graphically demonstrate the intent to comply with the requirements of section 801 of the Manatee County LDC and the requirements of Manatee County Public Works standards Part 2 Stormwater Management Design Manual. The size and location of these facilities will be finalized during the final site/construction plan review process.
56. This project is planning to connect into County utilities and is in accordance with the most recent County Master Plan for this area.
57. Open space project wide may include natural or artificial water bodies, including wet detention/retention facilities and wetlands, up to 75 percent of the required Open Space calculation (ldc sec. 804.1).
58. There is no Native Plant Community or Upland Preservation Area within the commercial portion of the project.

DESCRIPTION: a parcel of land lying in Sections 28 and 29, Township 33 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 29, Township 33 South, range 19 East, Manatee County, Florida, run thence S.00°05'49"E., a distance of 75.07 feet for a **POINT OF BEGINNING**; thence Easterly, 131.74 feet along the arc of a non-tangent curve to the right having a radius of 3759.58 feet and a central angle of 02°00'28" (chord bearing S.83°57'53"E., 131.73 feet); thence S.82°57'40"E., a distance of 2002.27 feet; thence Easterly, 486.67 feet along the arc of a tangent curve to the left having a radius of 5789.36 feet and a central angle of 04°48'59" (chord bearing S.85°22'09"E., 486.53 feet); thence S.00°06'32"E., a distance of 1466.59 feet; thence S.89°53'49"W., a distance of 492.75 feet; thence S.00°02'09"W., a distance of 260.00 feet; thence N.89°53'49"E., a distance of 482.89 feet; thence S.00°02'09"W., a distance of 982.24 feet; thence s.89°51'18"w., a distance of 1258.51 feet; thence N.00°06'06"W., a distance of 221.43 feet; thence N.89°39'54"W., a distance of 986.68 feet; thence N.00°05'49"W., a distance of 70.17 feet; thence S.89°50'49"W., a distance of 345.00 feet; thence N.00°05'49"W., a distance of 646.87 feet; thence N.89°07'40"W., a distance of 1328.60 feet; thence N.00°06'09"W., a distance of 333.55 feet; thence N.89°15'03"W., a distance of 1289.10 feet; thence N.00°01'37"W., a distance of 1541.82 feet; thence N.89°30'17"E., a distance of 170.13 feet; thence N.00°11'21"W., a distance of 195.18 feet; thence N.89°45'56"E., a distance of 1890.32 feet; thence S.00°15'25"E., a distance of 36.10 feet; thence N.89°44'35"E., a distance of 208.75 feet; thence Easterly, 346.99 feet along the arc of a tangent curve to the right having a radius of 3759.58 feet and a central angle of 05°17'17" (chord bearing S.87°36'46"E., 346.87 feet) to the **POINT OF BEGINNING.**

Containing 274.492 acres, more or less.



OVERALL SITE PLAN

Site Data	
	Acreage
Total Residential (Existing)	165.96
NE Open Space	51.19
Commercia/Mixed Use Tract	47.61
Previously Dedicated R/W (County/FDOT)	9.95
Total Project Area	274.71

Project Open Space Summary		
Use	Acreage	Percent
Total Residential	221.41	
Total Commercial/Mixed Use	53.35	
Open Space Required	68.69	25%
Open Space Provided	**130.87**	**48%**

Residential

LOT SUMMARY TABLE	
Lot Size	Number of Lots
55' x 120'	109
65' x 120'	95
80' x 120'	54
100' x 120'	8
16'x100" and "End Units" = 24'x100'	222
TOTAL	488

Residential - Open Space Summary Table	
Total Residential	220.78 Ac.
LDC Required Open Space	55.20 Ac. (25%)
Open Space Provided *	134.41 Ac. (61%)

* In order to comply with 603.7.4.2, no more than 41 Ac. will consist of Stormwater Ponds.

Gross Residential Acreage and Density	
UF-3 Future Land Use	Acreage
Total Acreage	220.78 Ac.
Upland Acreage	163.02 Ac.
Wetland Acreage	57.76 Ac.
20% of Total Acreage	44.15 Ac.
Total Gross Residential Acreage (Upland Acreage + 20%)	207.17 Ac.
Total Proposed Gross Density	2.36 Units/Ac.

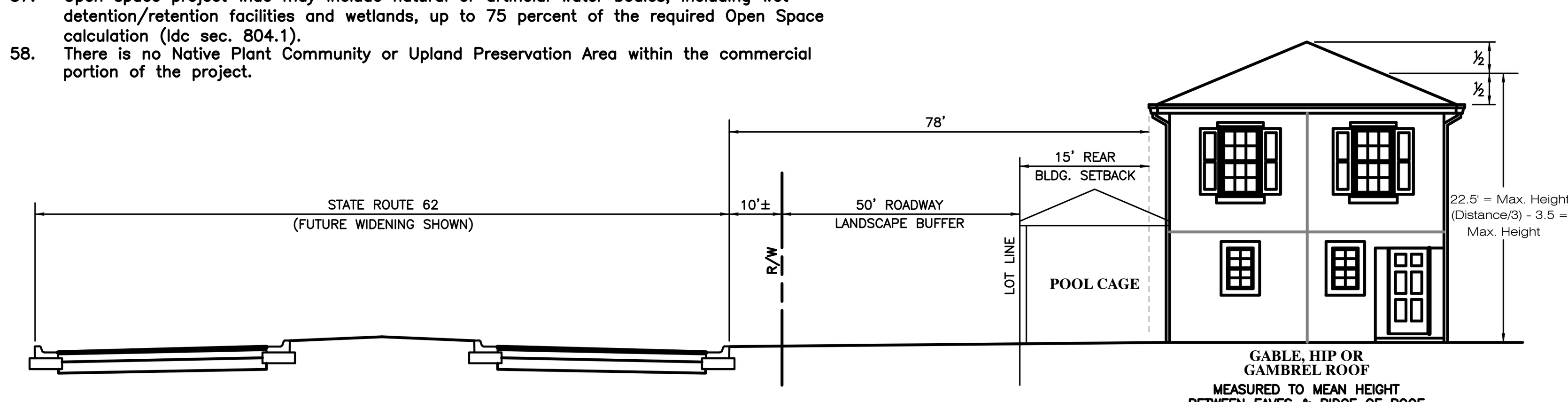
Net Residential Acreage and Density	
UF-3 Future Land Use	Acreage
Total Acreage	220.78 Ac.
Wetland Acreage	57.76 Ac.
Wetland Buffer Acreage	11.72 Ac.
Park Acreage	9.01 Ac.
Net Residential Acreage	142.29 Ac.
Total Proposed Net Density	3.43 Units/Ac.

Commercial

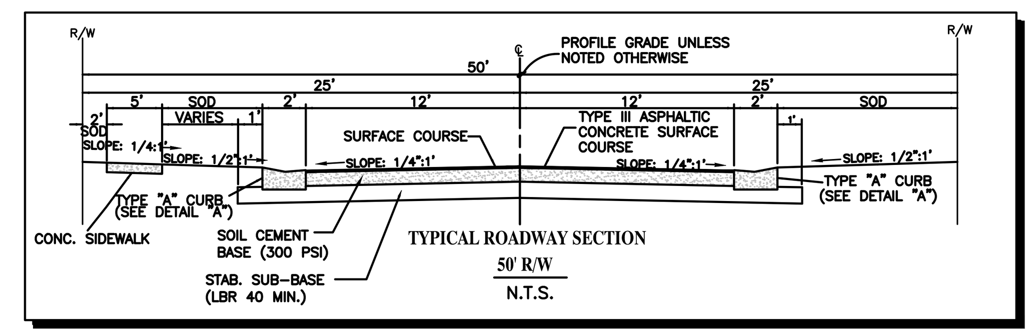
Commercial Parcel	
Use	Quantity
Commercial	174,000 SF

Acreage	Max FAR	Proposed FAR
47.61	0.35	0.08

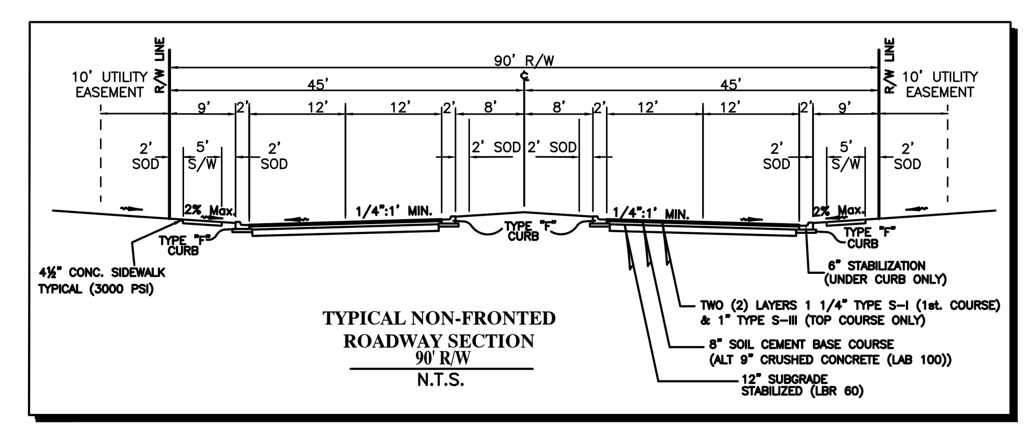
WETLAND ACREAGE	0.027 Ac.
WETLAND BUFFER ACREAGE	0.128 Ac.



