



August 13, 2026- Planning Commission

Subject

Updates to Agenda - August 12, 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 August 12, 2026) for the meeting of 8/13/2026 9:00 AM
- August 13, 2026- Planning Commission

ANNOUNCEMENTS

Minutes for Approval - June 11, 2026

Future Agenda Items Public Comment

ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Scheduled

3. PDC-25-23(Z)(P) – Baycare Free-Standing Emergency Department – PSP with rezone – Core Suncoast III, LLC (Owner) – Baycare Health System Inc. (Contract Purchaser) – PLN2511-0135 - Alyssa Grove, Planner I – District 5 - Correct a typographical error in Planner name on agenda, revised Positive / Negative Aspects and

Mitigating Measures (Section 6) and Condition of Approval D.1 (Section 8) attached
Revised Staff Report in strikethrough/underline format.

4. PDMU-07-07(Z)(P)(R2) – Crosswind Point F.K.A. Parrish Plantation – Belleair Capital Group Parrish Plantation LLC (Owner) – PLN2406-0119-James J. McDevitt III, MURP, Development Services Team Leader - District 1 - Revised Alternative Motion for approval, Additional Conditions of Approval added - B.5 and F.8. Delete #2 of Remaining Issues of Concern revised Staff Report and Update attached, and additional Public comments attached.

ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

6. Ordinance No. 26-21 / LDCT-26-03 Parking Minimums County-Initiated Land Development Code Text Amendment - PLN2604-0157 - Elizabeth Shulman, Senior Planner - Legislative - County-Wide - Update reviewing Attorney to Sarah Schenk and additional public comments attached.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A



Public Comment

Manatee County Government

Submitted On:

Aug 7, 2026, 08:21PM 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)	August 13, 2026
Topic/Agenda Item	FUTURE AGENDA ITEMS COMP/TEXT PLAN
Comment	Comp Plan Rewrite Draft — Deficiency Report Executive Summary The Manatee County Comprehensive Plan Rewrite Draft contains four categories of critical deficiencies that render the reviewed PDF not adoption-ready as a standalone document: 1. Three statutorily required elements are not included in the reviewed PDF (Capital Improvements, PropertyRights, and Public School Facilities). These may exist in separate documents — the County should confirm they are part of the transmitted package. 2. Pervasive track-changes artifacts throughout all 11 elements — hundreds of instances where old and newtext were merged together without cleanup, producing garbled, duplicated, and internally contradictory policies. This is the strongest and most directly evidenced deficiency — it does not depend on external documents. 3. Multiple statutory content gaps, including no urban sprawl analysis, no working waterfronts preservation,no alternative water supply project identification, and missing conservation resources. Some of these may be addressed in the Technical Support Document (TSD) or companion documents — verify before citing. 4. 40+ objectives lacking measurable targets, with the plan explicitly disclaiming the need for measurableobjectives at lines 555–558. I. CRITICAL — Required Elements Not Included in Reviewed PDF Note: The following elements are referenced within the plan but do not appear as sections in the reviewed 356-page PDF. They may exist as separate companion documents. The County should verify these are included in the complete transmitted package. 1. Element 10: Capital Improvements — Not Present in Reviewed PDF Statute: § 163.3177(3), F.S. The Capital Improvements Element is statutorily mandatory and must include: • A 5-year schedule of capital improvements • Estimated public facility costs, locations, and revenue sources • Level-of-service standards • Projects identified as funded or unfunded with priority levels

- Transportation improvements from the MPO's TIP
- BMAP pollutant load reduction projects

Finding: Element 10 is referenced in cross-references (e.g., line 10835: “Element 10 - Capital Improvements, Objectives 10.1.2., 10.1.9.”) but does not appear as a section in the reviewed PDF. The document jumps from Element 9 (Public Facilities) directly to Element 11 (Intergovernmental Coordination). If this element exists in a separate document, it should be confirmed as part of the transmitted package.

2. Element 13: Property Rights — Not Present in Reviewed PDF

Statute: § 163.3177(6)(i), F.S. (added by SB 1864, 2021)

Every local government must include a Property Rights Element ensuring that private property rights are considered in local decision-making. The deadline was the earlier of the next plan amendment after July 1, 2021, or the next scheduled evaluation and appraisal.

Finding: Element 13 was added by Ordinance 21-26 (PA-21-02, adopted November 18, 2021) per the amendment history (line 438), and the Introduction references “Property Rights Elements” (line 490). However, no Element 13 section appears in the reviewed PDF body. The plan ends at Element 11. Since the element was previously adopted, it may exist as a separate document.

3. Public School Facilities Element — Not Present in Reviewed PDF

Statute: § 163.3177(6)(f)3, F.S.; § 163.3180(6), F.S.

Florida law requires counties (in conjunction with municipalities) to adopt a Public School Facilities Element addressing school concurrency, collocation, infrastructure, and capacity, subject to certain exemptions. School concurrency applicability should be verified against current law.

Finding: The Public School Facilities Element is referenced throughout (amendment history line 259; Element 11 Goal 11.2 at line 15287). However, no standalone Public School Facilities Element appears in the reviewed PDF. Only two objectives (11.2.1 and 11.2.2) address school planning, and these are minimal coordination policies. Verify whether this element exists as a separate document.

4. Element 12 — Numbering Gap

Element numbering jumps from 11 (Intergovernmental Coordination) to 13 (Property Rights, per amendment history). Element 12 does not appear anywhere in the document. Either Element 12 was deleted and the gap was not closed, or a required element was intended for this slot and was omitted.

II. CRITICAL — Track-Changes Artifacts (Document Not Adoption-Ready)

The entire document shows extensive evidence of incomplete track-changes acceptance. Both old and new text appear simultaneously throughout, rendering many policies ambiguous, contradictory, or

unintelligible. This is the single most pervasive problem in the draft.

Representative examples:

A. Merged Years (Planning Horizon Confusion)

Location Artifact

Line 2510 20402050 — old "2040" and new "2050" merged

Line 11380 20452050 — old "2045" and new "2050" merged

Line 11388 20502045 — reversed order of merged years

Lines 11431–11440 20502045 appears 6+ times in Policy 5.1.2.1

Line 12274 20502045 in MPO Long-Range Plan reference

Line 12975 2040 2050 and 2030 2055 — conflicting plan years

B. Garbled Policy Text (Rendering Policies Unenforceable)

Location Quote Issue

Lines 541–552 "lack thereof for areas... beare used... and and"

Line 627 "comprehensive plan Plan" Doubled word

Line 647 "Technical Ssupport dDocument" Corrupted heading

Line 668 Corrupted § symbol — replacement chars Encoding failure

Line 8890 "800 1,000 feet" Merged measurement values

Line 9096 "SeaPort.Port"

Line 9379 "Achieve Establish" Both old and new verbs present

Line 10454 "[Reserved] Expand use of living shorelines" Cannot be both reserved and active

Line 11170 "Safety is Safe, Conveniencet, Efficiencyt" Goal statement garbled

Line 13099/13102 Two different policies both numbered 6.1.1.5

Duplicate policy numbers

Line 14040 "Bicycle Trail Playgrounds MilesPlaygrounds" Table 8-1 completely garbled

Lines 14820–14821 "one hundred teen (110) and six (106) gallons"

Core monitoring paragraph unintelligible

Old/new merged throughout Port section

Potable water LOS standard unreadable

C. Doubled Policy Numbers (Entire Sections)

Throughout the land use category definitions (lines ~4858–8784), every policy carries both old and new numbers side-by-side. The hazardous waste section (Policies 3.4.1.4–3.4.1.10) shows dual numbering throughout. Policy 4.1.1.5 appears at line 10405 AND as renumbered at line 10412, creating a duplicate.

D. "Reserved" Labels with Active Policy Text

Multiple policies are labeled "(Reserved)" but still contain substantive text, creating internal contradictions:

- Line 2752: "Reserved. Encourage projects to mitigate..."
- Line 11376: "Reserved. Provide available data to the MPO..."
- Line 14140: "(Reserved) Maintain an updated hydraulic model..."
- Line 10454: "[Reserved] Expand use of living shorelines..."

E. Duplicated Content

- Entire land use category definitions section appears twice (lines ~4858–8784)
- Commercial locational criteria appears twice (lines 8873–8970 and 9153–9363)

- Two conflicting versions of Table 8-1 (lines 13650–13666 vs. 14036–14070)
 - Objective 5.6.1 text duplicated (lines 12160–12162 vs. 12163–12164)
- Recommendation: Perform a complete track-changes cleanup pass before any public hearing. Every instance of merged old/new text, doubled words, garbled policy numbers, and contradictory “Reserved” labels must be resolved.

III. CRITICAL — Statutory Content Gaps

5. No Urban Sprawl Analysis

Statute: § 163.3177(6)(a)9, F.S.

The Future Land Use Element must include a formal analysis using 13 primary indicators and must demonstrate compliance with 4+ of 8 anti-sprawl criteria.

Finding: The plan uses the phrase “Limit urban sprawl” in multiple policies but contains no formal urban sprawl analysis in the reviewed PDF. This analysis may exist in the TSD — verify.

6. No Working Waterfronts Preservation

Statute: § 163.3177(6)(a)3.c, F.S.

Coastal communities must include criteria to “Encourage preservation of recreational and commercial working waterfronts for water-dependent uses.”

Finding: A search for “working waterfront” returns zero results in the entire 356-page reviewed PDF. Manatee County is a coastal community with extensive shoreline on Tampa Bay, the Manatee River, and the Gulf of Mexico.

7. No Alternative Water Supply Projects Identified

Statute: § 163.3177(6)(c)4, F.S.

The element must “incorporate the alternative water supply project or projects selected by the local government from those identified in the regional water supply plan.”

Finding: Policy 9.5.3.5 states only “the County will seek alternative sources of water” and Policy 9.5.4.2 says the County will “Continue to investigate... other potential surface and groundwater supply sources.” No specific projects from the SWFWMD Regional Water Supply Plan are identified by name, location, capacity, or timeline. This is a statutory deficiency.

8. Missing Conservation Resources

Statute: § 163.3177(6)(d), F.S.

- Soils — No conservation content (only incidental mention in erosion control)
- Harbors — Not addressed as a natural resource
- Forests — Only incidental mention; no dedicated forest conservation objective
- Energy conservation — Weakly covered; Objective 3.5.1 has no statement text at all

9. Missing Coastal Management Content

Statute: § 163.3177(6)(g), F.S.

- DRI consistency — No policy addresses DRI review or consistency with the coastal element
- Key facilities inventory — No enumerated inventory or analysis of key facilities within the Coastal Planning Area
- Coastal planning area map — Not clearly cited or established
- Historic resources — Only a single brief policy (4.4.4.8)
- Post-disaster redevelopment plan — No PDRP required; CEMP is conflated with redevelopment planning

I. CRITICAL — Required Elements Not Included in Reviewed PDF

Note: The following elements are referenced within the plan but do not appear as sections in the reviewed 356-page PDF. They may exist as separate companion documents. The County should

**MANATEE COUNTY PLANNING COMMISSION
REGULAR MEETING
COUNTY ADMINISTRATION CENTER, HONORABLE PATRICIA M. GLASS CHAMBERS
1112 Manatee Avenue West
Bradenton, Florida
June 11, 2026**

Meeting video link: <https://www.youtube.com/channel/UCUlgjuGhS-qV966RU2Z7AtA>

Present were Members:

Matt Bower, First Vice-Chairman
Lorraine Prosser, Second Vice-Chairman
Robert Brown, Third Vice-Chairman
Anthony Sciallo
Bruce Stamm
Scott Ziegler

Absent was:

John DeLesline, Chairman
Scott Ziegler

Also present were:

Rachel Layton, Division Manager and Impact Fee Coordinator
Sarah Schenk, Chief Assistant County Attorney
Denise Greer, Deputy Director, Development Services
Vicki Tessmer, Board Records Supervisor, Deputy Clerk, Clerk of the Circuit Court

First Vice-Chairman Bower called the meeting to order at 9:00 a.m.

All witnesses and staff giving testimony were duly sworn.

PLEDGE OF ALLEGIANCE

First Vice-Chairman Bower, led the Pledge of Allegiance.

AGENDA

PC20260611DOC001

Agenda Update Memorandum:

PC20260611DOC002

- Item 1, PDC-18-14(G)(R)/Life Storage & Hotel at Bradenton (fka Wisdom Hotel and Retail Development/I-75-SR 64 Development, INC)/Life Storage Largo I LLC (Owner) – Added Public comment and Updated staff report to revise a Utility Condition.
- Item 2, Ordinance 26-29 / PA-25-08/Vineyard Creek CPA/Small-Scale Comprehensive Plan Map Amendment – Added public comment
- Item 3, PDR-25-16(Z)(G)/Vineyard Creek/Almena Properties LLC, and Manatee County (Owners) – Added Public comment and updated staff report to revise stormwater conditions
- Item 4, PDR-25-06(Z)(P)/Ivy Run/16TH Drive Associates LLC; Craig Walter Purcell; James C. Drao and Heather D. Drao (Owners) – Updated staff report to include added stormwater condition and June 4, 2026 Land Use Action, revised motion to include new stormwater condition, and revised cover sheet

Rachel Layton, Division Manager and Impact Fee Coordinator, announced additional public comment was received for Item 4, Ivy Run.

MINUTES

 A motion was made by Member Prosser, seconded by Member Sciullo, and carried 5-0, with Chairman DeLesline and Member Ziegler absent to approve the minutes of May 14, 2026, with one minor grammatical change regarding Citizen Comments, and naming First Vice-Chairman Bower not Chairman DeLesline.

 Member Sciullo noted he sent an email to Rachel Layton, Division Manager and Impact Fee Coordinator, regarding Comprehensive Plan and Land Development Code (LDC) amendments regarding policy elements related to flooding, basins, and stormwater.

Ms. Layton suggested setting up a work session to discuss Member Sciullo's items.

CITIZEN COMMENTS (Future Agenda Items)

 Glen Gibellina addressed concerns including the Comprehensive Plan amendment, using Kimley-Horn as the consultant, since his opinion is that the changes are beneficial to developers, and the absence of evacuation routes, and questioned the added value of rezones.

There being no further citizen comment, First Vice-Chairman Bower closed citizen comment.

ADVERTISED PUBLIC HEARINGS – QUASI-JUDICIAL (Presentations Upon Request)

1. **ORDINANCE/ZONING**

 A duly advertised public hearing was opened to consider recommending adoption of proposed Zoning Ordinance PDC-18-14(G)(R)/Life Storage & Hotel at Bradenton (fka Wisdom Hotel and Retail Development/I-75-SR 64 Development, Inc.)/Life Storage Largo I LLC (Owner).

There were no ex parte communications.

 Scott Rudacille, representing the applicant, withdrew the application, and noted they will work within the confines of the original approval. PC20260611DOC003

2. **ORDINANCE/ZONING**

 A duly advertised public hearing was opened to consider recommending adoption of proposed Zoning Ordinance 26-29/PA-25-08/Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment.

and

3. **ORDINANCE/ZONING**

A duly advertised public hearing was opened to consider recommending adoption of proposed Zoning Ordinance PDR-25-16(Z)(G)/Vineyard Creek/Almena Properties LLC, and Manatee County, (Owners).

 Jack Weber and Philip DiMaria, representing Simply Dwell, used a slide presentation to review the request by Simply Dwell focusing on attainable budget conscious housing for working professionals, their mission, building quality homes with warranties, single family homes, amending the Manatee County Comprehensive Plan providing purpose and intent, providing findings, providing for a Privately-Initiated, Small-Scale Map Amendment to the Future Land Use Map of the Future Land Use Element of four parcels, approximately 29.83 acres of real property generally located on the Southwest of the intersection of 28th

Street Court East and 24th Avenue East, Palmetto (Manatee County) from Residential – 3 (RES-3) to Residential – 9 (RES-9) Future Land Use Category, Rezone of approximately 16 acres on one parcel generally located south of 28th Street, Court East on the westernmost parcel of a four parcel project site between 16th Avenue East and 24th Avenue East, Palmetto, Florida, from Suburban Agriculture (A-1) and Residential Single Family – 1 (RSF-1) to Planned Development Residential (PDR) Zoning District; approving a General Development Plan for up to 204 single-family residential units (attached and semi-attached) on the four parcel subject area, approximately 29.83 acres, summary of request, form of attainable housing, community context, this is for a General Development Plan (GDP), improving existing sidewalks, adhere to wetland buffers, no specific approvals, wetlands not being affected, and access to the site.

 Becca Bond, traffic engineer for the applicant, continued the slides to address project access, traffic analysis, Levels of Service (LOS), County Adopted LOS Standard for D (stable flow, but nearing capacity), 28th Street Court East will operate at LOC C, future total rezone and GDP roadway analysis P.M. Peak Hour traffic, and scheduled improvements for Canal Road in the Capital Improvement Plan (CIP).

 Matt Morris, representing the applicant, continued the slides to address stormwater and continuing the current flows, part of the site has an existing stormwater plan, and the applicant is meeting staff's stipulations regarding stormwater.

Mr. DiMaria continued the slides to review a neighborhood workshop was held, general level of excitement from the workshop, Comprehensive Plan consistency, promoting in-fill development and supporting contiguous expansion, providing a variety of housing types to support a range of income levels, and there were no negative aspects for the project in the staff analysis. Mr. DiMaria responded that all the townhomes will be for sale.

Mr. Webber confirmed the project consists of for sale products only.

 Mr. DiMaria responded to questions regarding wetland buffers.

 Chris Kennedy, Kimley-Horn, noted the wetland buffer setbacks are an average of 30 feet, and the word average is used due to compensation, and there is a 15-foot wetland buffer.

Discussion ensued regarding large horse farms near the project, and there are adequate buffers between the subject property.

 Mr. DiMaria explained this is a transition development, there are historic uses, but there have also been infrastructure improvements in the area, proximity to incorporated areas of the County, and the previous plan for the site. Land use options were evaluated, and the infrastructure lends itself to the proposed density, RES-3 allows for a density bonus, there is RES-6, which would permit up to 12 units per acre, this GDP offers a cap on the number of units, and RES-9 works best for their plan.