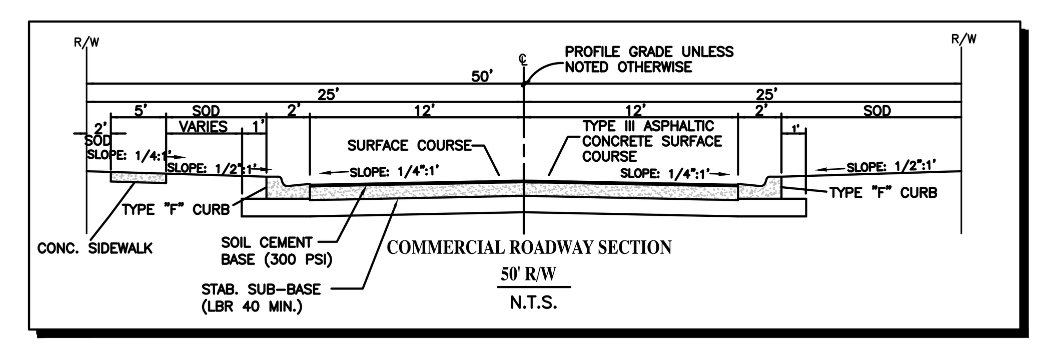
MAXIMUM HEIGHT OF BUILDINGS ALONG PERIMETER ROADS
(PER SECTION 604.10.3.3.1)



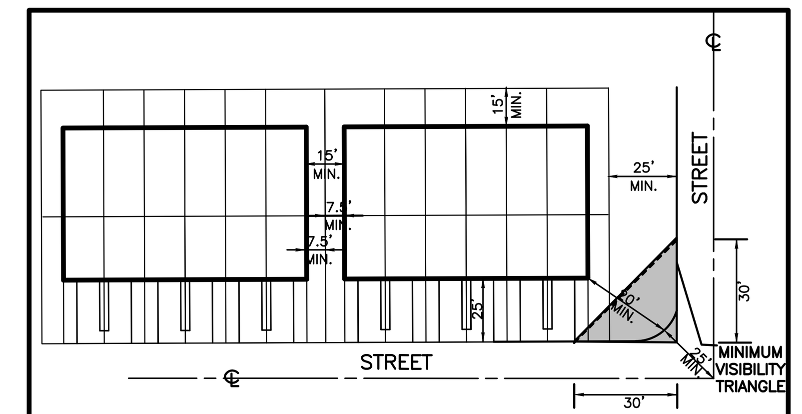
TYPICAL ROADWAY SECTION
50' R/W
N.T.S.



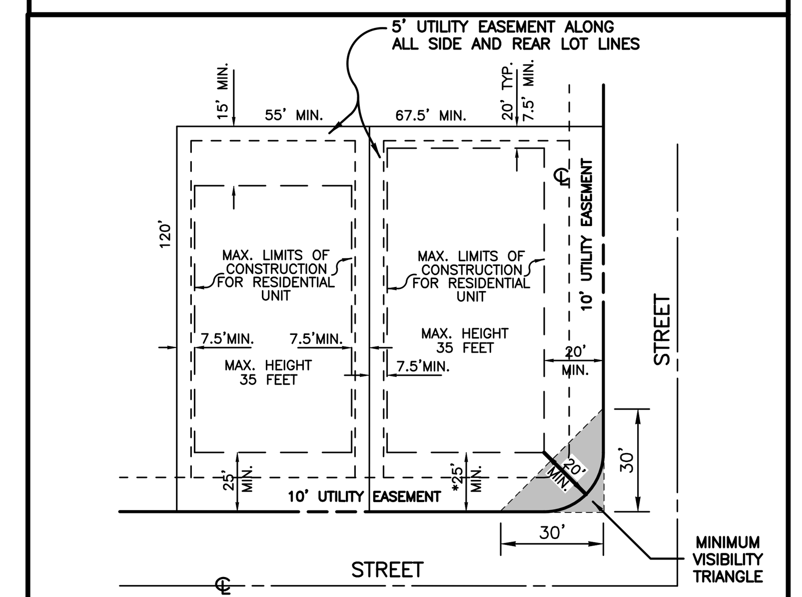
TYPICAL NON-FRONTED ROADWAY SECTION
90' R/W
N.T.S.



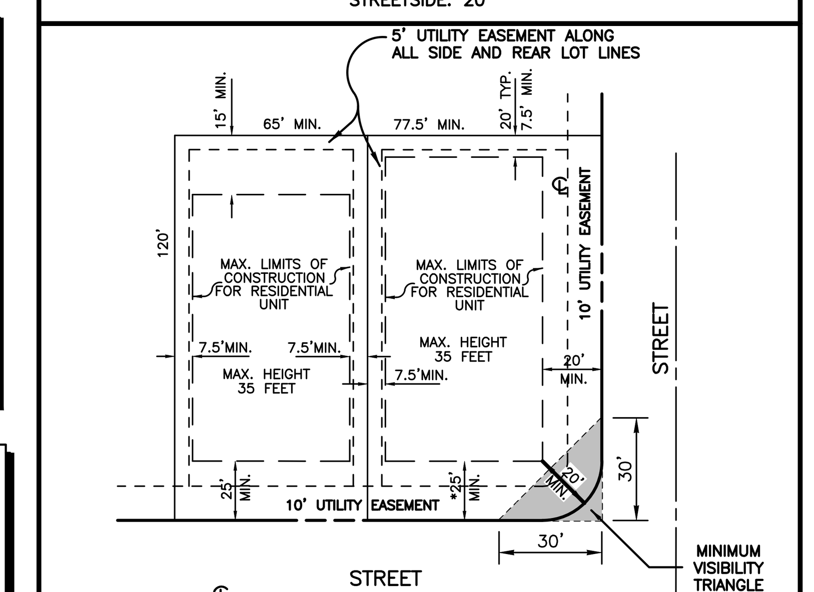
COMMERCIAL ROADWAY SECTION
50' R/W
N.T.S.



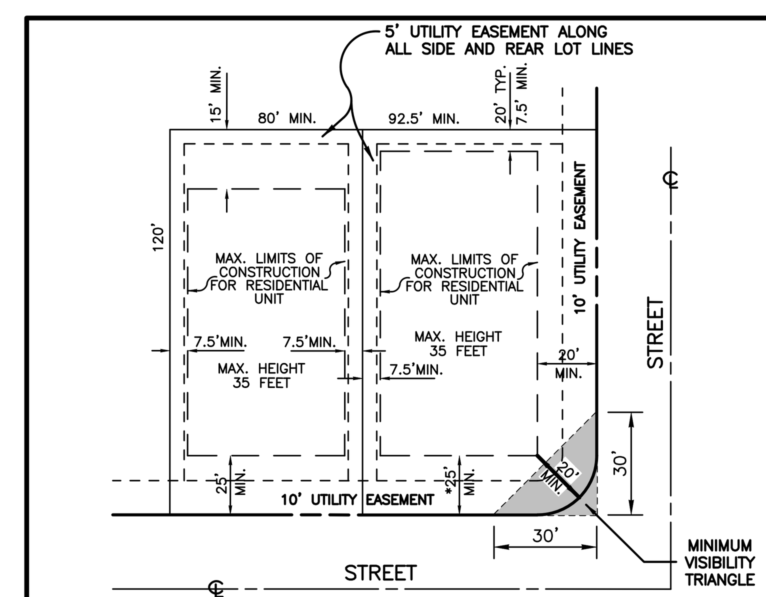
SINGLE FAMILY ATTACHED
NOT TO SCALE



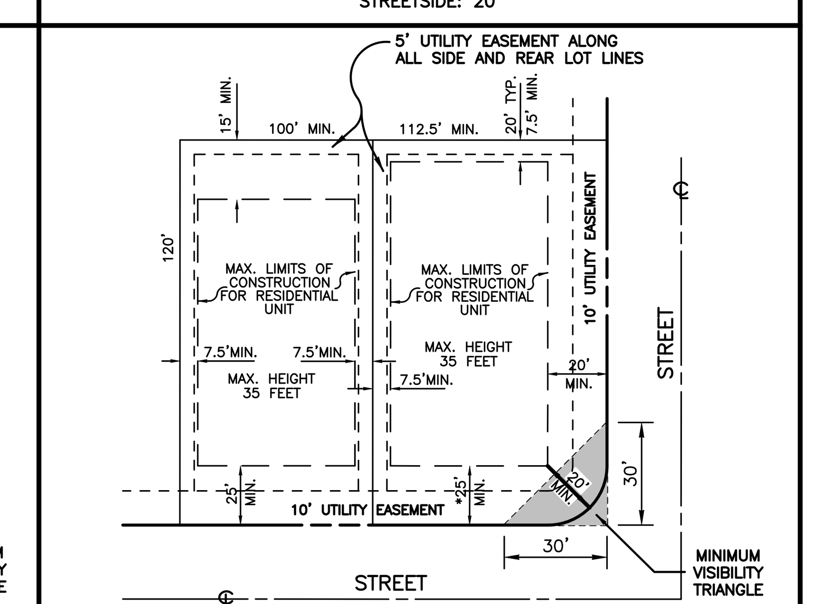
MINIMUM 55' LOT DETAIL
NOT TO SCALE
MIN. 6,325 SF MIN. LOT AREA
MIN. SETBACKS: FRONT: 25'
SIDE: 7.5'
REAR: 15'
STREETSIDE: 20'



MINIMUM 65' LOT DETAIL
NOT TO SCALE
MIN. 7,475 SF MIN. LOT AREA
MIN. SETBACKS: FRONT: 25'
SIDE: 7.5'
REAR: 15'
STREETSIDE: 20'



MINIMUM 80' LOT DETAIL
NOT TO SCALE
MIN. 9,200 SF MIN. LOT AREA
MIN. SETBACKS: FRONT: 25'
SIDE: 7.5'
REAR: 15'
STREETSIDE: 20'



MINIMUM 100' LOT DETAIL
NOT TO SCALE
MIN. 11,500 SF MIN. LOT AREA
MIN. SETBACKS: FRONT: 25'
SIDE: 7.5'
REAR: 15'
STREETSIDE: 20'

HEIDT DESIGN
Civil Engineering • Planning & GIS
Transportation Engineering
Ecological Services • Landscape Architecture
Engineering Business Certificate of Authorization No. 28782
Landscape Architecture Certificate of Authorization No. LC26000405
5904-A Hampton Oaks Pkwy.
Tampa, Florida 33610
Office: 813-253-5311
Fax: 813-464-7629
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CROSSWIND POINT
(F.K.A. PARRISH PLANTATION)

GENERAL NOTES A

PREPARED FOR: **BELLEAIR CAPITAL GROUP, LLC**

	DATE	DESCRIPTION
8	08/24/2026	REMOVED CELL TOWER INFO.
7	03/13/2026	ADD NOTE NUMBER 59, WL AREAS
6	01/12/2026	ADD NOTE NUMBER 58
5	10/17/2025	REV. NOTES
4	5/09/2025	REV. TABLE
3	12/06/2024	REV COMMERCIAL PARCEL & DATA
2	04/15/2013	COUNTY COMMENTS
1	09/14/2012	REVIEW SUBMITTAL

PROJECT NO:	
FILE:	PSP-GN-PLAN A
DESIGN BY:	STOLLINGS
DRAWN BY:	STOLLINGS

STATE OF FLORIDA
PROFESSIONAL ENGINEER
Strickland T. Smith, State of Florida, Professional Engineer, License No. 50652

This item has been digitally signed and sealed by Strickland T. Smith, P.E. on the date indicated here.

Signature must be verified on any electronic copies.

STRICKLAND T. SMITH
DATE:
LICENSE NO. 50652

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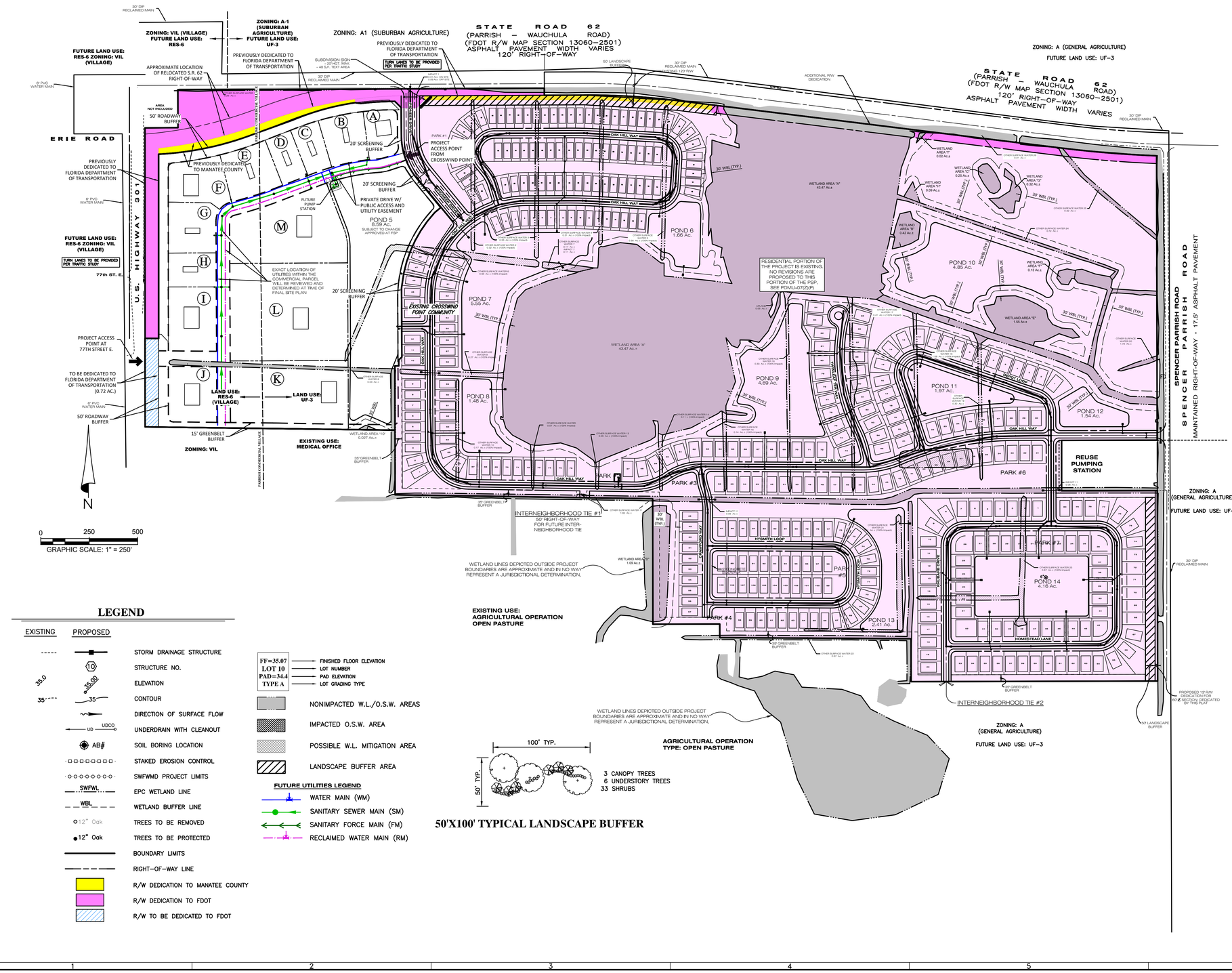

OTHER SURFACE WATER SUMMARY TABLE			
WETLAND	TOTAL AREA (AC.)	*ONSITE (AC.)	IMPACT AREA (AC.)
OSW 1	0.26	0.26	0.01 ON SITE/0.09 OFF SITE
OSW 2	0.32	0.32	0.32
OSW 3	0.33	0.33	0.33
OSW 4	0.31	0.31	0.31
OSW 5	0.35	0.35	0.35
OSW 6	0.93	0.93	0.93
OSW 7	0.17	0.17	0.17
OSW 8	0.04	0.04	N/A
OSW 9	0.27	0.27	0.27
OSW 10	0.17	0.17	0.17
OSW 11	1.82	1.82	0.11
OSW 12	0.07	0.07	0.07
OSW 13	0.05	0.05	0.05
OSW 14	0.11	0.11	0.11
OSW 15	0.14	0.14	0.14
OSW 16	0.33	0.33	0.33
OSW 17	0.41	0.40	0.41
OSW 18	1.08	1.08	1.08
OSW 19	0.30	0.30	0.24
OSW 20	1.73	0.09	0.01
OSW 21	0.51	0.51	0.51
OSW 22	0.67	0.67	N/A
OSW 23	0.67	0.67	0.67
OSW 24	0.72	0.72	N/A
OSW 25	0.32	0.30	N/A
OSW 26	0.04	0.01	N/A
TOTAL:	12.12	10.42	5.12 ON SITE/0.09 OFF SITE

WETLAND SUMMARY TABLE		
WETLAND	TOTAL AREA (AC.)	IMPACT AREA (AC.)
W/L A	43.47	N/A
W/L B	0.42	N/A
W/L C	0.25	N/A
W/L D	1.09	N/A
W/L E	1.55	N/A
W/L F	0.13	N/A
W/L G	0.32	N/A
W/L H	0.09	N/A
W/L I	0.02	N/A
TOTAL:	47.34	N/A

LEGEND

EXISTING	PROPOSED	
		STORM DRAINAGE STRUCTURE
	10	STRUCTURE NO.
35.0	35.00	ELEVATION
35	35	CONTOUR
		DIRECTION OF SURFACE FLOW
UD	UDCO	UNDERDRAIN WITH CLEANOUT
	AB#	SOIL BORING LOCATION
		STAKED EROSION CONTROL
		SWFWMD PROJECT LIMITS
SWFWL		EPC WETLAND LINE
WBL		WETLAND BUFFER LINE
12" Oak		TREES TO BE REMOVED
12" Oak		TREES TO BE PROTECTED
		BOUNDARY LIMITS
		RIGHT-OF-WAY LINE
		R/W DEDICATION TO MANATEE COUNTY
		R/W DEDICATION TO FDOT
		R/W TO BE DEDICATED TO FDOT

FF=35.07	FINISHED FLOOR ELEVATION
LOT 10	LOT NUMBER
PAD=34.4	PAD ELEVATION
TYPE A	LOT GRADING TYPE

NONIMPACTED W.L./O.S.W. AREAS

IMPACTED O.S.W. AREA

POSSIBLE W.L. MITIGATION AREA

LANDSCAPE BUFFER AREA

FUTURE UTILITIES LEGEND

WATER MAIN (WM)

SANITARY SEWER MAIN (SM)

SANITARY FORCE MAIN (FM)

RECLAIMED WATER MAIN (RM)

3 CANOPY TREES
6 UNDERSTORY TREES
33 SHRUBS

50'X100' TYPICAL LANDSCAPE BUFFER

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CROSSWIND POINT (F.K.A. PARRISH PLANTATION)

MASTER SITE PLAN B

PREPARED FOR: **BELLEAIR CAPITAL GROUP, LLC**

R:\PARRISH PLANTATION\COMMERCIAL TRACT\ENGINEERING\PSP\MD-PLAN B.DWG-C-200 2026/08/26 10:32 AM JAIME LOAIZA

	DATE	DESCRIPTION
8	08/24/2026	REMOVED CELL TOWER INFO.
7	03/13/2026	REV. WET & SITE LABELS
6	01/12/2026	REV. WET & SITE LABELS
5	10/17/2025	REV. WET & SITE LABELS
4	5/06/2025	ADDED PARCEL LINES & LABELS
3	12/06/2024	REVISE COMMERCIAL PARCEL
2	04/15/2013	COUNTY COMMENTS
1	09/14/2012	REVIEW SUBMITTAL

PROJECT NO:
FILE: MD-PLAN B
DESIGN BY: STOLLINGS
DRAWN BY: STOLLINGS

STATE OF FLORIDA
PROFESSIONAL ENGINEER
Strickland T. Smith, State of Florida, Professional Engineer, License No. 50652

This item has been digitally signed and sealed by Strickland T. Smith, P.E. on the date indicated here.

Signature must be verified on any electronic copies.

STRICKLAND T. SMITH
DATE:
LICENSE NO. 50652

4 OF 7

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GENERAL DEVELOPMENT NOTES:

1. Total Acres: 274.71
2. Site is presently zoned PDMU/PCV & portion zoned VIL being rezoned to PDMU.
3. Potable Water system privately constructed; owned and maintained by Manatee County.
4. Sanitary Sewer collection system will be privately constructed; owned and maintained by Manatee County.
5. Current Future Land Use: RES-6 & UF-3.
6. Contours are based on field topography by Heidt & Associates, Inc.
7. All construction shall be completed in accordance with Manatee County Development Standards. Construction plans to be submitted to and approved by Southwest Florida Water Management District.
8. Drainage easement for culverts and pipelines, excluding yard drain systems, shall be at minimum 20 feet wide.
9. Roadways to be public.
10. Maintenance of common areas shall be the responsibility of a Homeowners Association.
11. Drainage plans and calculations to comply with requirements as referenced in Subdivision Regulations of the Land Development Code of Manatee County, Florida.
12. Fire flow will be provided as required by Manatee County Fire Department and water authority having jurisdiction.
13. Minimum Lot Sizes: See Detail this sheet.
14. Minimum Setbacks: See Detail this sheet.
15. Outdoor lighting, if proposed, will comply with LDC Section 709. A lighting plan will be required with the FSP if lighting is proposed.
16. Detention pond parcels and drainage easements to be owned and maintained by an Homeowner's Association.
17. Driveway (roadway) radii at all project access points to be a minimum of 25'.
18. Electrical power distribution and telephone service lines shall be underground wherever possible.
19. Project lies within Flood Zone X per F.E.M.A. – F.I.R.M. Community Panel 120153 0210 C dated July 15, 1992.
20. Conservation areas to be owned by an Homeowner's Association.
21. The boundaries of the wetland buffers shall be marked with signs (up to 2 per lot) indicating that this is a wetland protection area. Such signage shall be approved by the Environmental Planning Division with final Site Plan approval. There shall also be a Notice To Buyers indicating that these lots have a wetland buffer adjacent to them, with reference to the recorded conservation easement.
22. Prior to start of vertical building construction, the location, inspection and testing of any and all fire hydrants as required must be performed and approved by the Parrish Fire & Rescue District.
23. The property is currently active agriculture with no existing residences.
24. There are no known foundations, mounds or midden areas of historic origin, existing easements, platted streets located on this site.
25. There are wetlands under the jurisdiction of SWFWMD and FDEP within the boundaries of this plan. Wetland limits have not been Agency verified with this submittal.
26. Existing well is located on Southeast corner of property.
27. Common open space shall be owned and maintained by a Homeowners Association.
28. The residences will be single family detached and single family attached with a maximum height of 35' for internal lots.
29. Signage for subdivision identification will be permitted seperately.
30. Infrastructure construction will commence following approval of the Final Site plan and will be completed within the approved Certificate of Level of Service timeframe.
31. Streets will be constructed to Manatee County standards and maintained by Manatee County.
32. Solid waste disposal will be provided by Manatee County by individual curbside pick-up.
33. All proposed building finished floor elevations are to be a minimum of 21" above the crown of the adjacent roadway.
34. Existing agricultural uses may continue until site development occurs.
35. The Developement will be in multiple phases.
36. Irrigation will be by the lowest quality of water available.
37. Emergency access to Spencer Parrish Road will be gated.
38. Wetlands, buffers, and upland preservation areas will be dedicated as conservation easements in favor of Manatee County.
39. Sidewalks not located within Public Right-of-Way shall have a 25' "Pedestrian Easement" dedicated to the public.
40. The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and runoff.
41. 20' Drainage-Maintenance Access Easements shall be provided along all drainage conveyance ditches.
42. Landscape buffer areas shall have 100% coverage by automatic irrigation.
43. Sedimentation and erosion control measures shall comply with the LDC Section 353 of Manatee County. Sedimentation and erosion control measures and tree protection shall be installed and inspected by the NRD prior to construction.
44. All recreational equipment shall comply with IPEMA, ASTM and ADA requirements.
45. 10 feet separation between accessory structures for lots with side yard less than 7.5 feet.
46. Per Section 702.6.10 of the LDC, structures shall be setback a minimun of 15 ft. from the upland edge of the wetland bufffer.
47. Conversion From NGVD 29 to NAVD 88 = -0.95
48. All traffic control signage and pavement markings shall be provided in accordance with the latest editions of the Manual on Uniform Traffic Control Devices (MUTCD) and Florida Department of Transportation (FDOT) Design Standards.

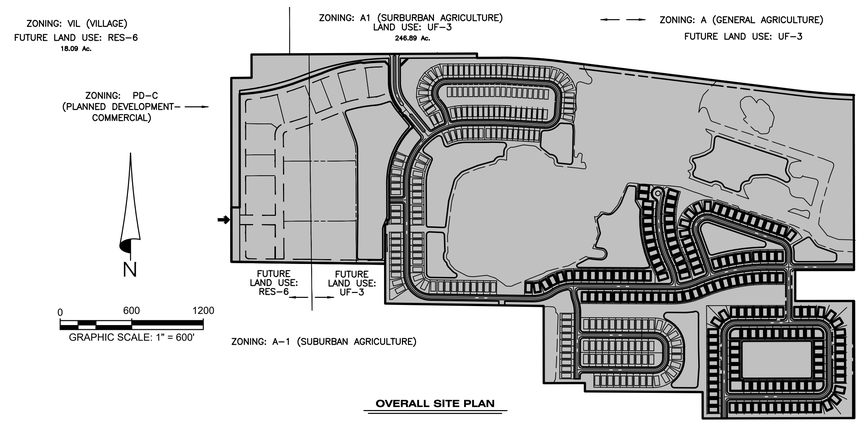
FOR COMMERCIAL TRACTS ONLY

49. Access locations and design for commercial parcel are conceptual and subject to final site plan approval.
50. Commercial buildings within parcels K, L, and M shall be limited to a maximum of 55,000 sq. ft. per building.
51. Commercial buildings within parcels A-J shall be limited to size limitations of section 403.4 of the LDC.
52. The number of lots, lot line locations, building locations and building dimensions within the commercial tract are conceptual and subject to change at time of final site plan.
53. The proposed potable water, reclaimed water and/or wastewater facilities shown are conceptual only and are included to graphically demonstrate the intent to comply with the requirements of Section 803 of the Manatee County LDC. The size and location of these facilities will be finalized during the final site/construction plan review process.
54. The proposed roadway sections, design and details shown are conceptual only and are included to graphically demonstrate the intent to comply with the requirements of Manatee County Public Works standards Part 3 Highway & Traffic Standards Manual. The design of these facilities will be finalized during the final site/construction plan review process.
55. The proposed drainage easements and stormwater facilities shown are conceptual only and are included to graphically demonstrate the intent to comply with the requirements of section 801 of the Manatee County LDC and the requirements of Manatee County Public Works standards Part 2 Stormwater Management Design Manual. The size and location of these facilities will be finalized during the final site/construction plan review process.
56. This project is planning to connect into County utilities and is in accordance with the most recent County Master Plan for this area.
57. Open space project wide may include natural or artificial water bodies, including wet detention/retention facilities and wetlands, up to 75 percent of the required Open Space calculation (ldc sec. 804.1).
58. There is no Native Plant Community or Upland Preservation Area within the commercial portion of the project.

DESCRIPTION: a parcel of land lying in Sections 28 and 29, Township 33 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 29, Township 33 South, range 19 East, Manatee County, Florida, run thence S.00°05'49"E., a distance of 75.07 feet for a **POINT OF BEGINNING**; thence Easterly, 131.74 feet along the arc of a non-tangent curve to the right having a radius of 3759.58 feet and a central angle of 02°00'28" (chord bearing S.83°57'53"E., 131.73 feet); thence S.82°57'40"E., a distance of 2002.27 feet; thence Easterly, 486.67 feet along the arc of a tangent curve to the left having a radius of 5789.36 feet and a central angle of 04°48'59" (chord bearing S.85°22'09"E., 486.53 feet); thence S.00°06'32"E., a distance of 1466.59 feet; thence S.89°53'49"W., a distance of 492.75 feet; thence S.00°02'09"W., a distance of 260.00 feet; thence N.89°53'49"E., a distance of 482.89 feet; thence S.00°02'09"W., a distance of 982.24 feet; thence s.89°51'18"w., a distance of 1258.51 feet; thence N.00°06'06"W., a distance of 221.43 feet; thence N.89°39'54"W., a distance of 986.68 feet; thence N.00°05'49"W., a distance of 70.17 feet; thence S.89°50'49"W., a distance of 345.00 feet; thence N.00°05'49"W., a distance of 646.87 feet; thence N.89°07'40"W., a distance of 1328.60 feet; thence N.00°06'09"W., a distance of 333.55 feet; thence N.89°15'03"W., a distance of 1289.10 feet; thence N.00°01'37"W., a distance of 1541.82 feet; thence N.89°30'17"E., a distance of 170.13 feet; thence N.00°11'21"W., a distance of 195.18 feet; thence N.89°45'56"E., a distance of 1890.32 feet; thence S.00°15'25"E., a distance of 36.10 feet; thence N.89°44'35"E., a distance of 208.75 feet; thence Easterly, 346.99 feet along the arc of a tangent curve to the right having a radius of 3759.58 feet and a central angle of 05°17'17" (chord bearing S.87°36'46"E., 346.87 feet) to the **POINT OF BEGINNING.**

Containing 274.492 acres, more or less.



OVERALL SITE PLAN

Site Data	
	Acreage
Total Residential (Existing)	165.96
NE Open Space	51.19
Commercia/Mixed Use Tract	47.61
Previously Dedicated RW(County/FDOT)	9.95
Total Project Area	274.71

Project Open Space Summary		
Use	Acreage	Percent
Total Residential	221.41	
Total Commercial/Mixed Use	53.35	
Open Space Required	68.69	25%
Open Space Provided	130.87	48%

Residential

LOT SUMMARY TABLE	
Lot Size	Number of Lots
45' x 120'	93
55' x 120'	138
65' x 120'	175
TOTAL	406

* Total number of lots may exceed 406 but in no circumstance exceed 488.

Gross Residential Acreage and Density	
UF-3 Future Land Use	Acreage
Total Acreage	233.27 Ac.
Upland Acreage	175.51 Ac.
Wetland Acreage	57.76 Ac.
20% of Total Acreage	46.65 Ac.
Total Gross Residential Acreage (Upland Acreage + 20%)	222.16 Ac.
Total Proposed Gross Density	1.83 Units/Ac.

Residential - Open Space Summary Table	
Total Residential	233.27 Ac.
LDC Required Open Space	58.32 Ac. (25%)
Open Space Provided *	146.99 Ac. (61%)

* In order to comply with 603.7.4.2, no more than 41 Ac. will consist of Stormwater Ponds.

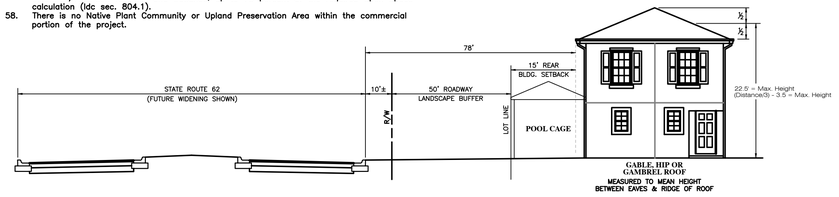
Net Residential Acreage and Density	
UF-3 Future Land Use	Acreage
Total Acreage	233.27 Ac.
Wetland Acreage	57.76 Ac.
Wetland Buffer Acreage	11.72 Ac.
Park Acreage	6.04 Ac.
Net Residential Acreage	157.75 Ac.
Total Proposed Net Density	2.57 Units/Ac.

Commercial

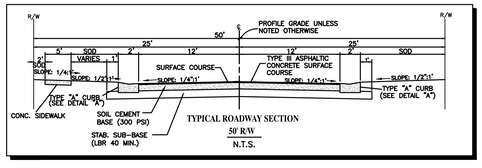
Commercial Parcel	
Use	Quantity
Commercial	174,000 SF

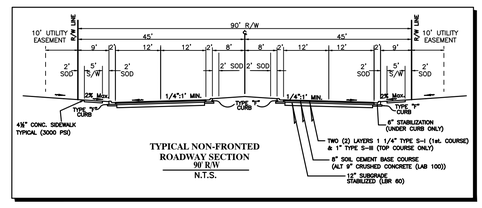
Acreage	Max FAR	Proposed FAR
47.61	0.35	0.08

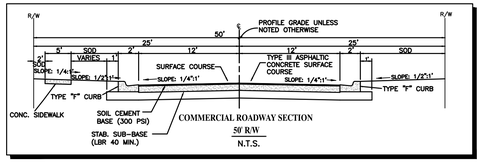
WETLAND ACREAGE	0.027 Ac.
WETLAND BUFFER ACREAGE	0.128 Ac.