Mr. Morris noted the flood zone for the center portion is X across the entire property, but there is a flood zone A for the wetlands, which are small, isolated areas. The eastern

portion has already been partially developed, but on the western portion there will be two to three feet of elevation added.

Mr. DiMaria explained the homes would be built around the entire site, this is an undefined type of affordable housing, which is at an appropriate price for first time home buyers, and there is no rent control in the project.

 Mr. Morris addressed flooding in the area, evaluating the site due to geographic information and ensuring the existing storage maintains the historical discharge, and will not adversely impact surrounding properties. Permits from the Southwest Florida Water Management District (SWFWMD) must be obtained.

 Mr. Weber stated Simply Dwell's existence is to provide attainable housing, there are increased prices for materials, but they are focused on the first-time home buyer and commit to this model. They look to satisfy market's needs.

Mr. DiMaria described the difference between RES-6 and RES-9, including density bonuses, and commercial uses. The maximum density is 6.3 units per acre. He could not speak to the turnaround portion of the site, regarding school buses, and they included a bus stop waiting area near the main entrance.

Ms. Bond noted the CIP information is included in the plan, but they did not include any of the planned improvements when doing the traffic analysis.

Elizabeth Shulman, Senior Planner, used a slide presentation to review the site location, private ownership and Manatee County ownership, surrounding RES-9 and Industrial zoning nearby, GDP request, public facilities, Federal Emergency Management Agency (FEMA) map, Transportation Link Capacity Analysis shows no changes due to the project, the developer will demolish the current buildings, there were 228 units approved for the eastern most parcel alone, exceeding open space requirements, not wetland impacts, notable conditions of approval, capped at the number on the GDP, and consistency with the Comprehensive Plan and LDC, and residential compatibility.

 Prony Bonnaire Fils, Transportation, explained there are two CIP projects planned for the area, which will be completed by 2028 and 2032 for the unfunded project. Projects in the CIP can be changed.

Ms. Shulman responded that Parcels 2, 3, and 4 were approved for 228 dwelling units, but the previous approvals are no longer valid. The FLU is RES-3. The previous project was an affordable housing project. The County owned parcels were escheated to the County due to unpaid taxes.

 Glen Gibellina addressed the previous approval, LOS D is not acceptable, requested denial of the project, and expressed concern with water capacity, the previous Land Use Restriction Agreement (LURA), and evacuation routes.

There being no further public comment, First Vice-Chairman Bower closed public comment.

Mr. DiMaria addressed the maximum dwelling units per acre, the difference between a GDP and a Preliminary Site Plan (PSP), this is a GDP, and the School District suggestions

will be taken under consideration; however, they have incorporated a bus stop on 28th Street Court East for school buses.

 Ms. Shulman responded to questions and noted Simply Dwell is required to pay off the improvement bonds from the previous owner, Parcel 1 had Community Development Block Grant (CDGB) and HOME funds attached to them, and the property was obtained for use as an affordable housing project. Parcel 3 cannot be used for affordable housing since there were construction bonds, and the proceeds from Parcel 1 will be used to pay the debt on Parcel 3. There was an invitation to negotiate for Parcel 1, and Simply Dwell was the winning bidder.

 Ed Vogler, attorney representing the applicant, stated the parcels were under different ownership, and the bonds total over \$3 million. Simply Dwell would not take on the investment if they were not committed. The previous project failed, and acquired large debt, which Simply Dwell must pay. A LOS D is acceptable, and the regulatory framework requires the applicant to meet all standards. There were no negative aspects found by staff.

 Discussion continued regarding questions surrounding the layout of the project, how well the parcels will work together, how many dwellings can be put in with RES-6 (178 dwelling units per acre), and concurrency.

Members expressed concern regarding the density of the proposed project.

Ordinance 26-29 - Denied

Based upon the staff report, evidence presented, comments made at the public hearing and finding the request to be inconsistent with the Manatee County Comprehensive Plan and the applicable portions of Chapter 163, Part II, Florida Statutes, Member Stamm moved to recommend denial of Plan Amendment PA-25-08 / Ordinance 26-29. The motion was seconded by Member Sciullo, and carried 6-0, with Chairman DeLesline and Member Ziegler absent.

PC20260611DOC004

PDR-25-16(Z)(G)

A motion is not required for Item 3, due to the denial of Ordinance 26-29. PC20260611DOC005

RECESS/RECONVENE: 10:45 a.m. to 10:30 a.m. All Members present except for Chairman DeLesline and Member Ziegler absent.

4. **ORDINANCE/ZONING**

 A duly advertised public hearing was opened to consider recommending adoption of proposed Zoning Ordinance PDR-25-06(Z)(P)/Ivy Run/16TH Drive Associates LLC/Craig Walter Purcell/James C. Drao and Heather D. Drao (Owners).

There were no ex parte communications. Member Sciullo noted he received public comments on a different matter, and he forwarded the emails to staff.

Caleb Grimes, attorney representing the applicant, appreciated the continuance last month, allowing the applicant to make improvements and meet with citizens regarding their concerns.

 Philip DiMaria, Kimley-Horn, used a slide presentation to review a rezone of eight parcels, approximately 51.67 acres from General Agriculture (A) to Planned Development Residential (PDR) Zoning District; generally located approximately 1,600 feet east of Rye Road and South of Waterline Road and commonly known as No Number Assigned, 14857, 14957, 15007, and 15057 16th Drive East, and 15016, 15026, and 15108 Waterline Road in Bradenton (Manatee County) and approving a Preliminary Site Plan (PSP) for up to 131 single-family detached residential units, the multi-use trail entering the property connecting to Rye Road, eight-foot privacy fence on the southern edge of property, , both access points are on Waterline Road, removed one parcel from the application reducing the acreage, community context, surrounding uses, FLU Urban Fringe-3 in entire area with no change proposed, surrounding zoning, application history and key changes, feedback and resulting changes, 10-foot multiuse trail from Rye Road allows multimodal transportation, PSP, developer agreement, proposed intersection re-alignment and signalization, traffic study, Waterline Road Link Analysis, and stormwater considerations.

Mr. Grimes elaborated on the trail system and explained to the east is the major trail system that goes from north to south, and this trail system allows everyone to the west to travel over a mile to join the rest of the system, and there is a site for a shelter or whatever the County wishes to install. The developer will provide paving for the trail. He explained the trail is 10 feet wide and is intended for bicycles and walking. The County is installing the multiuse trails, and the County will have easements over it. Golfcarts could possibly use the trail.

Michael Yates, Palm Traffic, addressed comments regarding school access, and the intersection of Waterline Road and Rye Road. They have worked with staff to development a realigning of the intersection to develop a "T", increasing site distance, and the signalization. There will also be a northbound left turn lane and exclusive west bound turn lanes.

Mr. Grimes noted intersection improvements will be completed prior to Certificate of Occupancy.

 Chris Kennedy, representing the applicant, explained the wetlands impacted are moderate quality and have poor zonation with a high degree of nuisance species in them. The mitigation credits are in the Manatee Mitigation Bank. The entirety of the site has been used for Agriculture. There is no native understory or native habitat. There is no policy to mitigate uplands. There is no eagle nest site, and no listed species observed on the site.

 Mr. Grimes explained the trail will be a hard path built by KB Homes for the County, while also working with the County to install pedestrian crossways. They are working on the intersection to make it safer and doing what they can to assist with the road system in the area.

 Lindsey Craig, Planner I, used a slide presentation to review the request including site location, access off Waterline Road, no specific approvals, PSP, FLU and zoning district of General Agriculture, neighborhood workshop concerns regarding traffic, existing public facilities, Floodplain Overlay, Mill Creek Water Management Plan, public drainage easement provided to Manatee County, Transportation Link Capacity Analysis, Future LOS will be C, traffic light location, positive and negative aspects and mitigating measures,

environmental, traffic, and stormwater conditions for approval, National Oceanic and Atmospheric Administration (NOAA) Atlas 14 model will be used, and consistency with the Comprehensive Plan and LDC.



Prony Bonnaire Fils, Traffic, stated staff will ensure safety measures will be taken with the trailheads. The intersection will be signalized at the access on Waterline Road. He addressed positive aspects with traffic signals in the area. There are no improvements planned for Rye Road north of Waterline Road.

Discussion ensued regarding needed improvements to Rye Road, wetlands, how does this project comply with the Comprehensive Plan regarding the watershed plan, Objective 414 and habitat master plans, public benefits, want to see how everything works and fits with the entire watershed, and compliance with Policy 3.3.1.1.



Denise Greer, Development Services Deputy Director, explained the floodplain in the Mill Creek Water Management Plan, requires addressing floodplain compensation, and the required 50 percent reduction in predevelopment flow. Staff can address what the new Water Management Plan entails, and FEMA approves the management plans. There should be no impacts to upstream or downstream flow.

Discussion continued regarding severe water quality issues, SWFWMD oversees water quality, how public interest is addressed related to wetlands, and wetland impacts.

Ms. Greer clarified East Wind does not have a proposed traffic signal, and there is a crossing at the intersection of Mill Creek north of the roundabout. There is a crosswalk on Rye Road at Coddington.



Mark VanDeRee submitted permission to speak for 10 minutes, a floodplain map, and photographs to oppose the project, pointed out oversights, the surrounding agricultural uses, trail connection, traffic, loss of wetlands, conveyance, flooding, and Rye Road.

RECESS/RECONVENE: 12:29 p.m. to 1:30 p.m. All Members present except for Chairman DeLesline and Member Ziegler absent.



Kathy McKinnon submitted permission to speak for 10 minutes and used a slide presentation to oppose the item due to infrastructure needs and traffic.



Greg Marino submitted permission to speak for 10 minutes and used a slide presentation to oppose the project due to surrounding property uses, life/safety response times, traffic, and offered possible use options for the land.

Tim Almeter reiterated comments regarding flooding in the area and opposed the project.



Larry Lau expressed concern regarding flooding and traffic and opposed the project.

There being no further public comment, First Vice-Chairman Bower closed public comment.



Ms. Craig clarified two of the neighborhood meetings were coordinated with staff.

 Mr. Bonnaire Fils elaborated on traffic.

 Kathleen Davis, Environmental Planning, referred to Florida Statute and noted the applicant cannot be made to get their environmental permits prior to the application process.

Discussion ensued regarding the Southwest Florida Water Management District (SWFWMD) is responsible for protecting the watershed, sometimes the State does not have the same requirements as the County, and Ordinance 23-66 created limitations for protecting wetlands.

 Ms. Craig explained these parcels were brought forward in the past, but this is the first application by this developer.

 Mr. Grimes explained a previous applicant brought a project forward that included some of the parcels and the one access was on Rye Road. The parcels were different. This project has never been before the Board before.

 Mr. Yates clarified the advantage of the signalization and improvements being made. The roundabouts have design issues, and certain ones are used for traffic calming, or provide an alternative to signalization. Florida Department of Transportation has found roundabouts decrease the severity of crashes. They worked with the County engineer, and there are no current engineering plans for Rye Road. If Rye Road is widened to four-lanes, this is a scenario that would be acceptable. There are right-of-way constraints and a northbound right turn lane will assist traffic.

Mr. Grimes agreed they must build the improvements a certain way. It is inherent that a T-intersection is safer.

 Mr. Kennedy clarified Mill Creek is part of the Manatee River, the mitigation will take place within the Manatee Mitigation Bank, and they provided the basis of review but SWFWMD will review as well.

 Mr. Grimes stated the applicant is providing the trail, but Manatee County can choose if they want to make it public or not, and they will comply with the County's wishes. The applicant is using the latest model by the County and the NOAA Atlas 14 which provides more compensation. The amount of stormwater runoff will be reduced by 50 percent. Manatee County no longer has concurrency for transportation, but applicants will mitigate impacts to the road system, by paying transportation fees. Florida Statute specifies a project cannot be denied due to traffic impacts. They are trying to address safety at the intersection of Rye Road and Waterline Road. The project is consistent with the Comprehensive Plan and the LDC. There is a long stretch of road improvements when entrances are being built, and additional right-of-way will be given to the County for further improvements. Stormwater will flow in the same way, but at a reduced rate.

Dean Picquet, Kimley-Horn, responded to questions regarding the site elevation being raised, but they need to maintain the flow. They will not change historic patterns, but they may need to add a culvert to meet requirements.



Ms. Greer clarified there is no four-lane design for Rye Road.

Discussion continued regarding mitigating various issues, the trail component is adequate, recognize continuing dialogue with residents, residents in the immediate area are opposed to the project, and concern with Rye Road traffic and flooding on Waterline Road.

Members expressed concern with road conditions, flooding, loss of wetlands, timing, and compatibility with lot sizes.

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be inconsistent with the Manatee County Comprehensive Plan and not in compliance with the applicable review standards in the Manatee County Land Development Code, Member Prosser moved to recommend denial of Manatee County Zoning Ordinance PDR-25-06(Z)(P); and denial of the Preliminary Site Plan. The motion was seconded by Member Brown, and carried 5-0, with Chairman DeLesline and Member Ziegler absent.

PC20260611DOC006

ADJOURN

There being no further business, First Vice-Chairman Bower adjourned the meeting at 2:40 p.m.

Minutes Approved: _____

Planning Commission: August 13, 2026

**PDC-25-23 (Z)(P) – BAYCARE FREE-STANDING EMERGENCY DEPARTMENT – PSP WITH REZONE
– CORE SUNCOAST LLC (OWNER) – BAYCAR HEALTH SYSTEM INC. (CONTRACT PURCHASER)
– PLN2511-0135**

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 2.81 acres from General Commercial (GC) to Planned Development Commercial (PDC) Zoning District; generally located southwest of the intersection of State Road 64 and Lena Road, Bradenton (Manatee County); approving a Preliminary Site Plan for up to 12,800 square feet for a Free Standing Emergency Department (FSED); 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, 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 recommend **ADOPTION** of Manatee County Zoning Ordinance Number PDC-25-23(Z)(P); **APPROVAL** of the Preliminary Site Plan with Conditions of Approval A.1-A.3, B.1-B.5, C.1, and D.1-D.2; and **GRANT** Specific Approval for alternative to Section 900.6.A.2, Land Development Code to reduce the required roadway buffer in the Entranceway along State Road 64 East from 20-feet to 18-feet and to modify the planting requirements.

DENIAL:

Based upon the Staff Report, evidence presented, comments made at the Public Hearing, 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 recommend **DENIAL** of Manatee County Zoning Ordinance Number PDC-25-23(Z)(P); **DENIAL** of the Preliminary Site Plan; and **DENYING** Specific Approval for alternative to Section 900.6.A.2, Land Development Code to reduce the required roadway buffer in the Entranceway along State Road 64 East from 20-feet to 18-feet and to modify the planting requirements.

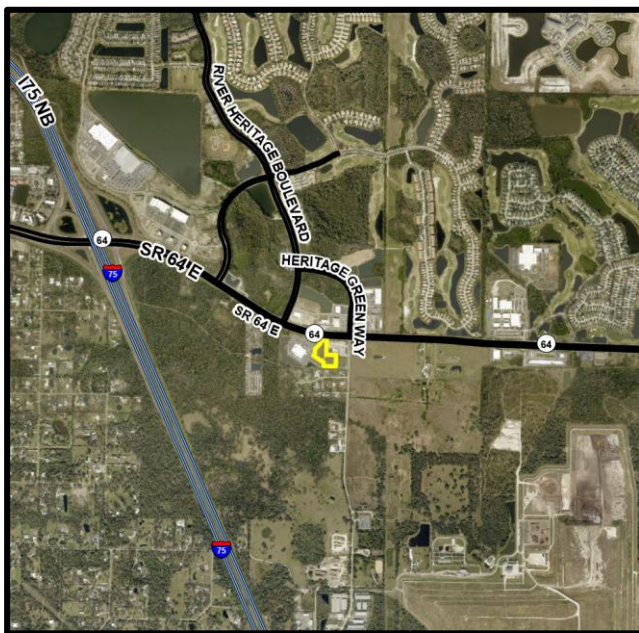
Section	
1	Project Summary
2	Maps & Discussion
3	Site Design Details
4	LDC Analysis
5	Comprehensive Plan Analysis
6	Positive/Negative Aspects/Mitigating Measures
7	Specific Approval Requests
8	Conditions of Approval

SECTION 1 PROJECT SUMMARY	
CASE NUMBER	PLN2511-0135
PROJECT NAME	BayCare Free-Standing Emergency Department – SR64
SECTION / TOWNSHIP / RANGE(S)	36 / 34S / 18E
PARCEL / ADDRESS	1463700359 / 1463700409 8030 SR64 E, Bradenton Florida, 34212 (Manatee County)
ACREAGE	2.81 acres
GENERAL LOCATION	Generally located Southwest of the intersection of State Road 64 and Lena Road, Bradenton (Manatee County)
OWNER / APPLICANT / AGENT	Owner: Core Suncoast, LLC Contract Purchaser: BayCare Health System, Inc. Applicant: David Paarz Agent: Scott Rudacille
FUTURE LAND USE CATEGORY	Mixed Use (MU)
ZONING DISTRICT	Existing: General Commercial (GC) Proposed: Planned Development Commercial (PDC)
PROPOSED USE(S)	Free-Standing Emergency Department (FSED)
DENSITY <i>Dwelling Units per Gross Acre (DU/GA)</i>	Maximum: Not applicable Proposed: Not applicable
INTENSITY <i>Floor Area Ratio (FAR)</i>	Maximum: 1.0 (122,294 square feet) Proposed: 0.105 (12,800 square feet)
OVERLAYS / SPECIAL AREAS	Entranceways (ENT)
SPECIFIC APPROVAL REQUEST(S)	Reduce Entranceway buffer from 20 feet to 18 feet
NEIGHBORHOOD WORKSHOP	A neighborhood workshop was held. See Land Development Code § 312.6 in Section 4 of this staff report.
CASE MANAGER	Haley Vetter, Planner I

SECTION 2 MAPS & DISCUSSION

History

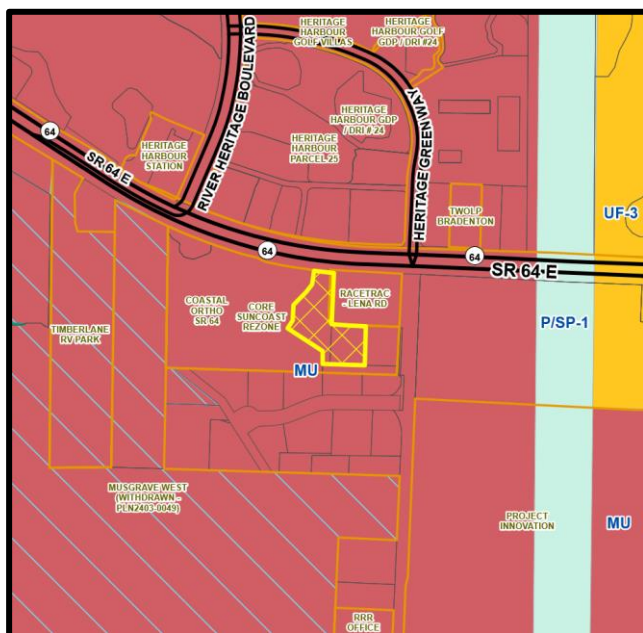
The subject project area consists of two parcels, approximately 2.81 acres. The 1981 Zoning Map shows the property zoned as Suburban Agriculture (A-1). With the adoption of the Land Development Code (LDC) in 1990, the Zoning District remained A-1. The parcel was rezoned to General Commercial (GC) in 2020 (PLN1912-0108). With the adoption of the Manatee County Comprehensive Plan in 1989, the subject project area was assigned the Mixed Use (MU) Future Land Use Category (FLUC). According to the Manatee County GIS aeriels, the parcels have historically been vacant.