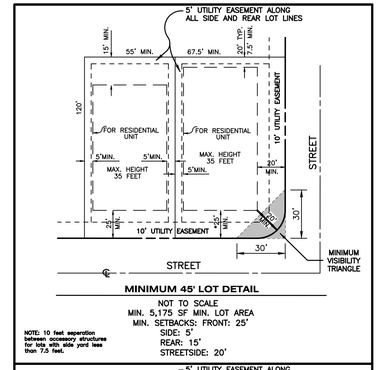


MAXIMUM HEIGHT OF BUILDINGS ALONG PERIMETER ROADS
(PER SECTION 604.10.3.3.1)





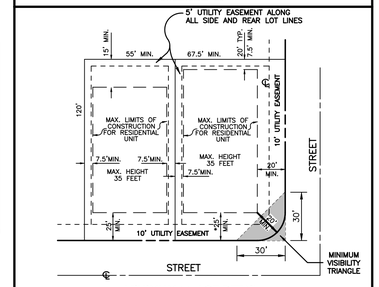




MINIMUM 45' LOT DETAIL

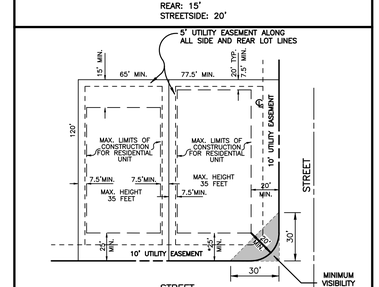
NOTE: 10 feet separation between accessory structures for lots with side yard less than 7.5 feet.

NOT TO SCALE
MIN. 5,175 SF MIN. LOT AREA
MIN. SETBACKS: FRONT: 25'
SIDE: 5'
REAR: 15'
STREETSIDE: 20'



MINIMUM 55' LOT DETAIL

NOT TO SCALE
MIN. 6,325 SF MIN. LOT AREA
MIN. SETBACKS: FRONT: 25'
SIDE: 7.5'
REAR: 15'
STREETSIDE: 20'



MINIMUM 65' LOT DETAIL

NOT TO SCALE
MIN. 7,475 SF MIN. LOT AREA
MIN. SETBACKS: FRONT: 25'
SIDE: 7.5'
REAR: 15'
STREETSIDE: 20'

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CROSSWIND POINT
GENERAL NOTES B
(F.K.A. PARRISH PLANTATION)

PREPARED FOR: BELLEAIR CAPITAL GROUP, LLC

	DATE	DESCRIPTION
8	08/24/2026	REMOVED CELL TOWER INFO
7	03/13/2026	ADD NOTE NUMBER 56\ YNL AREAS
6	01/12/2026	ADD NOTE NUMBER 58
5	10/17/2025	REV NOTES
4	5/08/2025	REV TABLE
3	12/06/2024	REV COMMERCIAL PARCEL & DATA
2	09/14/2012	REVIEW SUBMITTAL
1	DATE	DESCRIPTION

PROJECT NO:
FILE: PSP-GN-PLAN B
DESIGN BY: STOLLINGS
DRAWN BY: STOLLINGS

STATE OF FLORIDA
PROFESSIONAL ENGINEER
Strickland T. Smith, State of Florida, Professional Engineer, License No. 50652

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Signature must be verified on any electronic copies.

STRICKLAND T. SMITH
DATE:
LICENSE NO. 50652

5 OF 7

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LEGEND

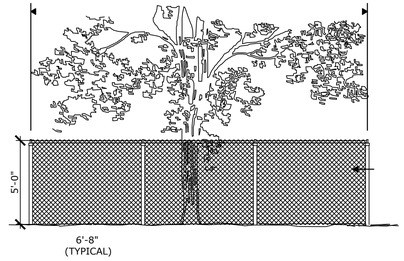
- TREE OVER 30" DBH TO BE REMOVED
- TREE 16"-30" DBH TO BE REMOVED
- TREE 4"-15" DBH TO BE REMOVED
- PALM 4"-15" DBH TO BE REMOVED

NOTE:

TREE REMOVAL AND REPLACEMENT SHALL BE IN ACCORDANCE WITH SECTION 700 OF THE LDC.

NO NATIVE PLANT COMMUNITY, NATIVE UPLAND HABITAT OR UPLAND PRESERVATION AREA EXIST WITHIN THE COMMERCIAL PORTION OF THE PROJECT.

PRELIMINARY TREE REMOVAL CHART - PARRISH PLANTATION COMMERCIAL TRACT	
Approximate number of trees removed	**231**
** Final tree removal and replacement requirements to be determined at FSP**	



BARRIERS PLACED AT DRIPLINE OF PRESERVED TREES

TREE BARRICADE DETAIL

SCALE: N.T.S.

NOTE:
NATURAL RESOURCES DIVISION TO APPROVE BARRICADE INSTALLATION PRIOR TO SITE CLEARING

N

0 150 300

GRAPHIC SCALE: 1" = 150'

HEIDT DESIGN
Civil Engineering • Planning & GIS
Transportation Engineering
Ecological Services • Landscape Architecture
Engineering Business Certificate of Authorization No. 28762
Landscape Architecture Certificate of Authorization No. LC26000405
5904-A Hampton Oaks Pkwy.
Tampa, Florida 33610
Office: 813-253-5311
Fax: 813-464-7629
www.HeidtDesign.com

CROSSWIND POINT
(F.K.A. PARRISH PLANTATION)

TREE INVENTORY, REMOVAL, & PROTECTION PLAN

PREPARED FOR: BELLEAIR CAPITAL GROUP, LLC

	DATE	DESCRIPTION
8	08/24/2026	1, 2, 3, 4, 5, 6 & 7
7	03/13/2026	1, 2, 3, 4, 5, 6 & 7
6	01/12/2026	1, 2, 3, 4, 5, 6 & 7
5	10/17/2025	2, 3, 4 & 5
4	5/09/2025	2, 3, 4 & 5
3	12/06/2024	COUNTY COMMENTS
2	04/15/2013	COUNTY COMMENTS
1	09/14/2012	REVIEW SUBMITTAL

PROJECT NO:	BCG-PP-1052
FILE:	L-200
DESIGN BY:	TIM
DRAWN BY:	TIM

FLORIDA REGISTERED LANDSCAPE ARCHITECT

The seal appearing on this document was authorized by Keven J. Steele, P.L.A. LA6667179 on the date indicated here unless accompanied by an electronic signature as described in this section.

Digitally signed by Keven J Steele
DN: C=US, CN=Keven J Steele, O=Florida, description=P.L.A. A01410D0000018D5FA18C89000A3206
Reason: I am the author of this document
Location:
Date: 2026.08.26 10:33:44-04'00'
Foxit PDF Editor Version: 2026.1.3

KEVEN J. STEELE
STATE OF FLORIDA

DATE:
REGISTRATION NO. 6667179

6

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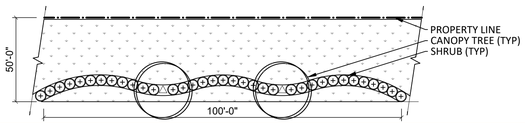
R:\PARRISH PLANTATION\COMMERCIAL TRACT\ENGINEERING\PSP\LAL-200.DWG L-200 2026/08/26 10:32 AM JAIME LOAIZA

100' BUFFER SECTIONS

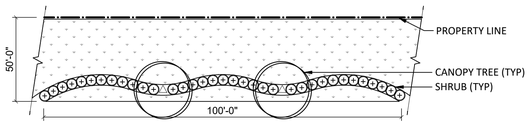
ROADWAY BUFFER - NORTH (1,304 TOTAL LF)

REQUIREMENTS PER 100 LF:
- 2 CANOPY TREES
- 33 SHRUBS



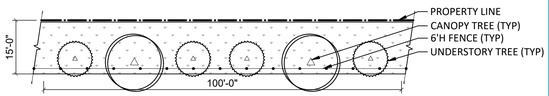
ROADWAY BUFFER - WEST (1,490 TOTAL LF)

REQUIREMENTS PER 100 LF:
- 2 CANOPY TREES
- 33 SHRUBS



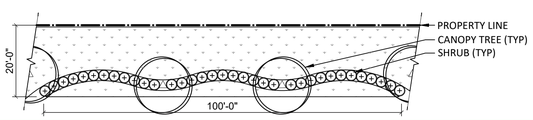
GREENBELT BUFFER - SOUTH (1,254 TOTAL LF)

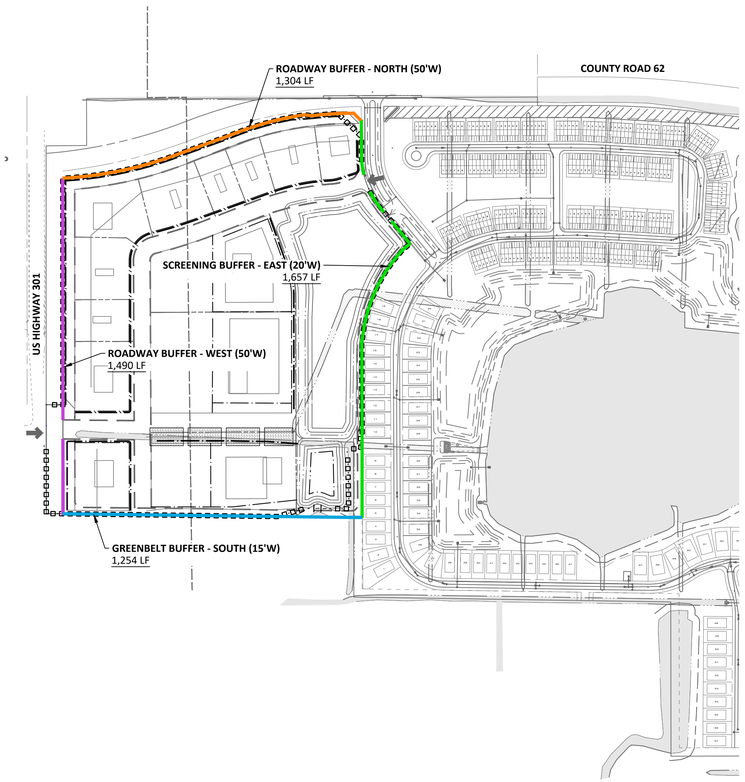
REQUIREMENTS PER 100 LF:
- 2 CANOPY TREES
- 3 ⅓ UNDERSTORY TREES
- 6'H FENCE



SCREENING BUFFER - EAST (1,657 TOTAL LF)

REQUIREMENTS PER 100 LF:
- 2 ⅓ CANOPY TREES
- 33 SHRUBS





PERMIT PLAN LEGEND

BUFFERS
- Roadway Buffer - North
- Roadway Buffer - West
- Screening Buffer - East
- Greenbelt Buffer - South

PRELIMINARY SITE PLAN NOTES :

- NO NATIVE PLANT COMMUNITY, NATIVE UPLAND HABITAT OR UPLAND PRESERVATION AREA EXIST WITHIN THE COMMERCIAL PORTION OF THE PROJECT
- ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED. THE PROPOSED IRRIGATION WATER AND LANDSCAPING SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTIONS 700 (AND 701) OF THE MANATEE COUNTY LAND DEVELOPMENT CODE (LDC)
- A 100% AUTOMATIC UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED TO SUPPLY WATER TO ALL REQUIRED LANDSCAPE MATERIAL. THE SYSTEM SHALL INCLUDE CONTROLLERS WITH RAIN SENSORS.
- DROUGHT TOLERANT SPECIES.
- MINIMUM FLORIDA NUMBER ONE GRADE.
- APPROPRIATE TO SOIL AND CLIMATE.
- MINIMUM THIRTY (30) PERCENT NATIVE SPECIES.
- LOW MAINTENANCE.
- IRRIGATION SHALL BE ZONALLY DESIGNED.
- XERISCAPE-TYPE LANDSCAPING IS REQUIRED WHENEVER FEASIBLE.
- MUST MEET THE STANDARDS OF SECTION 1002, VISIBILITY TRIANGLES.
- NO SYNTHETIC/ARTIFICIAL LAWNS OR PLANTS.
- ALL LANDSCAPED AREAS SHALL BE PROTECTED BY WHEEL STOPS OR CURBING.
- AREAS WITH PLANTED TREES SHALL BE A MINIMUM EIGHT (8) FEET WIDE (INSIDE CURB MEASUREMENT).
- EXISTING PLANT COMMUNITIES DESIGNATED TO REMAIN MUST BE INTACT AND UNDISTURBED NOXIOUS AND EXOTIC PLANTS MUST BE REMOVED.
- PRESERVING NATIVE PLANT COMMUNITIES IS ENCOURAGED AND MAY BE REQUIRED, AS APPROPRIATE.
- NATIVE PLANT COMMUNITIES SHALL BE COUNTED AT 1.5 RATIO FOR MEETING OPEN SPACE REQUIREMENTS (MINIMUM 1/8 ACRE IN SIZE).
- NO PARKING, LOADING AREAS, OR BUILDINGS SHALL BE PLACED WITHIN ANY LANDSCAPE BUFFERS.
- TREES AND SHRUBS SHALL NOT BE PLACED WITHIN THE MIDDLE TWO-THIRDS (2/3) OF ANY DRAINAGE SWALE OR WITHIN THREE (3) FEET MEASURED HORIZONTALLY FROM THE CENTERLINE OF THE DRAINAGE SWALE WHICHEVER IS GREATER. SWALES MUST ALLOW THE POSITIVE FLOW OF WATER WITHOUT ANY OBSTRUCTION.
- A MAXIMUM OF FORTY (40) PERCENT OF ALL REQUIRED TREES MAY BE PALM TREES. WHEN PALM TREES ARE UTILIZED AS CANOPY TREES, A MINIMUM OF TWO (2) PALMS MUST BE GROUPED TO SERVE AS A CANOPY TREE. EACH PALM TREE GROUP WILL COUNT AS ONE (1) CANOPY TREE.

PRELIMINARY SITE PLAN UTILITY NOTES :

- THERE SHALL BE 3' MINIMUM CLEARANCE FROM LANDSCAPE PLANTS AND THE EDGE OF THE METER SLAB FOR METERS LESS THAN 3' AND 6' FOR METERS LARGER THAN 3', AND FOR FIRE LINE BACKFLOW PREVENTION ASSEMBLIES.
- THERE SHALL BE 10' MINIMUM CLEARANCE BETWEEN TREES AND METER ASSEMBLIES, METER ASSEMBLY SLABS, AND FIRE LINE BACKFLOW PREVENTION ASSEMBLIES.
- THERE MUST BE A CLEARANCE OF 7.5' MINIMUM FROM THE FRONT AND BOTH SIDES, AND 4' TO THE REAR OF ALL FIRE HYDRANTS AND ABOVE GRADE OBSTRUCTIONS INCLUDING POSTS, FENCES, TREES, ETC.
- STREET SIDE OF METER ASSEMBLIES AND FIRE LINE BACKFLOW PREVENTION ASSEMBLIES SHALL REMAIN OPEN AND FREE OF LANDSCAPING.
- TREES SHALL NOT BE PLANTED OR LOCATED WITHIN 10 FEET OF ANY POTABLE WATER MAIN, RECLAIMED WATER MAIN, SANITARY FORCE MAIN, GRAVITY SANITARY SEWER MAIN, SANITARY CLEANOUTS, OR POTABLE/RECLAIMED/FORCE MAIN APPURTENANCES SUCH AS METERS, HYDRANTS, BACKFLOW PREVENTION ASSEMBLIES, ETC. THAT ARE OWNED AND MAINTAINED BY MANATEE COUNTY. AN APPROVED ROOT BARRIER SHALL BE USED WHERE TREES ARE PLANTED CLOSER THAN 10 FEET.

N

0 300 600
GRAPHIC SCALE: 1" = 300'

HEIDT DESIGN
Civil Engineering • Planning & GIS
Transportation Engineering
Ecological Services • Landscape Architecture
Engineering Business Certificate of Authorization No. 28762
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Fax: 813-464-7629
www.HeidtDesign.com

CROSSWIND POINT
(F.K.A. PARRISH PLANTATION)

PERMIT LANDSCAPE EXHIBIT

PREPARED FOR: BELLEAIR CAPITAL GROUP, LLC

	DATE	DESCRIPTION
8	08/24/2026	1, 2, 3, 4, 5, 6 & 7
7	03/13/2026	1, 2, 3, 4, 5, 6 & 7
6	01/12/2026	1, 2, 3, 4, 5, 6 & 7
5	10/17/2025	2, 3, 4 & 5
4	5/09/2025	2, 3, 4 & 5
3	12/06/2024	COUNTY COMMENTS
2	04/15/2013	COUNTY COMMENTS
1	09/14/2012	REVIEW SUBMITTAL

PROJECT NO: BCG-PP-1052
FILE: L-400A
DESIGN BY: TIM
DRAWN BY: TIM

FLORIDA REGISTERED LANDSCAPE ARCHITECT

The seal appearing on this document was authorized by Keven J. Steele, P.L.A. LA6667179 on the date indicated here unless accompanied by an electronic signature as described in this section.

KEVEN J. STEELE
DATE:
REGISTRATION NO. 6667179

7

R:\PARRISH PLANTATION\COMMERCIAL TRACT\ENGINEERING\PSP\LAL-400A.DWG L-400A 2026/08/26 10:32 AM JAIME LOAIZA

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Public Comment

Manatee County Government

Submitted On:
Aug 28, 2026, 07:55AM EDT

Full Name	**First Name:** Glen GADFLY **Last Name:** Gibellina
Email	Glengibellina@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 03, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2) – Crosswind Point F.K.A. Parrish Plantation – Belleair Capital Group Parrish Plantation LLC (Owner) – PLN2406-0119- Quasi-Judicial-James J. McDevitt III, MURP, Development Services Team Leader-District 1
Comment	Citizens of Manatee County have strong reasons to oppose further approvals that increase development intensity at a time when the county is already facing the effects of rapid growth and does not yet have a sworn-in District Commissioner to represent the affected district. The September 3, 2026 hearing on Crosswind Point/Parrish Plantation should be approached with caution, transparency, and meaningful public input. Why this proposal deserves concern The Crosswind Point proposal would amend an existing development on approximately 274.71 acres near State Road 62 and U.S. 301 in Parrish. Although it does not add homes beyond the previously approved maximum of 488 single-family units, it would remove 83,000 square feet of planned office space and increase commercial development from 116,100 square feet to 174,000 square feet—a 57,900-square-foot increase—while also adding a personal wireless service facility. This matters because commercial intensity creates real impacts beyond the project boundary: More commercial square footage can mean more vehicle trips, delivery trucks, employee traffic, parking demand, lighting, noise, and pressure on already-congested intersections near U.S. 301 and SR 62. Replacing office space with more retail/commercial uses can change the type and timing of traffic. Retail and service uses often generate frequent daily trips and may create heavier peak-hour congestion, especially near a major highway intersection. The Parrish area has experienced fast residential and commercial growth. Every additional approval should be evaluated not only on

whether it technically meets minimum code requirements, but also on whether roads, schools, emergency services, drainage systems, water, wastewater capacity, and public safety resources can truly keep up.

The surrounding area includes single-family homes, agricultural land, grazing areas, vacant acreage, and local businesses. Increased intensity may alter the rural and semi-rural character that residents reasonably expect near their homes.

The proposed wireless facility deserves independent review for placement, height, setbacks, appearance, co-location alternatives, lighting, emergency access, and compatibility with nearby residences. A need for improved wireless service should not eliminate the duty to choose the least intrusive location and design.

The Planning Commission recommended denial

On August 13, 2026, the Manatee County Planning Commission voted 5–1 to recommend denial of this request. That is a significant warning from the county's advisory body responsible for reviewing land-use compatibility, planning standards, and the public interest.

The Planning Commission's denial recommendation should not be treated as a formality. Before the Board of County Commissioners overturns it, the Board should clearly explain:

Why the added commercial intensity is needed at this location.

How the project will avoid worsening congestion at SR 62 and U.S. 301.

Whether transportation improvements will be completed before added commercial uses open—not merely promised later.

Whether stormwater, drainage, fire-rescue response, schools, utilities, and law enforcement have sufficient capacity.

Why the revised plan is more compatible with nearby residents and agricultural areas than the existing approved plan.

Whether the wireless facility can be relocated, reduced in visual impact, or designed with stronger buffers and co-location requirements.