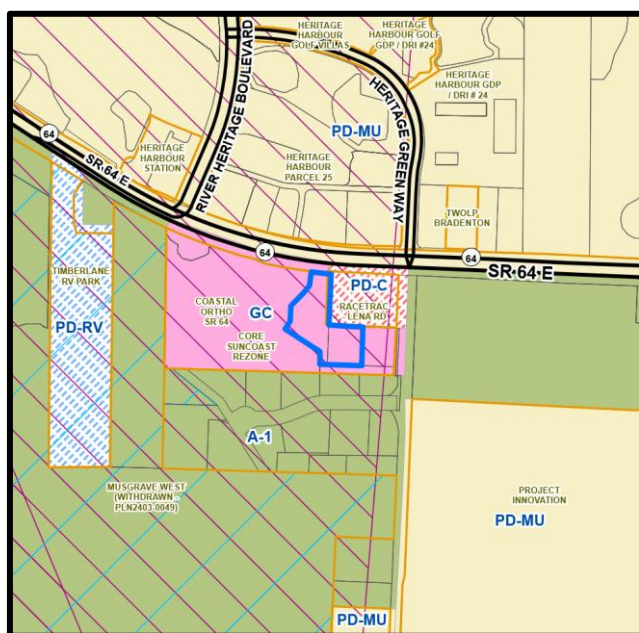
Aerial Map



Aerial Map (Zoomed)



Future Land Use Map



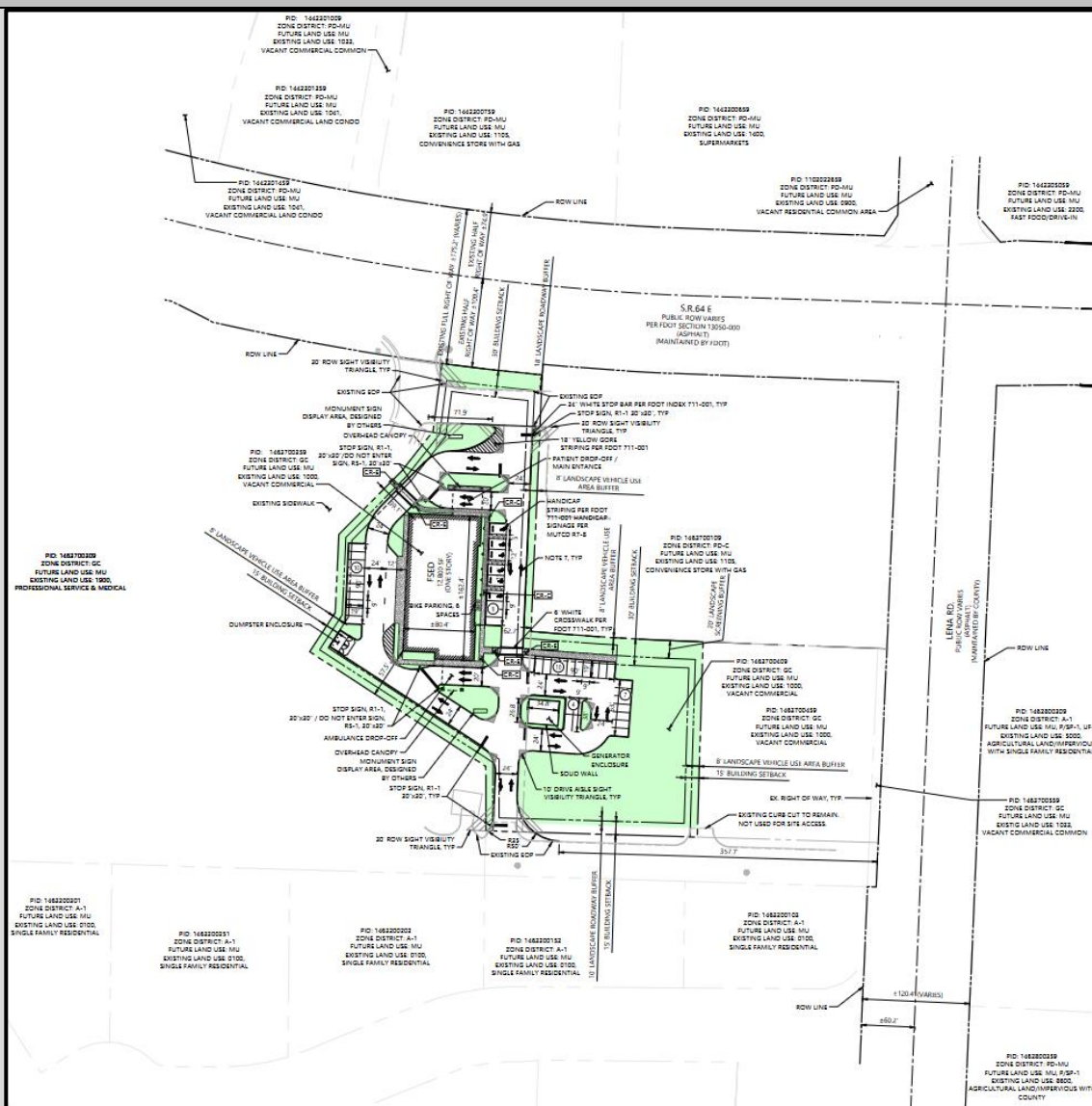
Zoning Map

Request

The applicant is requesting a rezone from General Commercial (GC) to Planned Development Commercial (PDC) with a Preliminary Site Plan (PSP) for a free-standing emergency department (FSED) with a specific approval request from Land Development Code (LDC) §900.6.A to reduce the minimum size of the required roadway buffer for entranceway from 20 feet to 18 feet and to modify the planting requirements.

SURROUNDING ZONING AND USES	
NORTH	• PDMU (Planned Development Mixed Use) zoning • Various commercial uses, including gas pumps, retail sales, and drive through establishments.
SOUTH	• A-1 (Agricultural Suburban District) and PDMU (Planned Development Mixed Use) zoning • Residential and vacant land uses
EAST	• PDC (Planned Development Commercial), GC (General Commercial) and A-1 (Agricultural Suburban District) zoning • Vacant land uses
WEST	• GC (General Commercial), A-1 (Agricultural Suburban District), and PDRV (Planned Development Recreational Vehicle) zoning • RV Park and vacant land uses

SECTION 3 SITE DESIGN DETAILS



The PSP for the proposed commercial tract includes:

- FSED building with a total of 12,800 square feet, representing an intensity of 0.105 FAR
- Access via a double cross access to the North and another access from a private drive aisle off of Lena Road
- 40 parking spaces
- A dumpster
- Generator and corresponding enclosure
- Specific Approval request to reduce the minimum size of the roadway buffer from 20 feet to 18 feet

SETBACKS	Required: 30 feet (front) / 15 feet (side) / 15 feet (rear) Proposed: 30 feet (front) / 15 feet (side) / 15 feet (rear)
MINIMUM LOT WIDTH / AREA	Not applicable
MAXIMUM HEIGHT	One story (less than 30 feet)
OPEN SPACE	Required: 25% (0.70 acres) Provided: 26.9% (0.76 acres)

ACCESS	There is one proposed double cross-access to the north from SR 64 and a private drive aisle to the south from Lena Road
PARKING	Required: 36 spaces Provided: 40 spaces
FLOOD ZONE(S)	X, Panel 12081C0327E (3/17/14)
AREA OF KNOWN FLOODING	Project Located in Flood Prone Area: Yes Type of Flooding: Rainfall Project Subject to flow reduction: NA. Project subject to OFW: NA. Watershed/Basin: Cypress Strand Project located within Floodplain and/or Floodway: Project area is NOT within the FEMA 1% Annual Chance Flood Hazard. Applicable Watershed Studies: NA. Methodology Meeting: A methodology meeting may be requested with respect to drainage requirements (attenuation, floodplain, water quality, etc.). Drainage Easements/Access Easements required for existing system(s): There is a 25' Private Drainage Easement thru the property. There are other Easements on site that need to be taken into consideration. Impairment: Please contact FDEP/SWFWMD regarding impairment and any required net improvement. ROW/Stormwater Reservation/Other: NA.
UTILITIES	POTABLE WATER INFRASTRUCTURE • There is a County 8-inch water main that crosses SR 64 to the parcel area. • There is a County 8-inch water main within Lena Road. WASTEWATER INFRASTRUCTURE • There is a County 12-inch force main on the south side of SR 64. • There is a County 16-inch force main on the east side of Lena Road. RECLAIMED WATER INFRASTRUCTURE • There is a County 30-inch reclaim main on the east side of Lena Road.

COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS					
Standards Required	Design Proposal	Compliance	Comments		
BUFFERS					
Roadway Buffer (S.R. 64 E, north) 20 feet required	18 feet	if Specific Approval is granted	LDC § 900.6.A.2		
Roadway Buffer (south) 10 feet required	10 feet	Yes	LDC § 701.4.B.2		
Screening Buffer (northeast) 20 feet required	20 feet	Yes	LDC § 701.4, Figure 7-4		
Vehicle Use Area Buffer (west) 8 feet required	8 feet	Yes	LDC §701.3.A.7		
Vehicle Use Area Buffer (east) 8 feet required	8 feet	Yes	LDC § 701.3.A.7		
SIDEWALKS					
5-foot internal and connecting sidewalks	At least 5 feet	Yes	Additional review at time of FSP		
DRIVEWAYS, ROADS, AND RIGHTS-OF-WAY					
24-foot paved roadways	24 feet	Yes	Additional review at time of FSP		
TRANSPORTATION					
Transportation Link Capacity Analysis The application includes a Rezone and Preliminary Site Plan (PSP) from General Commercial (GC) to Planned Development Commercial (PDC). The Applicant prepared a Trip Generation Comparison (TGC) for the rezone and development of a 12,800 square feet FSED to determine the impacts to the segment of SR 64 and Lena Road adjacent to the project site. The results of the TGC, which were reviewed and accepted by the Transportation Planning Division, indicated that the impacted roadway segment under the proposed rezoning are lower than the impacts approved for the previous rezone (Z-20-01) on July 22, 2020.					
NEAREST THOROUGHFARE	LINK	ADOPTED LOS	EXISTING LOS	FUTURE LOS (W/O PROJECT)	FUTURE LOS (W/PROJECT)
SR 64	3060	D	D	F	F
Lena Road	6036	D	C	F	F
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.					
Major Transportation Facilities The proposed development is location on the south side of SR 64 East, approximately 200 feet west of Lena Road. The following roadways are adjacent to or near the project site:					

- SR 64 East is an existing six-lane road with a 50-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).
- Lena 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.

CONCURRENCY

CLOS Applied For: Yes.

Solid waste landfill capacity and preliminary drainage intent will be reviewed at the time of application for concurrency. Potable water, wastewater, and school facilities will be reviewed at the time of FSP.

ENVIRONMENTAL INFORMATION

Minimum Open Space Requirements:

Required Open Space: 25% (0.70 acres) (LDC § 402.11.D.2 and LDC § 900.6.D)

Provided Open Space: 26.9% (0.76 acres)

Uplands:

Per the Environmental Narrative provided by Vanasse Hangen Brustlin, Inc. (November 2025) the subject site is comprised of Improved Pasture (FLUCFCS 211; 3.2 acres), Upland-Cut Swales (FLUCFCS 510; 0.4 acres) and Transportation (Roads and Highways) (FLUCFCS 814; 0.1 acres). There are no native upland habitats on site.

Endangered Species:

Per the Environmental Narrative provided by Vanasse Hangen Brustlin, Inc. (November 2025) an on-site assessment was conducted in October 2025 for listed floral and faunal species. The assessment utilized pedestrian transect surveys for plant and wildlife species and were performed using 30-foot spacing. VHB also conducted a 100% gopher tortoise survey that resulted in no direct observations of gopher tortoises or active gopher tortoise burrows.

Based on the site assessment, no direct observations of listed wildlife species were made during the listed species survey.

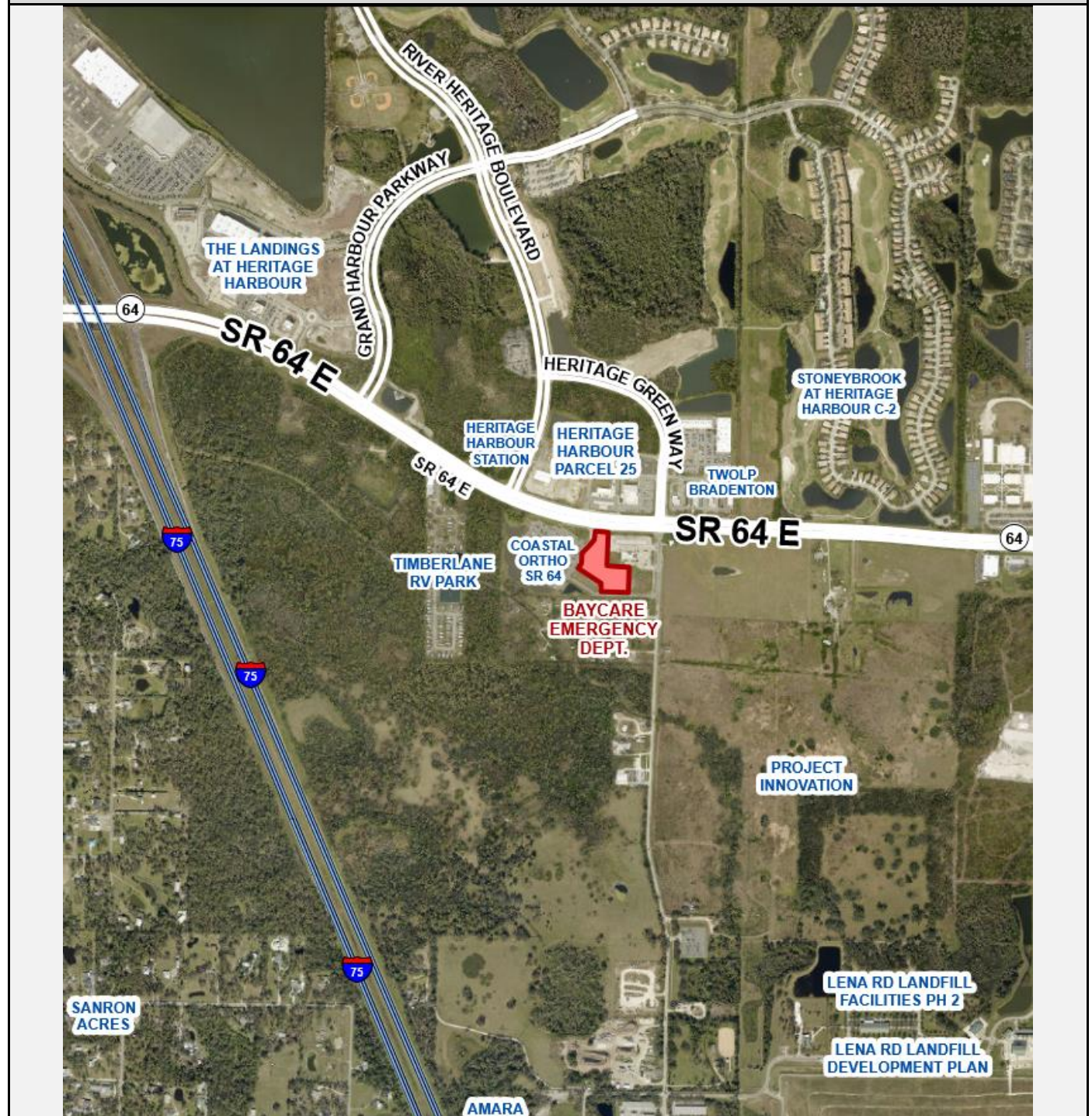
Trees and Landscaping:

Tree removal and replacement will be reviewed with FSP, in accordance with LDC § 700, 701, and 900.

LANDSCAPE BUFFERS			
	Required	Provided	LDC Section
Roadway Buffer (S.R. 64 E, north)	20 feet	18 feet	LDC § 900.6.A.2
Roadway Buffer (south)	10 feet	10 feet	LDC § 701.4.B.2
Screening Buffer (northeast)	20 feet	20 feet	LDC § 701.4, Figure 7-4
Vehicle Use Area Buffer (west)	8 feet	8 feet	LDC § 701.3.A.7
Vehicle Use Area Buffer (east)	8 feet	8 feet	LDC § 701.3.A.7

Landscaping will be reviewed with the FSP, in accordance with LDC § 701 and 900.

LOCATION MAP



**SECTION 4
COMPLIANCE WITH THE LAND DEVELOPMENT CODE**

SECTION 312.6-NEIGHBORHOOD WORKSHOP

SECTION 322.2 – PRELIMINARY SITE PLAN REVIEW CRITERIA

342.4– REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

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

SECTION 402.11 – PLANNED DEVELOPMENT COMMERCIAL

SECTION 531.62 – FREE STANDING EMERGENCY DEPARTMENT (FSED)

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 Workshop

The applicant held a neighborhood workshop in response to the new guidelines issued by the County's Development Services Director in July, 2025. The following Table provides the corresponding information for the meeting.