The fact that the Planning Commission voted to deny the application means the Board should require especially strong, specific evidence before approving it.
No sworn-in district representative

It is particularly troubling to move forward with a consequential land-use vote while no District Commissioner has been sworn in to represent the

district most directly affected. Residents deserve to have their elected district voice present for a decision that could shape traffic, growth, infrastructure demands, property values, and quality of life for years.

A countywide Board may legally have authority to act, but legality is not the same as fairness or sound public policy. When a district lacks its sworn representative:

Local residents lose the commissioner most accountable to them and most familiar with neighborhood conditions.

The Board loses a key voice that may understand local traffic patterns, drainage problems, school crowding, emergency-response needs, and prior community commitments.

Approval can create the appearance that major development decisions are being rushed through during a period of reduced representation.

The applicant can be asked to wait, but residents cannot undo the consequences once zoning rights and site-plan approvals are granted.

The responsible course is to defer this item until the District Commissioner is sworn in and has had a meaningful opportunity to review the staff report, Planning Commission record, proposed conditions, neighborhood concerns, and alternatives.
Requested action

Manatee County residents should ask the Board of County Commissioners to deny the amendment or, at minimum, continue the hearing until the district has a sworn-in commissioner and the public can receive a fully transparent review.

A possible public-comment statement is:

I respectfully ask the Board to deny—or at least defer—this Crosswind Point/Parrish Plantation amendment. The proposal increases commercial intensity by nearly 58,000 square feet near the already busy SR 62 and U.S. 301 corridor, adds a wireless facility, and may increase traffic, noise, lighting, stormwater concerns, and pressure on public infrastructure. The Planning Commission voted 5–1 to recommend denial, and that recommendation deserves serious weight. Most importantly, the affected district currently has no sworn-in District Commissioner to speak for local residents. Major land-use decisions should not move forward while the people most affected lack full elected representation. Please wait until the district representative is sworn in, require clear proof of infrastructure capacity and traffic mitigation, and protect the quality of life of Manatee County residents.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 09:24PM EDT

Full Name	**First Name:** Rachael **Last Name:** Zaleski
Email	rczaleski@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 03, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2) – Crosswind Point F.K.A. Parrish Plantation
Comment	Dear Commissioners, I am a Crosswind Point resident and homeowner writing ahead of your September 3 Land Use consideration of PDMU-07-07(Z)(P)(R2) Crosswind Point. I want to emphasize that I am not opposed to responsible commercial development. My concern is whether the current proposal adequately protects the established residential neighborhood immediately adjacent to the project. The Planning Commission voted 5–1 to recommend DENIAL on August 13. I reviewed the September 3 materials and am concerned to see that several of the issues raised at that hearing remain unresolved. I respectfully ask that you consider the following: • What has actually changed since the Planning Commission's denial? The September packet still identifies unresolved issues involving the FDOT parcel, internal commercial roadway, Pioneer Drive buffering, and the cell tower. If the BOCC is considering overturning the Planning Commission's recommendation, I hope you will ask what has materially changed and whether those concerns have actually been addressed. • Pioneer Drive and Oak Hill Way traffic and safety - my primary concern! These are existing public residential roads WITHIN our residential community of Crosswind Point where residents already experience speeding and traffic-safety concerns. We've raised these issues with our CDD and the county several times, and the BOCC already DENIED the "Crosswinds South" residential homes development project proposed on Oak Hill Way due to similar concerns in May 2025: https://www.bradenton.com/news/local/article306075276.html This new project proposes an access point from Pioneer Drive, yet

detailed traffic/access analysis is deferred to later stages. The issue isn't simply the number of trips generated by the project, it's where those vehicles will travel. I ask that commercial, delivery, construction and service traffic be prevented from using Pioneer Drive as a routine route AND that potential cut-through traffic on Pioneer Drive and Oak Hill Way (to Spencer Parrrish, etc) be specifically evaluated. We need some mitigation provided on Pioneer Drive especially to prevent issues of people from the commercial center using our residential neighborhood as a cut-through or worse.

• The Pioneer Drive buffer
I appreciate that staff has now added a 20-foot screening buffer as Condition F.8. However, it is still not shown on the Preliminary Site Plan and is deferred to Final Site Plan. Since the County itself identified the missing buffer as a potential source of noise and light impacts to existing homes, I ask that the buffer be incorporated into the approved plan now, with clear landscaping and maintenance requirements.

• The 190-foot cell tower
The proposed tower remains largely undefined. The September report still says its height, setbacks, separation distances, appearance and security facilities will be addressed later. Given its proximity to existing homes, I ask that the Board require the applicant to demonstrate that this is the appropriate location and establish meaningful parameters before approving it. Please see our community's petition which has almost 400 signatures from our residents opposing the cell tower placement.

• The FDOT parcel and internal roadway
The September staff report continues to identify missing FDOT ownership/authorization documentation, while the internal commercial roadway and utility details remain unresolved. They affect access, traffic, parking, deliveries and the project's impact on neighboring residents.

I respectfully ask the Board to deny the amendment in its current form, consistent with the Planning Commission's recommendation, unless these issues are adequately resolved.

If the Board chooses to approve it, I ask that these protections be incorporated into the binding development approval, rather than left to future site-plan review.

We are not asking the County to stop growth. We are asking that growth be done responsibly and that the neighborhood already here be protected.

Thank you for your consideration.

	Sincerely, Rachael Zaleski Crosswind Point resident

From: Rachael Zaleski <rczaleski@gmail.com>
Sent: Thursday, August 27, 2026 7:10 PM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Crosswind Point - Sept 3 Land Use meeting item concerns

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

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Dear Commissioner Bearden,

I am a Crosswind Point resident and homeowner writing ahead of your September 3 Land Use consideration of **PDMU-07-07(Z)(P)(R2) Crosswind Point**.

I want to emphasize that I am not opposed to responsible commercial development. My concern is whether the current proposal adequately protects the established residential neighborhood immediately adjacent to the project.

The Planning Commission **voted 5–1 to recommend DENIAL** on August 13. I reviewed the September 3 materials and am concerned to see that several of the issues raised at that hearing **remain unresolved**.

I respectfully ask that you consider the following:

• **What has actually changed since the Planning Commission's denial?**
The September packet still identifies unresolved issues involving the FDOT parcel, internal commercial roadway, Pioneer Drive buffering, and the cell tower. If the BOCC is considering overturning the Planning Commission's recommendation, I hope you will ask what has materially changed and whether those concerns have actually been addressed.

• **Pioneer Drive and Oak Hill Way traffic and safety - my primary concern!**
These are existing public residential roads WITHIN our residential community of Crosswind Point where residents already experience speeding and traffic-safety concerns. We've raised these issues with our CDD and the county several times, and the BOCC already DENIED the "Crosswinds South" residential homes development project proposed on Oak Hill Way due to similar concerns in May
2025: https://www.bradenton.com/news/local/article306075276.html

This new project proposes an access point from Pioneer Drive, yet detailed traffic/access analysis is deferred to later stages. The issue isn't simply the number of trips generated by the project, it's **where those vehicles will travel**. I ask that commercial, delivery, construction and service traffic be prevented from using Pioneer Drive as a routine route AND that potential cut-through traffic on Pioneer Drive and Oak Hill Way (to Spencer

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• The Pioneer Drive buffer
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• The 190-foot cell tower
The proposed tower remains largely undefined. The September report still says its height, setbacks, separation distances, appearance and security facilities will be addressed later. Given its proximity to existing homes, I ask that the Board require the applicant to demonstrate that this is the appropriate location and establish meaningful parameters before approving it. **Please see our community's petition** which has almost **400 signatures from our residents opposing** the cell tower placement.

• The FDOT parcel and internal roadway
The September staff report continues to identify missing FDOT ownership/authorization documentation, while the internal commercial roadway and utility details remain unresolved. They affect access, traffic, parking, deliveries and the project's impact on neighboring residents.

I respectfully ask the Board to **deny the amendment in its current form**, consistent with the Planning Commission's recommendation, unless these issues are adequately resolved.

If the Board chooses to approve it, I ask that these protections be incorporated into the **binding development approval**, rather than left to future site-plan review.

We are not asking the County to stop growth. **We are asking that growth be done responsibly and that the neighborhood already here be protected.**

Thank you for your consideration.

Sincerely,
Rachael Zaleski
Crosswind Point resident

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 05:35PM EDT

Full Name	**First Name:** Alicia **Last Name:** Stokes
Email	aclark140@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 03, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	I do not want this cell phone tower this close to our neighborhood. According to research done by the real estate association, it will bring down property values as much as 20%. I also am concerned about the health implications.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 04:34PM EDT

Full Name	**First Name:** Kriscia **Last Name:** Barahona
Email	krisciabarahona@icloud.com
Which meeting is this public comment for? (Please select date of meeting)	September 03, 2026
Topic/Agenda Item	Cell tower not by Crosswind Point
Comment	Absolutely — I'd keep it firm but avoid stating the health effects as proven fact, since that can make the comment easier to dismiss. This version focuses on property values, proximity, aesthetics, and health concerns residents may reasonably have. I am strongly opposed to placing a cell tower within or near the Crosswind Point community, especially at a distance of only approximately 600–2,000 feet from residents' homes. Homeowners invested in this community with the expectation of maintaining the residential character, appearance, and value of our properties. A large cell tower so close to homes could negatively affect the desirability of the neighborhood and potentially impact property values. I also have concerns about the long-term health implications of having this type of infrastructure located so close to our homes and families. Even where current regulations consider exposure levels acceptable, residents should have a meaningful say when a tower is proposed this close to where people live, sleep, and raise their families. I respectfully ask Manatee County and everyone involved in this decision to consider alternative locations farther away from established residential communities. Crosswind Point residents should not have to accept a cell tower practically in our backyards when other locations may be available.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 01:00PM EDT

Full Name	**First Name:** Antonio **Last Name:** Chevalier
Email	achevalier_aecg@outlook.com
Which meeting is this public comment for? (Please select date of meeting)	September 03, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	As a resident from Crosswind point I am against the proposed Cell Tower. The tower would be too close to homes and incompatible with our neighborhood's residential character. I am concerned about its visual impact, potential effect on property values, and possible health and safety concerns.

Public Comment

Manatee County Government

Submitted On:
Aug 27, 2026, 12:53PM EDT

Full Name	**First Name:** Karla **Last Name:** Gonzalez
Email	mg753_23@hotmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 03, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	As a resident of crosswind point I am against a cell tower that is proposed.