Neighborhood Workshop Details*	
Required Documents	Requirement Met
Date and Time of Workshop	February 17, 2026, 6:00 pm
Workshop Format	In-person
Workshop Requirement	• Application received after July 2025 • Pre-Application was recommended during Pre-Application process (PLN2509-0169)
Citizen Attendees	Two
Sign-In Sheet	Provided
Summary	There were two presenters showcasing posters of the site plan, potential renderings, and an overview of medical services proposed for the site. Two neighbors attended the meeting and asked questions about the activity and design onsite.
Issues, Suggestions, and Concerns	There were several questions regarding the number of people working onsite, if there will be a helicopter service, and where the rainwater runoff will flow.
Mail Notice	Provided
Workshop Signage	Shown on the map

Section 322.2 – Preliminary Site Plan Review Criteria

A. Previous Approvals.

Analysis: No previously approved site plan applications were identified for this project site.

B. Comprehensive Plan.

Analysis: Refer to *Compliance with the Comprehensive Plan* Section of this staff report for a detailed analysis on how the proposed PSP with rezone complies with the applicable policies of the Comprehensive Plan.

C. Land Development Code.

Analysis: Refer to *Compliance with the Land Development Code* Section for a detailed analysis on how the proposed PSP complies with the LDC § 312.6- Neighborhood Workshop, § 342.4– Review Criteria for All Zoning Map Amendments, § 402.6 – General Requirements for All Planned Development Site Plans, and § 402.11. – PDC – Planned Development Commercial, and § 531.62 – Free Standing Emergency Department (FSED).

D. Use and District Requirements.

Analysis: The proposed FSED is a permitted use in the requested PDC Zoning District, and it is classified as a commercial service in Table 4-12 – Schedule of Uses for PD Zoning Districts, subject to LDC § 531.62, which contains the specific standards for this use. A detailed analysis of these standards is provided in the analysis for the respective sections.

E. Environment.

Analysis: Please see the analysis provided in the environmental information Section of the staff report.

F. Circulation.

Analysis: According to the PSP there are two access points, one of which is a double cross access, with 24-foot drive aisles, and pedestrian access.

G. Concurrency.

Analysis: A Certificate of Level of Service (CLOS) will be issued upon site plan approval and will be valid for 3 years from the date of issuance. All building permits must be issued prior to the expiration of the site plan or CLOS, whichever occurs first.

342.4– Review Criteria for All Zoning Map Amendments

A. General Review Criteria. In deciding whether to recommend adoption of, or to adopt, a proposed amendment, the Department Director, Planning Commission, or the Board, as the case may be, shall consider whether the proposed amendment is consistent with this Code and the Comprehensive Plan. In determining such consistency, the following factors shall be addressed and considered:

1. Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties.

Analysis: The proposed commercial service is compatible with commercial activity on adjacent parcels: PDMU to the north, and GC to the east and west. The property lies along SR 64 to the north, a location that fosters commercial development and movement. To the south of the property is A-1 that is preserved through buffers and careful site placement closer to the thoroughfare.

2. Changes in Land Use or Conditions Upon Which the Original Zoning Designation was Based.

Analysis: The subject property has historically been vacant. While the current zoning permits commercial uses, the requirements for the specific use in LDC § 531.62 requires that FSEDs must be located on an urban corridor. The rezone to PDC allows the FSED to be located outside of the urban corridors.

3. Consistency with the Current Comprehensive Plan.

Analysis: The FLUC was designated MU since the inception of the Comprehensive Plan in 1989. According to LDC § 400.8 Future Land Use Categories and Zoning Districts, PD zoning districts are permissible within all FLUCs, provided the rezoning request meets the standards of LDC § 342.4 and is consistent with all applicable Comprehensive Plan policies. Refer to the Compliance with Comprehensive Plan section for further analysis on how the rezone and PSP complies with the Comprehensive Plan.

4. Conflicts with Existing or Planned Public Improvements.

Analysis: Staff does not find or anticipate any conflicts between this proposed development and any existing or planned public improvements. The project has a projected trip generation of less than planned for with the original rezone (Z-20-01), which provides for less conflict with any existing or planned infrastructure improvements.

5. Availability of Public Facilities.

(a) Impact on the Traffic Characteristics – Specifically Trip Generation Potential.

Analysis: The proposed project is not anticipated to create significant adverse transportation impacts on the throughfare roadways analyzed in the Traffic Study. The proposed use is a low vehicular trip generating use. The proposed development generates approximately 200 net PM peak hour trips less than the uses allowed under a previously approved rezone (Z-20-01). The link capacity is currently at the acceptable levels of D and C for State Road 64 and Lena Road respectively. Any trips generated by the proposed development will not generate further adverse impacts than already projected with previously approved projects in the vicinity.

(b) Impact on Population Density or Development Intensity Demand for Schools, Sewers, Streets, Recreational Areas and Facilities and Other Public Facilities.

Analysis: The proposed development is not anticipated to have a major impact on sewers, streets, recreation areas and facilities, and other public facilities.

(c) Impact on Public Facilities Planned and Funded to Support Any Change in Density or Intensity

Analysis: The proposed development is not anticipated to have a major impact on public facilities. As stated in the PSP, if improvements to the public infrastructure are required due to the impact of this development, then the required improvements will be made at the expense of the developer. At the time of FSP submittal there will be an additional analysis of the public facilities required.

6. Health, Safety or Welfare of the Neighborhood and County.

Analysis: The proposed development is not anticipated to negatively impact the health, safety, or welfare of the county or surrounding areas. The new FSED will serve the general health and welfare of the surrounding public.

7. Conformance with All Applicable Requirements of this Code.

Analysis: See the following staff report section, Compliance with the LDC, for a detailed analysis on how the proposed PSP complies with LDC § 402.6 General Design Requirements for All Planned Development, § 402.11 Planned Development Commercial, and § 531.62 Free Standing Emergency Department.

8. Consistency with the Development Patterns in the Area.

Analysis: The area is transitioning from an agricultural suburban area to mixed commercial and residential uses. Primarily, the areas to the north and southeast of the project site are Planned Development Mixed Use and Suburban Agriculture to the south (low density residential). Directly abutting the site is General Commercial to the west and southeast and Planned Development Commercial to the northeast. Approximately 1,000 feet to the west is a Planned Development Recreation Vehicle site. The area along the frontage of SR 64 is expanding in commercial and community-serving uses. The commercial uses therein support the residential communities through orthopedics care, urgent care, convenience store(s), retail, and restaurants. The pattern of commercial support uses are consistent and complimentary with the proposed plan.

9. Logical Expansion of Adjacent Zoning Districts.

Analysis: The PDC Zoning District is a complimentary and natural expansion of the adjacent GC to the west and PDC to the east. The commercial zoning on either side supports the expansion of necessary commercial uses along SR 64. Across SR 64 is PDMU zoning with additional commercial uses onsite. It is logical that the proposed rezone may commence with the appropriate abutting zoning categories.

10. Impact on Historic Resources.

Analysis: There are no known historic resources associated with this site. If any historic resources are found at time of development, the applicant will be required to immediately report discoveries of historical or archaeological resources to the Florida Division of Historical Resources.

11. Environmental Impacts.

Analysis: Please see the analysis provided in the environmental information section of this staff report.

12. Types of Allowable Uses and Impact of those on Surrounding Residential Areas.

Analysis: The applicant proposes a commercial development for a FSED surrounded by commercial uses on either side, mixed uses to the north across SR 64, and residential to the south. The project provides distance between the FSED and the residential uses to the south through careful site design that is more closely aligned toward SR 64. The southern portion of the property is primarily parking and open space, with an enclosed generator to mitigate any additional risks per the LDC requirements.

13. Relocation of Mobile Homeowners.

Analysis: Not applicable to the site.

14. Consistency with the Planned Development District Standards.

Analysis: Please see following Compliance with the LDC Section for a detailed analysis on how the project complies with the LDC § 402.6 – General Requirements for All Planned Development Site Plans and § 402.11. – PDC – Planned Development Commercial.

15. Any Other Matters Which May Be Appropriate.

Analysis: Staff identifies no further matters of discussion at this time.

16. Transportation Impact Review pursuant to Section 343.

Analysis: Refer to LDC § 342.4.A.5(a) Impact on the Traffic Characteristics – Specifically Trip Generation Potential and to the accepted Traffic Study for more details.

Section 402.6 – General Design Requirements for All Planned Development Site Plans

A. Physical Characteristics of the Site; Relation to Surrounding Property.

Analysis: The subject property belongs to the Coastal Orthopedics subdivision (Plat Book 73, page 159) and has been historically vacant. It is recorded as vacant commercial land. The site is all upland and is situated in in Flood Zone X.

B. Relation to Public Utilities, Facilities and Services.

Analysis: The proposed development is within the existing corridor of infrastructure for necessary public utilities, facilities, and services. The project site fronts on SR 64, an area providing transportation, emergency services, utilities, and stormwater infrastructure. Emergency response is available through East Manatee Fire Rescue. See the Sections Site Design Details and E. Availability of Public Facilities for more information.

C. Relation to Major Transportation Facilities.

Analysis: The proposed development is located on the south side of SR 64 East, approximately 200 feet west of Lena Road. The following roadways are adjacent to or near the project site:

- SR 64 East is an existing six-lane road with a 50-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.
- Lena 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: As stated in the staff report Section 342.4.A.1, Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties, the proposed use appears to be compatible with the medical and commercial activity on surrounding properties. See also Sections 342.4.A.8 Consistency with the

Development Patterns in the Area, 342.4.A.9 Logical Expansion of Adjacent Zoning Districts, and 342.4.A.12 Types of Allowable Uses and Impact of those on Surrounding Residential Areas.

E. Transitions.

Analysis: With the exception of the A-1 zoning to the south, adjacent properties are commercially viable zoning categories with a permitted intensity of up to 1.0 FAR as permitted by the FLUC. The proposal is for a 12,800-square foot FSED, totaling an intensity of 0.105 FAR, which is far below the maximum allowed FAR in the MU FLUC of 1.0. As required by LDC, buffers and setbacks will separate the proposed lots from adjacent uses.

F. Design Quality.

Analysis: The PSP proposes an FSED located centrally, enclosed by internal circulation and required buffers, with a cross-access from adjacent properties to the north and a secondary one to the south. Parking is located to the west, east, and southeast of the property. There is a specific approval requested to reduce the required 20 feet minimum landscape buffer to 18 feet in width. The request accommodates the existing access drive connecting the adjacent gas station and Coastal Orthopedics development. The reduced roadway buffer will maintain an attractive streetscape while being more consistent with the existing corridor and site constraints.

G. Relationship to Adjacent Property.

Analysis: Refer to staff report Sections 342.4.A.1 Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties, 342.4.A.8 Consistency with the Development Patterns in the Area, and 342.4.A.12 Types of Allowable Uses and Impact of those on Surrounding Residential Areas.

H. Access.

Analysis: The proposed site has access to the north off of State Road 64 through two cross access points connecting Coastal Orthopedics and Racetrac to the proposed FSED. There is a secondary access to the south of the parcel via a private drive aisle running west from Lena Road.

I. Streets, Drives, Parking and Service Areas.

Analysis: There are 24-foot-wide aisles and services areas that will be designed to provide safe and convenient access to the proposed FSED adhering to the Manatee County Public Works Standards. The parking ratio is 1 space for every 350 feet of gross floor area (GFA), with a minimum of 36 spaces and 40 spaces provided. Additionally, 6 ADA spaces were provided, as well as 6 bicycle spaces. Services areas for ambulances, fire, and other uses shall be provided in a way that ensures safe vehicular and pedestrian access.

J. Pedestrian Systems.

Analysis: There is a sidewalk located between the boundary of the property and SR 64. There is no indication that it will connect with the property directly; however, the PSP notes a connection from an existing sidewalk in the adjacent Coastal Orthopedic development leading to and around the proposed FSED. The sidewalk in the preexisting development connects to the principal sidewalk along SR 64. All sidewalks are at least five feet in accordance with public works and ADA standards. Further details will be delivered at time of FSP.

K. Natural and Historic Features, Conservation and Preservation Areas.

Analysis: There are no historic resources or natural habitats on the site. Please refer to Environmental narrative submitted with this application.

L. Density/Intensity.

Analysis: The proposal is for 12,800 square feet, with a FAR of 0.105, well below the permissible maximum permissible intensity of 1.0 FAR per the MU FLUC.

M. Height. (Section 402.7.D.9)

Analysis: The proposed maximum building height is 30 feet for a single-story structure.

N. Fences and Screening.

Analysis: Landscaping will be reviewed with the FSP, in accordance with LDC § 701 and 900. There are no fences proposed onsite.

O. Yards and Setbacks.

Analysis: As demonstrated in the Site Design Table, proposed setbacks meet the required PDC setbacks:

	Required	Provided
Front (SR64)	30 feet	30 feet
Side (west)	15 feet	15 feet
Side (east)	15 feet	15 feet
Rear (south)	15 feet	15 feet

P. Trash and Utility Plant Screens.

Analysis: The project shall comply with responsible trash pickup procedure in accordance with public works standards. The dumpster sits in the far left of the parcel and is enclosed. It shall be reviewed for further compliance at FSP.

Q. Signs.

Analysis: Signage for the proposed development will comply with LDC Chapter 6 and the applicable Entranceway standards at time of FSP.

R. Landscaping

Analysis: Landscaping will meet or exceed the standards of LDC § 701 and applicable Entranceway requirements. The plan includes a roadway buffer along SR 64, a south boundary buffer, east and west vehicle use area buffers, foundation landscaping, and screened service areas. The project will also provide the required native plant and other landscape treatments needed to satisfy the Entranceway overlay. As proposed, the landscaping program is not intended to reduce standard requirements, but to meet the baseline standards and the additional design expectations applicable to this location. Landscaping within the proposed FSED development will be further reviewed with FSP, in accordance with LDC § 701 and 900.

S. Special Guidelines for Review of Projects with Mixed Used Plan Designations and Projects at Designated Entranceways.

Analysis: See Section Compliance with the Comprehensive Plan, Policy 2.2.1.21 for analysis of this as identified within the MU FLUC.

T. Environmental Factors.

Water Conservation.

Analysis: There are no recorded wetlands onsite.

Minimum Open Space Requirements.

Analysis: The open space required in LDC § 402.11.D.2 and 900.6.D are exceeded by the proposed PSP.

- Required Open Space: 25% (0.70 acres)
- Provided Open Space: 26.9% (0.76 acres)

Preservation of Existing Plant Communities.

Analysis: There are no native upland habitats or endangered species on site.

U. Rights-of-Way and Utility Standards.

Analysis: All rights-of-way and utilities improvements will be conducted in accordance with the requirements of the Manatee County Development Public Works Standards and will be reviewed with greater detail at the FSP submittal.

V. Stormwater Management.

Analysis: Stormwater management facilities shall be held to the standards of LDC § 801 and any related county procedures.

W. Consistency with Comprehensive Plan.

Analysis: The project is consistent with the Comprehensive Plan, as analyzed in Section 5 “Compliance with the Comprehensive Plan.”

X. Other Factors.

Analysis: There are no other factors to consider.

Section 402.11 – Planned Development Commercial

A. Intensity.

Analysis: Refer to Section 4 (402.6.L.)

B. Landscaped Open Space and Pervious Area Requirements.

Analysis: Refer to Section 4 (402.6.R and 402.6.T.)

C. Yards and Setbacks.

Analysis: Refer to Section 4 (402.6.O.)

Section 531.62 – Free Standing Emergency Department (FSED)

A. The FSED use is only permitted within the Retail, Office, Residential (ROR) and Mixed Use (MU) Future Land Use Categories.

Analysis: The site is located within the MU FLUC.

B. No such use shall be established except in a project located adjacent to right-of-way classified as a collector or higher on the Roadway Functional Classification Map.

Analysis: The proposed project is located along SR 64, which is functionally classified as a principal arterial roadway.

C. If the proposed FSED property is located on an Urban Corridor and is zoned General Commercial (CG), the approval process is administrative. The project is required to meet all standards of LDC Section 902, Urban Corridor Design Standards, General Commercial zoning district standards, and LDC Section 531.62.

Analysis: This item is not applicable. The site is currently zoned GC and is not located within the Urban Corridor. The applicant is requesting to rezone the property to PDC and would not have to meet LDC § 902, Urban Corridor Design Standards and General Commercial Zoning District standards.

D. If the proposed FSED property is zoned Planned Development-Commercial (PDC) or Planned Development-Mixed Use (PDMU) and the FSED use was identified on the Board approved Preliminary Site Plan, the approval process is administrative. The project is required to meet all stipulations contained within the original zoning ordinance and LDC Section 531.62.

Analysis: This item is not applicable. The applicant is requesting a zoning atlas amendment to change the site from GC to PDC with a PSP application.

The proposed combined application will require Board of County Commissioners’ (BCC) approval.

E. If the proposed FSED property is zoned Planned Development-Commercial (PDC) or Planned Development-Mixed Use (PDMU) and the FSED use was not identified on the Board approved Preliminary Site Plan, the approval process will require that an amended Preliminary Site Plan be part of a public hearing process. In addition to other approval process requirements, the project must show compliance with LDC Section 531.62.

Analysis: The applicant is proposing a rezone from GC to PDC with PSP application, which will require BCC approval.

F. Ambulance entrances and loading areas shall not be located in a yard abutting residentially zoned or used properties.

Analysis: The ambulances and loading areas will not be in a yard area that abuts adjacent residential uses.

G. No heliport or helistop shall be allowed.

Analysis: There is no proposed heliport or helistop.

H. No outdoor speakers shall be permitted.

Analysis: No outdoor speakers are proposed onsite.

I. A FSED may operate twenty-four (24) hours per day, seven (7) days per week.

Analysis: The FSED is proposed to operate 24 hours a day, seven days a week as permitted.

J. All required generators shall be enclosed with a solid wall except for the roof, and be two (2) feet higher than the height of the generator to decrease noise impacts.