From: Glen Gibellina <glengibellina@gmail.com>
Sent: Friday, August 28, 2026 10:15 AM
To: John DeLesline <john.delesline@mymanatee.org>; Lorraine Prosser <lorraine.prosser@mymanatee.org>; Matt Bower <matt.bower@mymanatee.org>; Anthony Sciullo <anthony.sciullo@mymanatee.org>; BRUCE STAMM <bjs754@comcast.net>; Scott Ziegler <scott.ziegler@mymanatee.org>
Cc: GADFLY <glengibellina@gmail.com>; Sarah Schenk <sarah.schenk@mymanatee.org>; Pamela DAgostino <pamela.dagostino@mymanatee.org>
Subject: thank you for submitting your comment.

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Ordinance 26-29 / PA-25-08 – Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2508-0053- Legislative-Loretta Merrill, Senior Planner- District 2

This is a standing legal opinion by the Attorney General of Florida Don't let anyone tell you anything different

Florida Statutes § 286.0115 and the controlling case law **Jennings v. Dade County** permit sending written public comments to board members prior to a quasi-judicial hearing.

The Statutory Framework: Fla. Stat. § 286.0115

Under **Section 286.0115(1)(c)2, Florida Statutes**, a local public official (including appointed planning board members) is expressly permitted to read written communications from any person regarding pending quasi-judicial matters.

The statute specifies:

- **No Presumption of Prejudice:** Reading a written ex parte communication does not invalidate the proceeding or create a presumption of prejudice, provided proper disclosure procedures are followed.
- **Public Record Requirement:** The written communication must be made part of the official public record before final action is taken on the matter.

- **Opportunity to Respond:** Disclosure allows opposing parties or members of the public a fair opportunity to review, refute, or respond to the comments during the public meeting.

Key Case Law Context

- ***Jennings v. Dade County*, 589 So. 2d 1337 (Fla. 3d DCA 1991):** Historically, the "Jennings Rule" established that ex parte communications in quasi-judicial proceedings were presumed prejudicial.
- **Legislative Override:** In response to *Jennings*, the Florida Legislature enacted Fla. Stat. § 286.0115 to establish a process where ex parte written or oral communications are permitted as long as they are disclosed and made part of the public record prior to or during the hearing.

Best Practices for Submitting Written Comment

1. **Submit Early to the Clerk/Staff:** Emailing or submitting your written comments directly to the Planning Board liaison, Clerk of Circuit Court, or County Planning staff ensures the document is entered into the official agenda package and record prior to the meeting.
2. Ex parte communication, municipal ordinance

EX PARTE COMMUNICATION, MUNICIPAL ORDINANCE

Number: INFORMAL
Issued March 12, 2007
Subject: Ex parte communication, municipal ordinance

https://www.myfloridalegal.com/ag-opinions/ex-parte-communication-municipal-ordinance#:~:text=%22local%20elected%20public%20officials%20have%20been%20obstructed,the%20Third%20District%20Court%20of%20Appeal%5B.%5D%22%5B%202%5D

From: Manatee County Board of County Commissioners <noreply@seamlessdocs.com>
Sent: Friday, August 28, 2026 7:06 AM
To: Glengibellina@gmail.com <Glengibellina@gmail.com>
Subject: Thank you for submitting your comment.

Submission Receipt

Form name	Public Comment
Date submitted	Aug 28, 2026, 10:06AM EDT

Submission Details:

Full Name
First Name
Glen GADFLY

Last Name
Gibellina

Email
Glengibellina@gmail.com

Which meeting is this public comment for? (Please select date of meeting)
September 03, 2026

Topic/Agenda Item
Ordinance 26-29 / PA-25-08 – Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2508-0053- Legislative- Loretta Merrill, Senior Planner- District 2

Comment
OFFICIAL SUBMISSION FOR THE PUBLIC RECORD TO: Manatee County Board of County Commissioners FROM: Glen Gibellina, Community Advocate & Local Resident DATE: September 3, 2026 HEARING: Land Use Meeting – Advertised Public Hearing SUBJECT: STRONG OBJECTION & DEMAND FOR DENIAL — Ordinance 26-29 / PA-25-08 (Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2508-0053) REASON FOR OBJECTION & MOTION FOR DENIAL

I am writing to express my strong opposition to Ordinance 26-29 / PA-25-08. Tripling the density on nearly 30 acres in Palmetto by jumping directly from Residential – 3 (RES-3) to Residential – 9 (RES-9) is an extreme, incompatible intensity leap that violates sound planning principles, strains local infrastructure, and compromises coastal evacuation safety. On June 11, 2026, the Manatee County Planning Commission voted 5-0 unanimously to RECOMMEND DENIAL of this plan amendment. The Board of County Commissioners should uphold the Planning Commission's recommendation and vote to DENY Ordinance 26-29. FACTUAL AND LEGAL GROUNDS FOR DENIAL To legally justify a motion for denial under Chapter 163, Part II, Florida Statutes and the Manatee County Comprehensive Plan, the Board must base its findings on the following critical deficiencies:

1. Unjustified Intensity Leap & Surrounding Transition Incompatible Future Land Use Category Jump: Skipping intermediate zoning tiers (such as RES-6) to jump directly from RES-3 to RES-9 is inappropriate for this established suburban and semi-rural corridor of Palmetto. Inconsistency with Element 2.2.1.11 (RES-3 Policy): RES-3 is intended to protect suburban residential characters. Imposing high-density urban thresholds (allowing up to 12 DU/GA under RES-9) destroys the transition boundary between existing low-density subdivisions and surrounding agricultural or low-density land.

2. Level of Service (LOS) Degradation & Traffic Infrastructure Constraints Level of Service "D" is Unacceptable: The surrounding roadway network—specifically 28th Street Court East, 16th Avenue East (Canal Road), and 24th Avenue East (Oakhurst Road)—cannot absorb the explosive traffic volume generated by potentially 200+ to 268+ residential units. Operating at or near Level of Service D creates severe congestion and safety hazards on local two-lane corridors. Evacuation & Emergency Access Concerns: Palmetto corridors serve as critical hurricane and disaster evacuation routes. Adding high-density infill along constrained access points slows evacuation clearances and severely jeopardizes public safety during emergency operations.

3. Utility, Water Capacity, & Potable Water Demands Potable water, wastewater treatment, and stormwater retention infrastructure in this sector are reaching peak utilization. Tripling potential dwelling unit density places unnecessary strain on utility capacity without guaranteed regional infrastructure expansions funded prior to development.

4. Historic Land Use Restriction Agreement (LURA) & Property Commitment Integrity Previous approvals, historic Land Use Restriction Agreements (LURAs), and encumbrances on or adjacent to these parcels were structured around low-intensity impacts. Sweeping aside long-standing land-use expectations undermines public trust and established land preservation agreements in District 2. FORMAL

REQUESTED ACTION Pursuant to the advertised agenda action options, I respectfully request that the Board of County Commissioners adopt the following motion: RECOMMENDED

MOTION FOR DENIAL: "Based upon the staff report, evidence presented, comments made at the public hearing, the 5-0 recommendation of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and Chapter 163, Part II, Florida Statutes, I move to DENY Plan Amendment PA-25-08 / Ordinance 26-29." Respectfully submitted, Glen Gibellina Manatee County Community Advocate

View the submission and any attachments by following the link below and using this unique access code: VjGJGzSDIfHWw3G1

View Submission

From: Glen Gibellina <glengibellina@gmail.com>
Sent: Friday, August 28, 2026 10:15 AM
To: John DeLesline <john.delesline@mymanatee.org>; Lorraine Prosser <lorraine.prosser@mymanatee.org>; Matt Bower <matt.bower@mymanatee.org>; Anthony Sciullo <anthony.sciullo@mymanatee.org>; BRUCE STAMM <bjs754@comcast.net>; Scott Ziegler <scott.ziegler@mymanatee.org>
Cc: GADFLY <glengibellina@gmail.com>; Sarah Schenk <sarah.schenk@mymanatee.org>; Pamela DAgostino <pamela.dagostino@mymanatee.org>
Subject: thank you for submitting your comment.

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.

Ordinance 26-29 / PA-25-08 – Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2508-0053- Legislative-Loretta Merrill, Senior Planner- District 2

This is a standing legal opinion by the Attorney General of Florida Don't let anyone tell you anything different

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Submission Details:

Full Name
First Name
Glen GADFLY

Last Name
Gibellina

Email
Glengibellina@gmail.com

Which meeting is this public comment for? (Please select date of meeting)
September 03, 2026

Topic/Agenda Item
Ordinance 26-29 / PA-25-08 – Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2508-0053- Legislative- Loretta Merrill, Senior Planner- District 2

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View the submission and any attachments by following the link below and using this unique access code: VjGJGzSDIfHWw3G1

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Public Comment

Manatee County Government

Submitted On:
Aug 25, 2026, 12:12PM 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 03, 2026
Topic/Agenda Item	Item 11 minimum lot size
Comment	To the Members of the Board of County Commissioners, I am writing to express my strong support for the proposed ordinance amending the Manatee County Land Development Code, specifically regarding the addition of Section 401.6 (Minimum Lot Size Exemption within the Urban Service Area) and the corresponding updates to bulk and dimensional standards in Chapter 4. This ordinance represents a practical, forward-thinking strategy to address Manatee County's pressing need for attainable housing while advancing smart, responsible growth principles. By modernizing regulations for nonconforming lots and creating a targeted lot size exemption inside the Urban Service Area, this commission is taking a decisive step to incentivize infill development where public infrastructure—water, sewer, roadways, and public transit—is already built and paid for. Key benefits of this proposed amendment include: Expanding Housing Affordability & Choice: Land cost is one of the largest barriers to affordable homeownership and rental development. Allowing flexible lot sizes enables smaller, more efficient home designs that lower the entry cost for local workers, young families, fixed-income seniors, and veterans. Protecting Rural Lands: Directing smart growth and higher density strictly within the Urban Service Area prevents sprawl, helping preserve the rural and agricultural character of outer Manatee County. Unlocking Underutilized Property: Modernizing legacy bulk standards (Tables 4-5 through 4-9) and nonconforming lot rules (Section 107.8) puts long-vacant, infill parcels back to productive use, boosting surrounding property values and local tax bases without stretching county service boundaries. Orderly & Predictable Implementation: Establishing a clear, defined timeframe for exemption applications ensures a structured administrative process for landowners, staff, and neighboring residents. This amendment balances fiscal common sense with community need. I commend staff and the Commission for bringing forward a solution that maximizes infrastructure investments while expanding housing opportunities for all residents. I strongly urge your approval of this

	ordinance. Respectfully submitted, Glen Gibellina Public comment on Or is it an ad? for hazard area Community Advocate & Board Member, Manatee County Affordable Housing Advisory Board