Analysis: The generators are proposed to be enclosed by a solid wall 2 feet higher than the unit with an open roof.

SECTION 5 COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the MU FLUC. This project was specifically reviewed for compliance with the following objectives and policies:

Policy 2.1.1.4. Promote development in currently undeveloped areas which have the greatest level of public facility availability and investment.

Analysis: The subject property is located near public facilities and services. See Utilities under Section 3 of this staff report. As stated in the PSP, if improvements to the public infrastructure are required due to the impact of this development, then the required improvements will be made at the expense of the developer. At the time of FSP submittal there will be a detailed analysis of the public facilities required.

Policy 2.1.2.2 Limit urban sprawl by prohibiting all future development in the area east of the established Future Development Area Boundary (FDAB).

Analysis: The site of the proposed project is located approximately 6.5 miles to 6.75 miles west of the FDAB.

Policy 2.1.2.3. Permit the consideration of new residential and nonresidential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development, and compatible with future areas of development.

Analysis: The proposed development is a contiguous expansion of existing commercial uses across SR 64 and adjacent to both sides of the project site. The proposed project is especially compatible with the adjacent medical use directly to the west. The two medical uses side by side would promote a character that may be found suitable to the rapidly developing corridor along this section of SR 64.

Policy 2.1.2.4. Limit urban sprawl through consideration of new and redevelopment when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.

Analysis: As previously stated in Policy 2.1.2.3. above, the proposed development is a contiguous expansion of existing commercial and can be found compatible with the surrounding commercial and residential developments.

Policy 2.1.2.7. Review all proposed development for compatibility and appropriate timing of development.

Analysis: The subject project area consists of two parcels, bounded by commercial uses to the east and west. The proposed development is consistent with the established development pattern of the area, with a land use classification deemed commercial service. Adequate roadways, public facilities, and supporting infrastructure are available to serve the project. The timing of the proposed development is appropriate, and, as previously noted, the surrounding commercial context makes this project suitable for the area.

Policy 2.2.1.21. MU: Establish the Mixed-Use future land use category as follows:

Policy 2.2.1.21.1. Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Map, major centers of suburban or urban activity in areas with a high level of public facility availability, and intended (but not required) to develop with a horizontal or vertical mix of residential and nonresidential uses, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting.

Policy 2.2.1.21.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Commercial, office, and light industrial uses mixed with suburban or urban residential uses and support uses such as recreational uses, public or semi-public uses, and schools. Hospitals are also appropriate in this future land use category.

Analysis: The proposed development is for a rezone with an associated PSP. Per LDC § 400.8, Planned Development (PD) Zoning Districts are allowed within all Comprehensive Plan Future Land Use Map Categories, provided the rezone meets the requirements of LDC § 342.4, and is consistent with MU FLUC. The proposed FSED is an allowable use under the MU FLUC and actively encouraged under LDC § 531.62.A.

Policy 2.2.1.21.3. Range of Potential Density/Intensity:

Maximum gross residential density:

- Nine (9) dwelling units per acre for properties located within the CHHA or CEA.
- Twelve (12) dwelling units per acre.
- Thirty (30) dwelling units per acre along Urban Corridors (forty (40) dwelling units per acre if a density bonus is approved).
- Thirty (30) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."
- Thirty (30) dwelling units per acre for mixed-use development that includes a commercial or office component.
- Properties within the CEA and CHHA are not eligible for the additional density offered for urban corridors, affordable housing, and/or mixed-use.

Minimum gross residential density:

- 7.0 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing".

Maximum net residential density:

- Twenty dwelling units per acre.
- Thirty-six dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."
- Thirty-six dwelling units per acre for mixed-use developments that include a commercial or office component.
- Net densities shall not apply along Urban Corridors and may not apply to clustered development in the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:

- (2.0 along designated Urban Corridors if an FAR bonus is approved).
- 2.0 inside the UIRA.

Analysis: The proposed site is 2.81 acres (122,403.6 square feet), where the maximum allowable intensity is 1.0 FAR under the MU FLUC. The site is eligible for a maximum potential of 122,403.6 square feet of development within the 1.0 FAR. The proposed development of the FSED will have a maximum building size of 12,852.378 square feet (0.105 FAR), though the PSP indicates a planned 12,800 square feet of building space.

Policy 2.2.1.21.4. Other Information:

- (a) Generally, limit the use of the MU future land use category on vacant land to locations adjacent to arterial or higher classification roadways (as shown on the Future Traffic Circulation: Functional Classification Map (Map 5B)), or adjacent to MU designated lands that meet the criteria.

Analysis: The proposed site is located within the MU FLUC and is adjacent to SR 64 (a principal arterial roadway).

- (b) All projects are subject to the following criteria, except for individual single family dwellings located on a lot of record and developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.

- (1) Non-residential uses exceeding one hundred fifty thousand (150,000) square feet of gross building area (region-serving uses) may be considered only if consistent with the requirements for large commercial uses, as described in this element (see Table 2-2, and Policies 2.10.2.1 and 2.10.3.3).

Analysis: The proposed development of the FSED will have a maximum building size of 12,800 square feet allotted in the PSP.

(2) Development in areas designated with the Mixed Use category shall contain the minimum percentage of at least three (3) of the following general categories of land uses (measured in acres district-wide, not per development site);

- **Ten (10) percent Residential.**
- **Ten (10) percent Commercial/Professional.**
- **Ten (10) percent Light Industrial/Distribution.**
- **Five (5) percent Recreation/Open Space.**
- **Three (3) percent Public/Semi-Public.**

Analysis: Zoning District-wide, the MU FLUC contains a mix of uses: commercial, professional offices, and distribution warehouses uses as well as associated open space areas.

(3) Access between these uses shall be provided by roads other than those shown on the Major Thoroughfare Map Series of this Comprehensive Plan or alternative vehicular and pedestrian access methods acceptable to the County.

Analysis: As shown on the PSP, the proposed access to the site will be a double cross access to the North between Coastal Orthopedics and the Race Trac adjacent to the site. There is also an access from the South by a private drive aisle running west from Lena Road.

(d) Development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Objectives 2.10.4.1 and 2.10.4.2 of this element.

Analysis: The site does not have to meet commercial locational criteria according to the MU FLUC.

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.

Analysis: The intensity, open space, and site location(s) for the proposed development are designed to respect the residential uses to the south of the site. Potential incompatibilities are mitigated through design and placement of the physical structure closer to SR 64 to the north of the site. Additionally, the height proposed is a single-story, less than 30 feet. The proposed intensity of 0.105 FAR is below the maximum FAR of 1.0 permitted within the MU FLUC. Altogether, the proposed PSP appears to be a suitable transitional commercial use for the area.

SECTION 6 POSITIVE / NEGATIVE ASPECTS AND MITIGATING MEASURES
POSITIVE ASPECTS
• The proposed intensity of 0.105 FAR is significantly below the 1.0 ceiling allowed by the MU FLUC. • The site design places the FSED use closer to the major thoroughfare provides further space from residential uses to the south. • Site design provides 26.9% open space, exceeding the required 25% open space for the project. • No State or Federally listed species were observed on site. • <u>The proposed land use will generate approximately 200 net PM peak hour trips less than the previously approved land use under the rezone application (Z-20-01), providing for less overall traffic on the roads than earlier projections</u>
NEGATIVE ASPECTS WITH MITIGATING MEASURES
• The impacted road segment on State Road 64 East will be deficient Level of Service (LOS) regardless of the construction of the proposed project herein due to the vested trips from previously approved projects. ○ Mitigating Measure: This aspect is not the responsibility of the applicant to rectify, as it does not present any specific concerns to offsite areas; however, the proposed land use will generate approximately 200 net PM peak hour trips less than the previously approved land use under the rezone application (Z-20-01), providing for less overall traffic on the roads than earlier projections. <u>None</u>

SECTION 7 SPECIFIC APPROVAL REQUESTS
Specific Approval Request: LDC Section 900.6.A.2 requires a minimum twenty (20) foot wide landscaped buffer strip along all arterial, collector, highway and interstate frontages adjacent to the project. Those projects which receive access from frontage roads adjacent to the arterial/collector road shall provide this buffer. LDC Section 900.6.A.3 requires landscaped buffers to consist of at least one (1) decorative or canopy tree, meeting the requirements of Section 701, [to] be planted every twenty-five (25) feet on center. In addition, hedges, shrubs and berms shall be used to achieve sixty (60) percent opacity at a height of five (5) feet. The request is to allow the required roadway buffer along S.R. 64 from 20-feet to 18-feet and to modify the planting requirements to standard roadway landscaping requirements of 5 understory trees and 50 shrubs per 100 linear feet, to accommodate the existing access drive into the subject property and adjacent gas station and Coastal Orthopedics development. The tall, continuous hedge may present sight distance and safety concerns by blocking the viewsheds of drivers. Allowing the standard roadway buffer planting requirements and reduction in the minimum size to 18-feet will maintain an attractive streetscape while being more consistent with the existing corridor and site constraints. Staff Analysis and Recommendation: Staff is in support of the request for Specific Approval for an alternative to LDC Section 900.6.A to allow the roadway buffer width to be 18' with standard roadway landscaping of 5 understory trees and 50 shrubs per 100 linear feet per LDC Section 701.4.B.2. This option will propose more trees than the Entranceway requirement of 4 canopy trees per 100 linear feet with hedges, shrubs and berms used to achieve sixty (60) percent opacity. Additionally, there are overhead powerlines so there is a need for understory trees to be planted in this area. Finding for Specific Approval: Notwithstanding the failure of this plan to comply with the requirements of LDC Section 900.6.A, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the applicant is proposing 5 understory trees and 50 shrubs per 100 feet which fulfills the intent of the Entranceway

standard.

SECTION 8 CONDITIONS OF APPROVAL

A. DESIGN AND LAND USE

1. Any new or temporary use proposed at this property, other than those approved with this application, shall be required to apply for a new permit through Development Services-Planning & Zoning, as required by the Land Development Code.
2. Any significant historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offences Concerning Dead Bodies and Graves) shall be followed.
3. HVAC and mechanical equipment (including roof-mounted units) shall be screened from view from SR 64 with a 6-foot-high wall constructed of materials matching the principal building on site, and dumpsters shall likewise be screened in accordance with Manatee County standards using building materials consistent with the principal building.

B. ENVIRONMENTAL

1. All other applicable state or federal permits shall be obtained prior to commencement of development.
2. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.
3. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.
4. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the EPS for review and approval prior to recommencing construction activities. The Well Management Plan shall include the following information:
 - Digital photographs of the well along with nearby reference structures (if existing);
 - GPS coordinates (latitude/longitude) of the well;
 - The methodology used to secure the well during construction (e.g. fence, tape); &
 - The final disposition of the well - used, capped, or plugged.
5. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

C. DEVELOPMENT REVIEW

1. Connection to the County water and wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the applicable County Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the Development Services review process for the project.

D. STORM WATER ENGINEERING

- ~~1. 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 (This applies to PDR/PDC projects).~~

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

~~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) shall be submitted to demonstrate compliance prior to commencement of construction.~~

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 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) shall be submitted to demonstrate compliance prior to commencement of construction.

2. There is a 25' Private Drainage Easement thru the property. There are other Easements on site that need to be taken into consideration. In addition, a Drainage-Maintenance Access Easement shall be provided along the top-of-bank of the system. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

ATTACHMENTS
1. Staff Report Maps and Aerials 2. Preliminary Site Plan 3. Accepted Traffic Study 4. BayCare FSED SR64 Access Easement 5. Concurrency Deferral Form 6. Environmental Narrative 7. Specific Approval Request Letter 8. Zoning Disclosure Affidavit 9. Neighborhood Workshop Summary

Planning Commission: August 13, 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) maintain the maximum of up to 488 single-family residential units, and 5) 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, 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 recommend ADOPTION of Manatee County Zoning Ordinance Number PDMU-07-07(Z)(P)(R2); and APPROVAL of the amended Preliminary Site Plan with Conditions A.1-A.8, B.1-B.45, C.1-C.5, D.1-D.6, E.1-E.21, F.1-F.78, G.1, and H.1.

DENIAL:

Based upon the Staff Report, evidence presented, comments made at the Public Hearing, 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 recommend DENIAL of Manatee County Zoning Ordinance Number PDMU-07-07(Z)(P)(R2); and DENIAL of the amended Preliminary Site Plan.

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 <i>Dwelling Units per Gross Acre (DU/GA)</i>	Maximum: 3.0 DU/GA (621 dwelling units) Proposed: 2.36 DU/GA (488 dwelling units) (NO CHANGE)
INTENSITY <i>Floor Area Ratio (FAR)</i>	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) § 714.8.7 (Previously Approved)
NEIGHBORHOOD WORKSHOP	A neighborhood workshop was held. See LDC § 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:

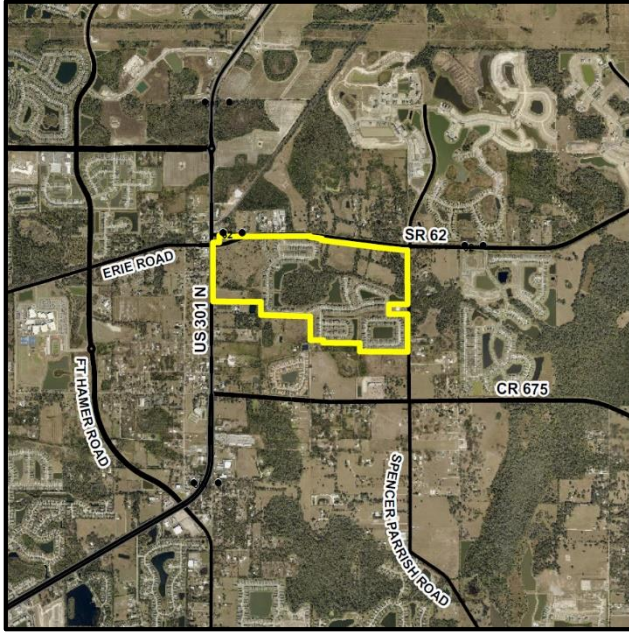
- an extended site plan approval to May 24, 2014
- the dedication of rights-of-way for US 301, SR 62, and Spencer Parrish Road (the applicant waived entitlement to impact fee credits)
- an extended CLOS for residential units and the library was issued with an expiration date of seven years from the date 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.

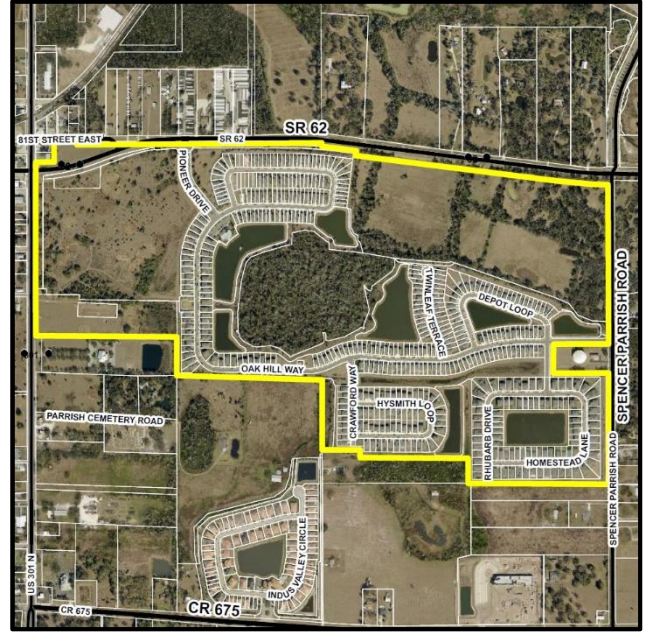
In November of 2008, the Board of County Commissioners (BCC) adopted amendments to the LDC to add the Parrish Commercial Village (PCV) Overlay District. The purpose and intent of the Overlay District is to provide an administrative approval process as an incentive for appropriately scaled and compatible 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.

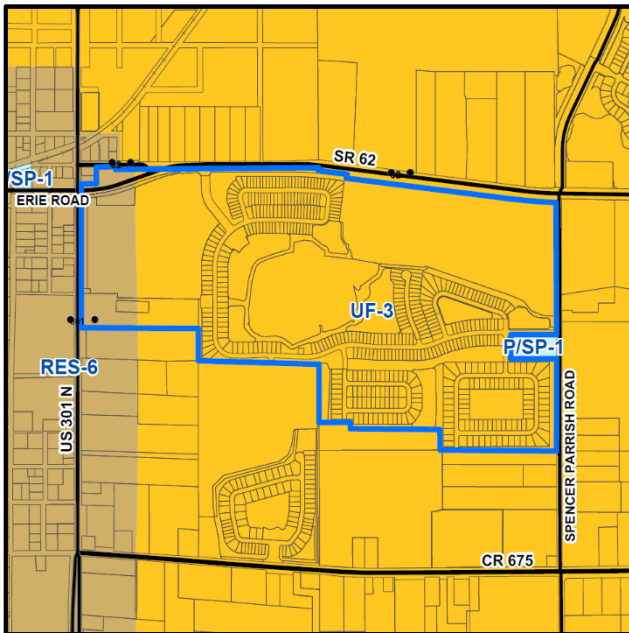
An amendment in 2013, PDMU-07-07(P)(R), was intended to provide flexibility regarding use of non-residential buildings and residential unit types and location. Two options were provided, Master Site Plan A and Master Site Plan B. At the time, County staff worked with the applicant to create conditions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



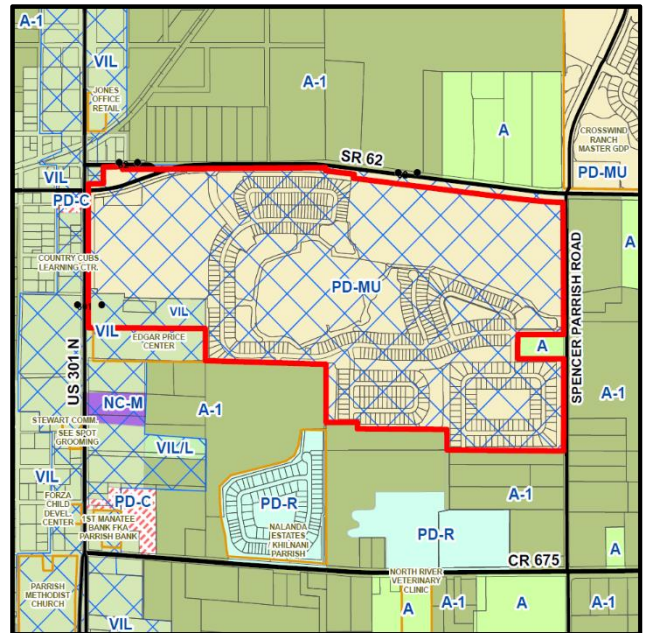
Aerial Map



Aerial Map (Zoomed)



Future Land Use Map



Zoning Map

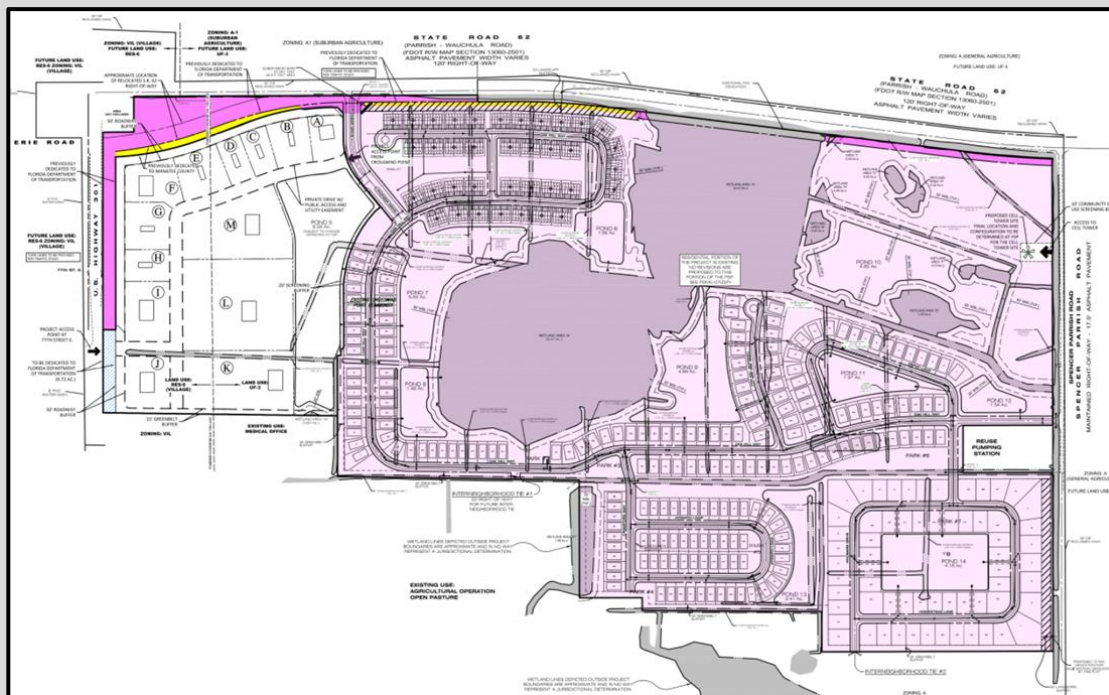
Request

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 § 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



- 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)

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

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 Gabble 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)	0 feet	No	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 § 402.7)

Required (commercial) open space: 20% PDC (LDC § 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 § 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:

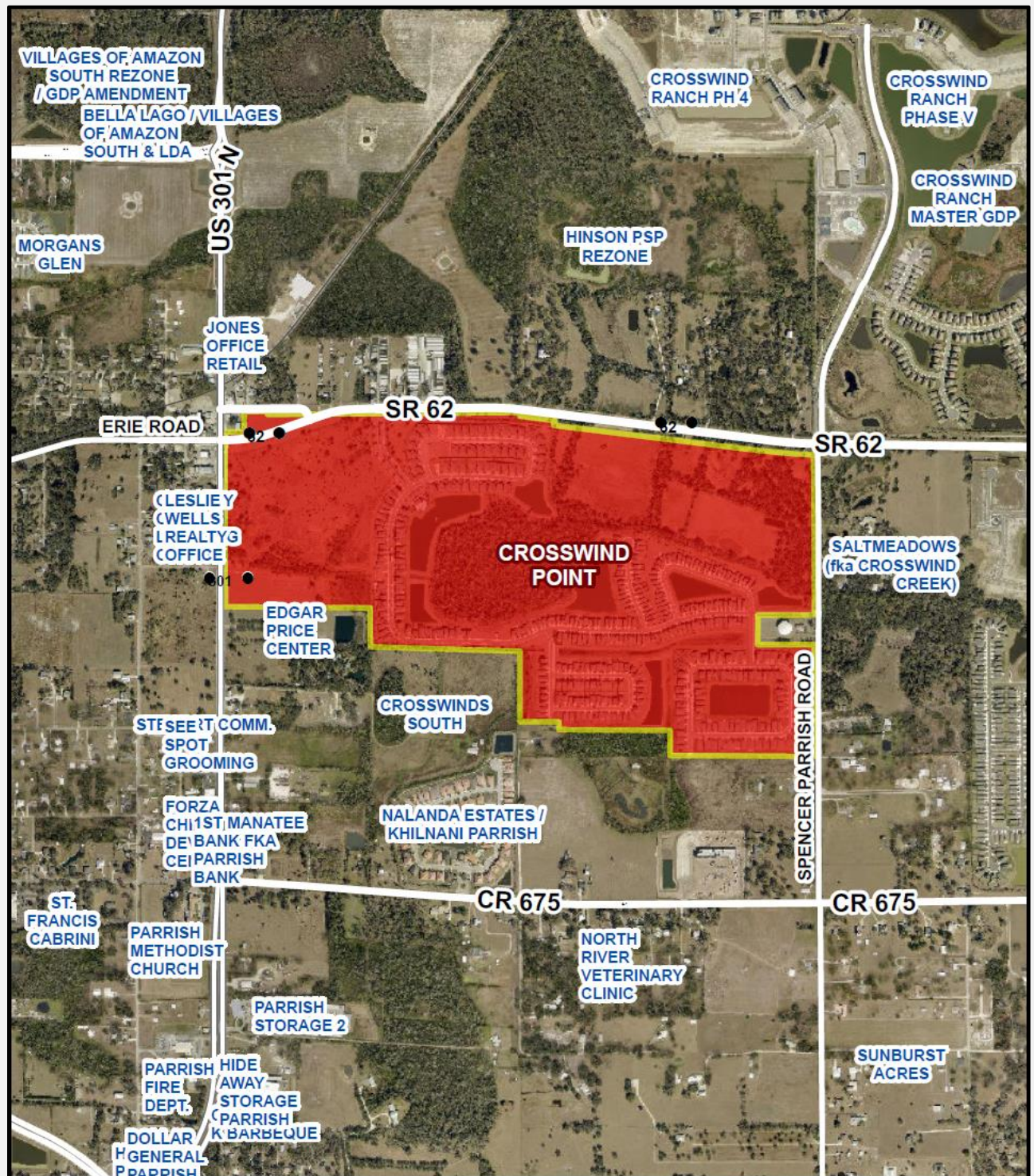
Per the Environmental Narrative, December 2025, by Steinbaum and Associates, Inc., an on-site assessment was conducted in June 2024 and November 2025 for listed faunal species. The assessment included both direct and indirect observations such as tracks, burrows, tree markings, pole and tree cavities, 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 § 700 and 701.

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



**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, 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 § 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 § 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 § 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 § 700 and 701. Landscaping will be reviewed with FSP, in accordance with LDC § 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 § 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 § 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, 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 § 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 § 531.31.

B. Applicability.

Analysis: The applicant proposes a PWSF which shall comply with LDC § 531.31.

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, 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 § 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 ~~360540~~ 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.

4.5. 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

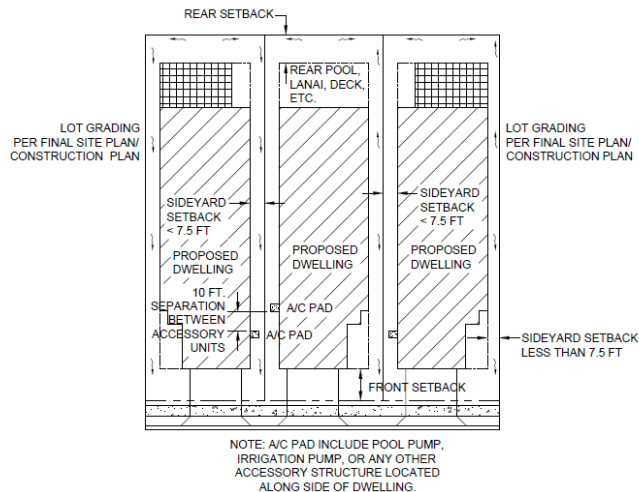
1. Residential Setbacks shall be as follows (setback dimensions in feet):

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 604.11.4.3.4, 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'	<u>15</u> N.A.	<u>8</u> N.A.	<u>15/25**</u> 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.

- All structures shall meet the required 30-~~foot~~' waterfront setback.
- 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.
- 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.
- 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.
- Commercial uses within this project shall be those allowed pursuant to Comprehensive Plan Policy 2.2.1.11.2.
- No retail sales display areas shall be permitted outside any building.
- 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.
- 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.
- 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. [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. [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 arials, 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 a roadway buffer along the west side of Pioneer Drive. A 20-foot screening buffer is required within the commercial portion of the project along Pioneer Drive.~~

~~3.2.~~ 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



Public Comment

Manatee County Government

Submitted On:

Aug 6, 2026, 02:34PM EDT

Full Name	First Name: Jordyn Last Name: Icardi
Email	mauerj0812@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Cell tower off Spencer Parrish and 62
Comment	I am a community member of crosswind point and would like to voice my concern that I do not want a cell phone tower going in near our community's there are hundreds of children who live here and a school that is just outside of the neighborhood that will severely be impacted by the health of having this so close. We as a community all feel the same way and do not want to see this go in. Not only will this impact our health but also the resale of our homes. There is plenty of open land in Parrish where this can be built that is not so close to families and still have the same effect on cell service so please look elsewhere. What do we need to do on our end to put an end to this being built?



Public Comment

Manatee County Government

Submitted On:

Aug 6, 2026, 02:39PM EDT

Full Name	First Name: Russell Last Name: Chandler
Email	russelljchandler@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Cell phone tower installation off Spencer Parrish
Comment	The community and I that are directly next to this tower strongly amend the idea of having a cell tower this close to our homes. There is safety risk involved, property value involved as well as disruption to our skyline that we paid to have visibility of. This is absolutely unacceptable. With so much land elsewhere, please take this where it's not disruptive to our livelihoods and our families health and well being.



Public Comment

Manatee County Government

Submitted On:

Aug 6, 2026, 02:57PM EDT

Full Name	First Name: Jennifer Last Name: Heller
Email	jmheller11@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point Cell Tower
Comment	Dear Planning Commissioners, I am writing as a resident of the Crosswind Point neighborhood to register my formal opposition to the proposed cell tower infrastructure under review for the upcoming August 13, 2026 agenda. As a homeowner directly impacted by this development, I urge the Commission to recommend denial of this application based on the following Land Development Code compatibility concerns: Proximity to Residential Boundaries: The proposed footprint sits roughly 650 feet from established residential property lines. This fails to provide an adequate buffer for the adjacent family neighborhood. Visual Incompatibility: A massive industrial tower conflicts heavily with the master-planned aesthetic of the surrounding residential communities. It creates a permanent visual blight. Alternative Sites Available: Wireless carriers can satisfy local coverage demands by co-locating on existing infrastructure or utilizing commercial corridors further removed from residential buffer zones. Parrish is experiencing rapid residential growth. We look to the Planning Commission to protect the integrity, safety, and character of our neighborhoods from encroaching industrial infrastructure. Please enter this statement into the official public record for the August 13th meeting. Thank you for your time and service to Manatee County. Sincerely, Jennifer Heller 941-894-4112 7451 Rhubarb Dr Parrish, FL 34219



Public Comment

Manatee County Government

Submitted On:
Aug 6, 2026, 03:58PM EDT

Full Name	First Name: Krunal Last Name: Zalavadiya
Email	zkrunal@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind point parrish
Comment	I dont want cell tower



Public Comment

Manatee County Government

Submitted On:
Aug 6, 2026, 03:10PM EDT

Full Name	First Name: Stacy Last Name: Kail
Email	stacykail@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind point PDMU 07-07(Z)(P)(R)
Comment	I do not want a cell tower



Public Comment

Manatee County Government

Submitted On:
Aug 6, 2026, 03:10PM EDT

Full Name	First Name: Dianna Last Name: Morales
Email	scribsdi@att.net
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU 07-07
Comment	Concern regarding the cell tower on Spencer Parish near the back entrance of neighborhood. Highly against a cell tower this close to residential neighborhoods and schools.



Public Comment

Manatee County Government

Submitted On:
Aug 6, 2026, 03:13PM EDT

Full Name	First Name: Dianna Last Name: Morales
Email	scribsdi@att.net
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU 07-07
Comment	Concerned about the project access point on Pioneer Dr. Heavy equipment turning and entering in a residential neighborhood is dangerous. Will this road be closed once the project is complete and not used as an entrance? Do NOT want more traffic in a residential neighborhood. No where does one have to turn into neighborhoods to enter shopping centers.



Public Comment

Manatee County Government

Submitted On:
Aug 6, 2026, 03:30PM EDT

Full Name	First Name: William Last Name: Bailey
Email	berkogang@proton.me
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	CELL Tower
Comment	No Cell Tower. Bad look and dangerous for the crosswind community.



Public Comment

Manatee County Government

Submitted On:
Aug 6, 2026, 03:43PM EDT

Full Name	First Name: Brian Last Name: Emigh
Email	btemigh43@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(z)(P)(R)
Comment	My family and I are concerned about the proposed placement of a cell tower near our neighborhood. Given the large amount of available rural land in the surrounding area, it seems reasonable to consider alternative locations that would place the tower farther away from homes and residential properties. We respectfully request that other sites be evaluated before moving forward with a location so close to our community.



Public Comment

Manatee County Government

Submitted On:

Aug 6, 2026, 03:51PM EDT

Full Name	First Name: Nicole Last Name: Lane
Email	marquezn1016@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Cell Tower
Comment	I am writing to express my opposition to the proposed cell tower near our neighborhood. While I understand the need for reliable wireless service, I believe this location is too close to existing homes and families. I am concerned about the impact it could have on our community, including the character of our neighborhood, property values, and the overall quality of life for residents. I respectfully ask the County to consider alternative locations that would provide the needed service while creating less impact on nearby homes. Please take the concerns of the surrounding residents into consideration before making a final decision.



Public Comment

Manatee County Government

Submitted On:

Aug 6, 2026, 04:18PM EDT

Full Name	First Name: Janelle Last Name: Morese
Email	themoresefamily@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	Proposed Cell Tower Spencer Parrish Road (Crosswind Point Area)
Comment	I strongly oppose the proposed cell tower on Spencer Parrish Road. It is unacceptable to place a commercial cell tower just a few hundred yards from established homes when there are likely other locations that would have far less impact on residents. Families invested their savings into these homes expecting to live in a community—not in the shadow of a large cell tower. This proposal would permanently alter the character of our neighborhood, affect the views we enjoy every day, and may negatively impact property values. Residents should not have to bear these consequences for the convenience of a private company's project. I urge the county to reject this location and require the applicant to pursue a more appropriate site that does not place this burden on nearby homeowners. Please put the interests of the residents who live here first.



Public Comment

Manatee County Government

Submitted On:

Aug 6, 2026, 04:20PM EDT

Full Name	First Name: Larry Last Name: Blunk
Email	lablunk@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PLN2406-0119 / PDMU-07-07(Z)(P)(R2)
Comment	I am a resident and homeowner in Crosswind Point, and I am writing to strongly oppose the proposed amendment to PDMU-07-07 that would add a Personal Wireless Service Facility (PWSF) to our community. When my family and other residents purchased homes in Crosswind Point, we made significant financial investments based upon the approved character and development plan for this community. A commercial-scale wireless communications facility was not part of the community we purchased into. I am deeply concerned that the developer is now seeking to amend that plan to introduce this use after hundreds of families have made those investments. My primary concern is the impact this facility could have on the character and property values of our neighborhood. There is published real-estate research documenting negative effects on residential property values associated with proximity to and visibility of wireless towers. This should be especially concerning in a master-planned residential community where homeowners purchased with reasonable expectations regarding the surrounding land uses and appearance of the community. Regardless of whether every study reaches the same conclusion, the perception of a cell tower near a home can itself affect buyer preference and marketability. A prospective buyer can simply choose another new community without a nearby wireless facility. Existing Crosswind Point homeowners do not have that same choice without selling their homes and absorbing the potential financial consequences. I also have concerns regarding long-term exposure to radiofrequency emissions, particularly given the proximity of this facility to homes and families. I recognize that federal law regulates RF emissions and limits the County's authority to base a land-use decision solely upon those concerns. However, the existence of federal RF standards does not eliminate the County's responsibility to carefully evaluate whether this

particular location is appropriate from a land-use, compatibility, aesthetic, and community-impact perspective.

Most importantly, I question why this facility needs to be located within Crosswind Point at all.

Before allowing the approved development plan to be amended, I respectfully ask the Planning Commission and Board of County Commissioners to require the applicant to demonstrate, with objective evidence:

- Why this facility is necessary at this particular location;
- What alternative locations outside the residential community were evaluated and why they were rejected;
- Whether existing towers or structures in the surrounding area could accommodate the equipment through co-location;
- Whether a less intrusive design, reduced height, greater setback, or alternative technology could accomplish the same objective; and
- What protections will be provided to nearby homeowners regarding visibility, buffering, lighting, noise, future expansion, additional antennas, and other impacts.

I am also troubled by the broader nature of this amendment. The applicant is simultaneously requesting substantial changes to the previously approved development program, including removing 83,000 square feet of office space, increasing commercial development from 116,100 to 174,000 square feet, rezoning additional acreage, and adding the wireless facility.

These are meaningful changes to the approved plan for Crosswind Point. Residents who purchased homes here deserve more than an assumption that these changes will have no effect on them.

Once a wireless facility is constructed, the visual impact on our community cannot simply be undone. If there are reasonable alternative locations that do not place this infrastructure within an established residential development, those alternatives should be exhausted before asking existing homeowners to bear that burden.

I respectfully request that the Personal Wireless Service Facility be removed from PDMU-07-07(Z)(P)(R2) and considered separately only after the applicant has demonstrated a genuine need for this specific location and that less intrusive alternatives are not reasonably available.

Crosswind Point residents invested in this community based upon the development that was presented and approved. I ask the County to protect those homeowners and the long-term character and value of our neighborhood.

Thank you for your consideration.



Public Comment

Manatee County Government

Submitted On:
Aug 6, 2026, 04:50PM EDT

Full Name	First Name: Gary Last Name: Foster
Email	gbf815@verizon.net
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R)
Comment	Please do not build a cell tower



Public Comment

Manatee County Government

Submitted On:
Aug 6, 2026, 04:51PM EDT

Full Name	First Name: Yvette Last Name: Foster
Email	ygfooster@msn.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R)
Comment	No cell tower



Public Comment

Manatee County Government

Submitted On:

Aug 6, 2026, 04:58PM EDT

Full Name	First Name: Paula Last Name: Walker
Email	walker.paula9@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Cell phone tower SR 62 and Spencer Parrish Road
Comment	I respectfully urge the Manatee County Planning Commission and Board of County Commissioners to deny the proposed cell tower near the intersection of Spencer Parrish Road and State Road 62. This tower would be clearly visible from my home and many surrounding properties, permanently changing the rural and residential character of our community with a large industrial structure that is incompatible with the surrounding neighborhoods. Residents have made substantial investments in their homes with the expectation of preserving the natural beauty and peaceful environment that defines this area. The visual impact alone would diminish that character and may negatively affect nearby property values. In addition, this proposed location is in close proximity to schools, family neighborhoods, and conservation areas that should be protected from unnecessary commercial infrastructure. The County should carefully consider the impact on the scenic corridor, local wildlife, and the overall environmental character that makes this part of Manatee County unique. As our community continues to grow, preserving open space and maintaining compatibility between development and existing neighborhoods should remain a priority. Many residents also have concerns about the long-term presence of a high-powered telecommunications facility so close to homes and places where children gather. While wireless facilities are regulated under federal standards, those standards do not eliminate residents' concerns about long-term exposure or the appropriateness of placing these structures immediately adjacent to residential neighborhoods. When there are reasonable alternatives available, the County should favor locations that maximize the distance from homes, schools, and conservation lands. Before approving this application, the County should require the applicant to demonstrate that all less intrusive alternatives have been exhausted, including co-locating equipment on existing towers, utilizing existing structures, or selecting a site in a commercial or industrial area

where impacts on residents would be significantly reduced. The burden should be on the applicant to prove that this location is truly necessary and that no reasonable alternative exists.

For these reasons, I respectfully ask the Manatee County Planning Commission and the Board of County Commissioners to deny this application and protect the residents, natural resources, property values, and quality of life in the Spencer Parrish Road and State Road 62 community.



Public Comment

Manatee County Government

Submitted On:
Aug 6, 2026, 05:36PM EDT

Full Name	First Name: Amanda Last Name: Coker
Email	
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	Cell tower plan near Spencer Parrish and 62
Comment	As a mother of two special needs children and another one attending the new school down the road NRCA- I STRONGLY oppose the build of this cell tower. My children suffer from many health issues that can be directly impacted by this. We purchased our home away from these with intent, and this puts our health at risk, and also our investment. Putting this anywhere near a school is also a terrible and very negligent idea and sets the county up for potential law suits for harm to children.



Public Comment

Manatee County Government

Submitted On:
Aug 6, 2026, 07:55PM EDT

Full Name	First Name: Norman Last Name: Hall
Email	mr.normanwhall@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Cell Tower
Comment	No to the cell tower.



Public Comment

Manatee County Government

Submitted On:
Aug 6, 2026, 07:56PM EDT

Full Name	First Name: Janette Last Name: Hall
Email	
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Cell Tower
Comment	Please do not build a cell tower near our neighborhood.



Public Comment

Manatee County Government

Submitted On:
Aug 6, 2026, 07:57PM EDT

Full Name	First Name: Sachiya Last Name: Ridore-Hall
Email	
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Cell Tower
Comment	This cell tower is unwanted. No to the cell tower.



Public Comment

Manatee County Government

Submitted On:
Aug 6, 2026, 08:33PM 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)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R2)
Comment	I don't want a cell tower.



Public Comment

Manatee County Government

Submitted On:
Aug 6, 2026, 09:00PM EDT

Full Name	First Name: Katy Last Name: Mangiaracina
Email	katy.dimenna7@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)
Comment	We don't want a cell tower



Public Comment

Manatee County Government

Submitted On:

Aug 6, 2026, 09:12PM EDT

Full Name	First Name: Milady Last Name: Montenegro
Email	miladymontenegro0@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 06, 2026
Topic/Agenda Item	PDMU-07-07-(2)(P)(R2) cell phone tower land use Crosswind Point and Crosswind Ranch Communities
Comment	Chairman and Commissioners, My name is Milady Montenegro, and I respectfully ask you to deny the proposed cell tower planned at the entrance to Crosswind Ranch and only a few hundred feet from the entrance to Crosswind Point. Our families chose these communities because they are welcoming residential neighborhoods—not industrial corridors. Placing a large cell tower at the front entrance of our neighborhoods would permanently alter the character of our community and create a negative first impression for every resident, visitor, and prospective homebuyer. This is more than a simple utility structure. It would become one of the first things people see when entering Crosswind Ranch and Crosswind Point. The visual impact would be significant and completely out of scale with the surrounding homes. Residents have invested hundreds of thousands of dollars in their properties with the expectation that thoughtful planning would protect the appearance and livability of our community. The issue is not whether wireless service is important—we all recognize that it is. The issue is whether this is the appropriate location. The applicant should be required to demonstrate that less intrusive alternatives have been thoroughly explored, including co-locating on an existing tower or selecting a site farther from the entrances to established residential neighborhoods. Approving this tower at one of the primary gateways into our communities places the burden of regional infrastructure on the residents of Crosswind Ranch and Crosswind Point while providing little consideration for the long-term impacts on our neighborhood character, aesthetics, and property values. As elected officials, you have the responsibility to ensure that growth is

balanced with protecting the quality of life of existing residents. Good planning means placing necessary infrastructure where it meets public needs while minimizing impacts on the people who live nearby.

On behalf of the many families who call Crosswind Ranch and Crosswind Point home, I respectfully ask you to deny this proposal in its current location or require that it be relocated to a site that is more compatible with the surrounding area.

Please help preserve the integrity, beauty, and welcoming character of our neighborhoods.

Thank you for your time and your consideration.



Public Comment

Manatee County Government

Submitted On:
Aug 6, 2026, 09:33PM EDT

Full Name	First Name: Sarah Last Name: Sproles
Email	skarem65@hotmail.com
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	Cell tower on Spencer Parrish Road
Comment	Completely opposed! Too close to houses! Should be in a more retail location



Public Comment

Manatee County Government

Submitted On:

Aug 6, 2026, 10:52PM EDT

Full Name	First Name: George Last Name: Holub
Email	coachholub@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 06, 2026
Topic/Agenda Item	Parrish Town Center
Comment	This Parrish Town Center project will significantly increase traffic and pose safety hazards to our children in our neighborhood. The situation is already concerning with illegal dump trucks using Spencer Parrish as a shortcut between SR-62 (Erie Rd) and CR-675 (Rutland Rd). Last week, one of these trucks ran me off the road. With the project, we can expect a surge in traffic seeking a shortcut to Rutland Rd via Oak Hill and Spencer Parrish. To mitigate this, we can implement a couple of measures. First, the county can install speed bumps along Oak Hill. Second, the shopping center developer should install gates at the Pioneer and Spencer Parrish entrances of our community. These gates should be funded and maintained by the developer, as we know they will likely break or be driven into. By having the developer cover the costs, we avoid passing them on to us. Another downside of the project is the increased water usage. Earlier this year, we experienced issues with our sprinklers not operating properly due to low water pressure from reclaimed water. Lastly, there's the concern of light and noise pollution. Most of us moved to Parrish seeking tranquility and peaceful evenings. I relish sitting on my lanai, listening to the birds and the cows mooing early in the morning. Parrish was once a farming community without large city shopping centers. Let them develop Neal's North River Ranch with a town center. We don't need one in our quieter part of town.



Public Comment

Manatee County Government

Submitted On:

Aug 7, 2026, 04:24AM EDT

Full Name	First Name: Frederic Last Name: Morales
Email	fdm_40@msn.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R)
Comment	My name is Frederic Morales, and I am a resident of the Crosswind Point community. I am submitting this comment to express significant concerns about the Parrish Town Center project and its impacts on roadway safety, traffic operations, and utility capacity. These concerns are heightened by the fact that the project received its initial approval approximately ten years ago, under assumptions that no longer reflect current conditions in Parrish. Traffic and Safety Concerns Over the past decade, Parrish has experienced substantial residential growth and evolving traffic patterns. Spencer Parrish is now frequently used as a connector between SR-62 (Erie Rd) and CR-675 (Rutland Rd), despite being designed as a residential collector road. Oak Hill faces similar pressures. These roads were not engineered to support increased cut-through traffic volumes, and their narrow lanes, limited shoulders, and close driveway spacing create inherent safety limitations. The addition of a major commercial center will predictably increase diversion traffic seeking the shortest route to Rutland Rd. This will result in higher peak-hour volumes, more conflict points at residential driveways, reduced sight distance, and increased exposure for pedestrians and cyclists—particularly children in our neighborhood. To mitigate these impacts, I request the following measures: Installation of speed humps or speed tables along Oak Hill to reduce operating speeds and discourage cut-through traffic. Installation of access-control gates at the Pioneer and Spencer Parrish entrances to Crosswind Point, funded and maintained by the developer. Gate systems are prone to mechanical failure and vehicular impact, and ongoing maintenance should not be passed on to homeowners when the increased traffic is a direct result of the project.

Utility and Reclaimed Water Capacity

Earlier this year, Crosswind Point experienced reduced reclaimed-water pressure that caused irrigation systems to malfunction. This indicates that the reclaimed-water distribution network is already operating near or at capacity during peak demand periods. A commercial development of this scale will introduce additional water demand through landscaping, cooling systems, and operational uses.

A current hydraulic analysis should be required to evaluate:

Existing reclaimed-water pressure and flow constraints

Additional demand generated by the Town Center

Necessary infrastructure upgrades to maintain reliable service for existing residents

Need for Updated Review

Because the project was approved a decade ago, the original traffic studies, utility analyses, and infrastructure assumptions are outdated. Parrish's rapid growth and changing conditions require a modernized review to ensure that the project aligns with today's realities rather than those of ten years ago.

Conclusion

The Parrish Town Center project presents measurable impacts to roadway safety, traffic operations, and utility capacity—impacts that were not fully anticipated at the time of its original approval. Updated analysis and targeted mitigation measures are necessary to protect the safety, infrastructure reliability, and quality of life in Crosswind Point.

I respectfully request that the county and the developer incorporate these updated considerations into the project review and approval process.



Public Comment

Manatee County Government

Submitted On:

Aug 7, 2026, 07:07AM EDT

Full Name	First Name: Monique Last Name: Emigh
Email	moniqueemigh@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind point PDMU-07-07(Z)(P)(R2)
Comment	Public Comment Opposing the Proposed Cell Tower Good evening, My name is Monique Emigh, and I am here today to respectfully ask that you deny the proposed cell tower in our neighborhood. As homeowners, we have invested heavily in this community. We pay substantial property taxes every year with the expectation that our elected officials will protect the safety, character, and quality of life of the neighborhoods we have worked so hard to build. You were elected by the people to represent our voices and to make decisions that reflect the best interests of the residents you serve. Tonight, we ask that you listen to those voices. This proposal is not simply about improving wireless service. It is about placing a large industrial structure in close proximity to our homes and a new school where children will learn and play. While there continues to be scientific debate regarding the long-term effects of radiofrequency emissions, many families have legitimate concerns about locating a cell tower so close to children and residential neighborhoods. When reasonable alternative locations may exist, we believe the County should err on the side of caution. The impact on property values is also a serious concern. Our homes are the largest financial investment most of us will ever make. The presence of a cell tower can negatively affect the desirability and marketability of nearby homes due to its visual impact and the concerns many prospective buyers have about living near this type of infrastructure. Homeowners should not be asked to bear the financial burden of a decision they did not support. Our neighborhood was chosen because it is a safe, family-oriented community. The addition of a cell tower so close to our homes and our new school is incompatible with that vision and will permanently change

the character of our community.

We understand the importance of reliable cellular service, and we are not opposed to technology or improved communications. We simply ask that this infrastructure be placed in a more appropriate location that does not disproportionately impact families, homeowners, and schoolchildren when other alternatives may be available.

Commissioners, your responsibility is to represent the people who elected you—not just the interests of applicants seeking approval. We ask that you stand with the residents who live here, pay taxes here, raise our families here, and have invested our futures in this community.

Please vote to deny this application or require that it be relocated to a more suitable site.

Thank you for your time, your service, and your consideration.



Public Comment

Manatee County Government

Submitted On:
Aug 7, 2026, 09:03AM EDT

Full Name	First Name: Cameron Last Name: Myers
Email	cbm457@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R
Comment	I do not want a cell tower directly behind my house. It will be an eye sore, health concern, and hurt property values, . Please find a different location.



Public Comment

Manatee County Government

Submitted On:

Aug 7, 2026, 11:20AM EDT

Full Name	First Name: Samira Last Name: Boschitsch
Email	boschitschs@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R2)
Comment	RE: Opposition to Proposed Cell Tower at the Entrance to Crosswind Ranch and Crosswind Point Dear Commissioners, My Name is Samira Boschitsch,I respectfully ask you to deny the proposed cell tower planned at the entrance to Crosswind Ranch and only a few hundred feet from the entrance to Crosswind Point. Our families chose these communities because they were designed and presented as welcoming residential neighborhoods—places where families could build homes, establish roots, and enjoy a thoughtfully planned community. Placing a large cell tower at the primary entrance to these neighborhoods would permanently change that character and create a negative first impression for residents, visitors, and prospective homebuyers. There is also a fundamental issue of when and how infrastructure such as this should be planned. Major infrastructure that can significantly affect the appearance and character of a residential community should be considered at the beginning of the planning and development process—not after homes have been built, sold, and occupied and families have invested their life savings based on the community they were promised and chose to call home. Had a large cell tower at the entrance been part of the original community plan, prospective homeowners would have had the opportunity to consider that information before deciding whether to purchase their homes. Instead, families purchased and invested here with the reasonable expectation that the residential character and thoughtfully designed entrances to these communities would be respected. It is deeply

concerning that a structure of this scale could now be introduced at such a prominent location after residents have made substantial financial and personal commitments to living here.

For many homeowners, purchasing a home represents a lifetime of work and savings. People did not simply purchase houses; they invested in a community, a neighborhood, and a quality of life. Planning decisions made after the fact should respect that investment.

The issue is not whether wireless service is important. We recognize that reliable wireless infrastructure is necessary. The issue is whether this particular location is appropriate.

Before approving a tower at the gateway to two established residential communities, the applicant should be required to demonstrate that less intrusive alternatives have been thoroughly explored. These should include co-location on existing towers or structures and alternative locations farther from residential entrances and homes.

This tower would be one of the first and most prominent things people see when entering Crosswind Ranch and Crosswind Point. Its visual impact would be significant and out of scale with the surrounding residential environment.

Approving it in this location would place the burden of regional infrastructure directly on the residents of these communities, with insufficient consideration for neighborhood character, aesthetics, quality of life, and the investments homeowners have already made.

As elected officials, you have an important responsibility to ensure that growth and infrastructure needs are balanced with protecting existing communities. Good planning should anticipate infrastructure needs before communities are built whenever reasonably possible—not fundamentally alter the entrance and character of a neighborhood after families have already invested their savings and built their lives there.

On behalf of the many families who call Crosswind Ranch and Crosswind Point home, I respectfully urge you to deny this proposal in its current location or require the applicant to relocate the tower to a site that is more compatible with the surrounding area.

Once a tower of this scale is constructed at the entrance to our neighborhoods, its impact cannot simply be undone. This decision will remain long after the application process is over.

Please stand with the residents who have invested not only their money, but their lives and futures in these communities.

Please help preserve the integrity, beauty, residential character, and

welcoming entrance of Crosswind Ranch and Crosswind Point.

Thank you for your time, consideration, and service to our community.

Respectfully

Samira Boschitsch



Public Comment

Manatee County Government

Submitted On:
Aug 7, 2026, 12:11PM EDT

Full Name	First Name: Victoria Last Name: Moench
Email	vernst4892@aol.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07
Comment	I don't want a cell tower



Public Comment

Manatee County Government

Submitted On:
Aug 8, 2026, 08:03AM EDT

Full Name	First Name: Karolyn Last Name: Knop
Email	free2bkari@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Cell tower
Comment	I understand cell phone towers are necessary and improve the quality of our county's cell service, but they typically are higher than the all the neighboring tree heights. For that reason, I am requesting that Manatee County Commissioners only approve if the cell tower is disguised (like a tree) or some other way to ensure it is not the first thing we all see looking out our windows and/or pulling out of our neighborhoods.



Public Comment

Manatee County Government

Submitted On:
Aug 8, 2026, 10:21AM EDT

Full Name	First Name: Kelsey Last Name: Wolken
Email	kwolken55@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Cell Tower
Comment	We do not want a cell tower this close to our homes!



Public Comment

Manatee County Government

Submitted On:
Aug 8, 2026, 11:14AM EDT

Full Name	First Name: Paige Last Name: Meehan
Email	pmeehan1289@gail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Cell Tower
Comment	I am opposed to the cell tower on Spencer Parrish. This is entirely too close to our homes and I do not want it affecting the health of our children. Please consider finding a new location.



Public Comment

Manatee County Government

Submitted On:
Aug 9, 2026, 03:49PM EDT

Full Name	First Name: Annette Last Name: Moinette
Email	amoinette@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07 (Z) ® (R
Comment	Votes for no cell tower and no road into our community connected to the shopping stores.



Public Comment

Manatee County Government

Submitted On:

Aug 9, 2026, 05:21PM EDT

Full Name	First Name: ERIK Last Name: Vaught
Email	evaught@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind point PDMU - 07-07 (z) (p)(r)
Comment	Mr. Chairman and Members of the Commission, Good evening. My name is Erik Vaught, and I am a resident of Crosswind Ranch. I am speaking tonight on behalf of my family, my neighbors, and the families over in Crosswind Point to urge you to vote no on this proposed cell tower at our neighborhood entrance. When we chose to buy homes here, we invested our hard-earned savings into a peaceful residential community where our families could feel safe, comfortable, and proud of where they live. Placing a massive, industrial cell tower directly at the primary threshold of Crosswind Ranch—just a couple hundred feet from Crosswind Point—ruins the welcoming character of our neighborhoods and creates an immediate visual blight. Furthermore, this proposed location sits right along the daily path used by our local school buses, walking routes, and neighborhood youth. Sticking heavy utility infrastructure right where our children walk, play, and wait for the school bus every morning is completely incompatible with a child-dense residential area. We also want to be very clear about the legal and financial reality of this decision. Pushing this tower through in a residential gateway—without requiring the applicant to prove they have exhausted all viable alternative non-residential sites—opens this decision up to serious legal scrutiny. Extensive case law, appraisal studies, and land-use litigation across the country repeatedly demonstrate that placing prominent industrial structures at subdivision entrances causes immediate, measurable diminution of property values for surrounding homeowners. Approving an incompatible conditional use without substantial evidence on the record—especially when less intrusive commercial or industrial locations exist—creates a clear basis for administrative appeals, judicial review, and potential legal challenges against arbitrary zoning actions.

Approving this site exposes local homeowners to real financial loss and exposes the board's decision to costly legal action.

We aren't saying cell service isn't important—we all use mobile devices and understand the need for reliable coverage. But location matters. The applicant has the legal burden to demonstrate that no less intrusive alternatives exist before imposing this burden on our front doorstep.

As our elected and appointed officials, your mandate is to protect community character, public safety, and the rights of existing property owners. We respectfully ask that you deny this permit in its current location or require the applicant to table this request until they can demonstrate a suitable location away from our neighborhood entrances, schools, and children.

Thank you for your time, your leadership, and your careful consideration of our community's future.



Public Comment

Manatee County Government

Submitted On:

Aug 10, 2026, 11:45AM EDT

Full Name	First Name: Finbar (Barry) Last Name: Valino
Email	valinof@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point – Proposed Cell Tower (PLN2406-0119)
Comment	I live in Crosswind Point, and I'll start with something that probably isn't going to make either side of this debate particularly happy. I don't really have a horse in this race. I'm not excited about having a cell tower near our neighborhood. I'm also not convinced it's going to irradiate us, destroy Crosswind Point, or suddenly make our homes worthless. I've spent quite a bit of time looking into it. I've looked at the development plans, the proposed location, the wetlands surrounding it, the distance from different parts of the neighborhood and the concerns people have raised. And frankly, some of the things I was initially concerned about don't concern me much anymore. But a few things still do. One of them is resale. And I'm not talking about somebody producing a study that says a cell tower decreases property values by exactly 4.7% or whatever number happens to support their argument. I'm talking about something much simpler. People. I've watched the reaction to this tower in our own neighborhood. Some people REALLY don't want it here. Some are concerned about health. Some think it's ugly. Some are worried about property values. Some simply don't like the idea of

looking up and seeing a cell tower near their home.

I don't necessarily agree with all of those concerns.

But here's the problem.

The person who eventually buys my house might.

That's what I think gets lost when we start debating whether someone's concern about a cell tower is scientifically justified.

Imagine someone looking for a home.

They come into Crosswind Point.

They love the neighborhood.

They walk through a house and love it.

Great kitchen. Great floor plan. Great backyard. Great schools. Nice community.

They're already imagining where the couch is going.

Then they walk outside.

They look up.

"Is that a cell tower?"

Yep.

"How close is that?"

And suddenly they're thinking about it.

Maybe they're worried about RF exposure.

Maybe they think it's ugly.

Maybe they've read something online about property values.

Maybe their spouse just doesn't like it.

Doesn't really matter.

Because they don't have to win an argument about cell towers.

They're the buyer.

They can get back in their car and go look at another house.

That's my concern.

I'm not claiming this tower WILL lower everyone's property values. I don't know that. Nobody knows that.

I'm wondering whether it could make some of our homes harder to sell.

There's a difference.

And after watching how strongly some of my own neighbors have reacted to merely hearing that a tower may be built nearby, I don't think it's unreasonable to assume that some future homebuyers might react exactly the same way.

Maybe it's 1 out of 100 buyers.

Maybe it's 1 out of 20.

Maybe it's 1 out of 5.

I have no idea.

But every buyer who says, "I love the house, but I don't want to live near that tower" just made the pool of potential buyers smaller.

That's worth considering.

I also think the Commission should pay attention to the things that can actually be controlled.

Keep as much of the mature vegetation around that site as possible. The area already has substantial natural screening. Don't bulldoze mature trees and then spend money planting little baby trees to replace the screening we already had.

I'd like confirmation of the final tower location and height, whether it will require lighting, and what the equipment compound will look like.

I'd also like more information about the backup generator.

The tower itself isn't going to make much noise. Generators and cooling equipment can. How loud will it be? Where will it sit? How often will it run for testing? What happens during an extended power outage when it may operate for hours or days?

Those are questions we can actually answer.

And that's really where I land on this whole thing.

I'm not asking the Planning Commission to deny the tower because people are afraid of it.

I'm also not comfortable saying, "There's nothing to worry about. Build it."

I'm asking them to look at the actual impact.

Not Facebook rumors.

Not worst-case scenarios.

Not assurances from somebody trying to get the project approved.

The actual impact.

If preserving another row of mature trees makes the tower substantially less noticeable, preserve the trees.

If moving equipment twenty feet reduces noise reaching the nearest homes, move it.

If better sound attenuation on the generator solves a potential problem, require it.

And if there are reasonable things that can be done to make this tower less noticeable to the people who live here now AND the people who may consider buying our homes someday, do them.

Because once that 150-foot tower goes up, we're not moving it twenty feet.

We're not putting the trees back.

We're not making it shorter.

We'll be living with the decisions being made now for a very long time.

So let's make the right ones while we still can.



Public Comment

Manatee County Government

Submitted On:
Aug 10, 2026, 07:22PM EDT

Full Name	First Name: Betul Last Name: Caton
Email	tulin_22@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(2)(P)(R)
Comment	I do not want a cell tower close or in my community.



Public Comment

Manatee County Government

Submitted On:

Aug 10, 2026, 09:39PM EDT

Full Name	First Name: Eugenie Last Name: Strawderman
Email	eugenie.strawderman@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Proposed Cell Tower corner SR62
Comment	I am writing to express my opposition to the proposed cell phone tower next to our residential community Crosswind Point on the corner of SR62. While I understand the need for reliable cellular service, I do not believe a large cell phone tower belongs this close to established homes. I am concerned about the visual impact, potential effects on property values, and the negative effects of being near a cell phone tower. Respectfully ask the Planning Commission to consider alternative locations farther from residential communities and to deny the proposed location. Thank you for considering the concerns of the families and homeowners who will be directly affected.



Public Comment

Manatee County Government

Submitted On:

Aug 10, 2026, 09:42PM EDT

Full Name	First Name: Adam Last Name: Strawderman
Email	strawderman.adam@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Proposed Cell Phone Tower on corn of SR64
Comment	I respectfully ask the Planning Commission to reconsider the proposed cell phone tower near our community Crosswind point. A structure of this size and visibility would have a lasting impact on the surrounding homes and the residential character of the area. We understand the importance of improving cellular service, but believe there are more appropriate locations that would accomplish this without placing such a large structure directly next to a neighborhood. Please consider the long-term impact on nearby residents and explore alternative locations. Thank you.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 12:51PM EDT

Full Name	First Name: Raymme Last Name: Wohlwend
Email	raymmewohlwend@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 11, 2026
Topic/Agenda Item	Crosswinds Cell Tower
Comment	I don't want the Cellar Tower.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 01:14PM EDT

Full Name	First Name: Raymme Last Name: Wohlwend
Email	raymmewohlwend@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point Cellular Tower
Comment	I don't have any cellular tower or any shopping malls built near or around my community. Please find another location or buy my house.



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 01:21PM EDT

Full Name	First Name: Diana Last Name: Jurema-morgan
Email	
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Parrish Town Center
Comment	Parrish Town Center - Public Comment for Aug 13 Hearing - Pioneer Drive Resident As a resident at 12578 Oak Hill Way, Parrish, FL 34219, adjacent to the proposed Parrish Town Center on Pioneer Drive, I am submitting public comment for the August 13th hearing. My primary concern is the *20-foot screening buffer gap on Pioneer Drive*. The Manatee County staff report itself lists this as "No" under compliance - it is not shown on the amended site plan. Staff warns this "may result in potential noise, light, or other impacts to the existing residential uses east of Pioneer Drive" - that is my home and my street. This is not a minor technicality. It is the only documented deficiency and it directly protects our homes from commercial buildings, parking lots, headlights and noise. I ask that the Commission require full compliance with the LDC screening buffer BEFORE any approval. Additional concerns I share with neighbors: - Confirm the 10pm-7am truck/delivery ban applies to ALL buildings facing Pioneer Drive, not just some. - Require a traffic study for Pioneer Drive NOW, not deferred to a future MSASA, as cut-through and service traffic is not detailed. - Resolve the stormwater pond ownership dispute risk in Condition E.20 before approval. The condition says the County "shall have no responsibility to resolve disputes" between FDOT and the owner, which leaves maintenance and flooding risk unresolved. Please enter this into the official record for Parrish Town Center. Thank you, Diana Jurema Morgan 12578 Oak Hill Way, Parrish, FL 34219



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 01:27PM EDT

Full Name	First Name: Lindsey Last Name: Pleninger
Email	lindsey.pleninger@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	Do not want a cell tower



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 01:38PM EDT

Full Name	First Name: Susan Last Name: Anderson
Email	sjanderson0102@comcast.met
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z) (P) (R2)
Comment	Cell phone tower next to neighborhoods. Health concerns along with negative affect on our home values. Pioneer Drive buffer gap The LDC requires a 20-foot screening bufferbetween the commercial parcels and Pioneer Drive. The report states plainly: * It's not shown on the amended site plan * Staff calls it out as non-compliant ("No" under compliance) * Staff's own words: this "may result in potential noise, light, or other impacts to the existing residential uses east of Pioneer Drive" — that's you. This isn't a minor technicality — it's the one clear, documented deficiency in the entire application, and it directly protects people in your position (noise, headlights, visual impact from commercial buildings/parking lots facing your homes). Related things worth raising alongside it: 1. The internal roadway near Pioneer Drive is also undetailed. Staff notes the road separating Commercial Parcels A-I, J, and K-M isn't shown with the same detail as Pioneer Drive itself — meaning traffic patterns, cut-through potential, and access points near your side of the property are unclear. Stormwater pond ownership dispute risk Condition E.20 explicitly states the County "shall have no responsibility to resolve disputes" between FDOT and the project owners over the shared stormwater pond. If drainage or flooding is a concern in your area, this unresolved ownership/maintenance question is worth flagging - disputes here could delay maintenance. 5. Potential for a gate in the neighborhood. Traffic on Pioneer Drive and internal community roads-Residents were concerned about the additional traffic on Pioneer Drive and in the residential community. They brought up the possibility of adding a gate to the road. Applicant Response: Kyle stated the residential roads are public and therefore, a gate cannot be added without a vacation of the right-of-way

and approval by the Board of County Commissioners. Our traffic engineer, Steven Henry, also stated that FDOT did not agree to a separate access point to SR 62.



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 01:52PM EDT

Full Name	First Name: Aimee Last Name: Stratford
Email	aimeestratford@hotmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	Regarding Parrish Town Center, there are many concerns of the homeowners living directly behind the proposed strip shopping center. There are also concerns for the entire community regarding privacy and safety. Although I understand that the roads in our community are publicly owned, a gate into the community at Pioneer Dr. would protect the community from unnecessary traffic and random citizens roaming around our neighborhood. Perhaps no entrance into the shopping center from SR62. Concerns: the Pioneer Drive buffer gap The LDC requires a 20-foot screening buffer between the commercial parcels and Pioneer Drive. The report states plainly: * It's not shown on the amended site plan * Staff calls it out as non-compliant ("No" under compliance) * Staff's own words: this "may result in potential noise, light, or other impacts to the existing residential uses east of Pioneer Drive" — that's you. This isn't a minor technicality — it's the one clear, documented deficiency in the entire application, and it directly protects people in your position (noise, headlights, visual impact from commercial buildings/parking lots facing your homes). Related things worth raising alongside it: 1. The internal roadway near Pioneer Drive is also undetailed. Staff notes the road separating Commercial Parcels A–I, J, and K–M isn't shown with the same detail as Pioneer Drive itself — meaning traffic patterns, cut-through potential, and access points near your side of the property are unclear. 2. Nighttime delivery restrictions (10pm–7am truck/loading ban) apply to buildings "adjacent to residential development" — ask commissioners to confirm this explicitly covers all buildings facing Pioneer Drive, not just

some.

3. Traffic on Pioneer Drive — the report doesn't detail expected traffic patterns on the internal road system near you, and full traffic safety analysis is deferred to a future application (MSASA). If Pioneer Drive will see increased cut-through or service traffic, that should be studied now, not later.

4. Stormwater pond ownership dispute risk

Condition E.20 explicitly states the County "shall have no responsibility to resolve disputes" between FDOT and the project owners over the shared stormwater pond. If drainage or flooding is a concern in your area, this unresolved ownership/maintenance question is worth flagging — disputes here could delay maintenance.

5. Potential for a gate in the neighborhood.

Traffic on Pioneer Drive and internal community roads- Residents were concerned about the additional traffic on Pioneer Drive and in the residential community. They brought up the possibility of adding a gate to the road. Applicant Response: Kyle stated the residential roads are public and therefore, a gate cannot be added without a vacation of the right-of-way and approval by the Board of County Commissioners. Our traffic engineer, Steven Henry, also stated that FDOT did not agree to a separate access point to SR 62.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 02:06PM EDT

Full Name	First Name: Sunshine Last Name: Lloyd
Email	sunnyvenable@icloud.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z) (P) (R2)
Comment	I do not want a cell tower



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 02:06PM EDT

Full Name	First Name: Julianna Last Name: Montesion
Email	foertschjulianna@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	I do not want a cell tower in my backyard!



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 02:26PM EDT

Full Name	First Name: Estif Last Name: Infante
Email	estif_infante@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind point PDMU 07-07(Z)(P)(R)
Comment	I don't want a cell tower



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 02:28PM EDT

Full Name	First Name: William Last Name: Staros
Email	wstaros@forzaedu.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind point development and cell tower
Comment	Pioneer Drive buffer gap The LDC requires a 20-foot screening bufferbetween the commercial parcels and Pioneer Drive. The report states plainly: * It's not shown on the amended site plan * Staff calls it out as non-compliant ("No" under compliance) * Staff's own words: this "may result in potential noise, light, or other impacts to the existing residential uses east of Pioneer Drive" — that's you. This isn't a minor technicality — it's the one clear, documented deficiency in the entire application, and it directly protects people in your position (noise, headlights, visual impact from commercial buildings/parking lots facing your homes). Related things worth raising alongside it: 1. The internal roadway near Pioneer Drive is also undetailed. Staff notes the road separating Commercial Parcels A–I, J, and K–M isn't shown with the same detail as Pioneer Drive itself — meaning traffic patterns, cut-through potential, and access points near your side of the property are unclear. 2. Nighttime delivery restrictions (10pm–7am truck/loading ban) apply to buildings "adjacent to residential development" — ask commissioners to confirm this explicitly covers all buildings facing Pioneer Drive, not just some. 3. Traffic on Pioneer Drive — the report doesn't detail expected traffic patterns on the internal road system near you, and full traffic safety analysis is deferred to a future application (MSASA). If Pioneer Drive will see increased cut-through or service traffic, that should be studied now, not later.

4. Stormwater pond ownership dispute risk
Condition E.20 explicitly states the County "shall have no responsibility to resolve disputes" between FDOT and the project owners over the shared stormwater pond. If drainage or flooding is a concern in your area, this unresolved ownership/maintenance question is worth flagging — disputes here could delay maintenance.

5. Potential for a gate in the neighborhood.

Traffic on Pioneer Drive and internal community roads- Residents were concerned about the additional traffic on Pioneer Drive and in the residential community. They brought up the possibility of adding a gate to the road. Applicant Response: Kyle stated the residential roads are public and therefore, a gate cannot be added without a vacation of the right-of-way and approval by the Board of County Commissioners. Our traffic engineer, Steven Henry, also stated that FDOT did not agree to a separate access point to SR 62.

As to the cell tower. I request that this tower be limited in height to no more than 150ft and designed as a pine tree to blend with the surrounding area.

It's the least than they can do.



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 03:11PM EDT

Full Name	First Name: Blake Last Name: Lloyd
Email	blakelloyd7261@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R)
Comment	I'm asking you to deny this siting. If it moves forward, condition it on the maximum practicable distance from existing residences with the fall zone entirely inside the parcel, per LDC Sec. 531.36, and require the applicant to show no existing structure could serve this coverage gap. Residents shouldn't absorb the cost of a location chosen for the developer's convenience.



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 03:12PM EDT

Full Name	First Name: Amber Last Name: Corrao
Email	amberpatrick941@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	Manatee County Board of County Commissioners: RE: Parrish Town PDMU-07-07(Z)(P)(R2) — Public Hearing August 13 Our household resides adjacent to this project and submits the following concerns, which we ask the Board to address as conditions of approval or grounds for continuance. 1. Cell tower siting within the project (our top concern) We object to the proposed cell tower's placement near the rear entrance to our community. Multiple peer-reviewed studies (e.g., Affuso, Cummings & Le, Journal of Real Estate Finance and Economics, 2018; Bond, The Appraisal Journal, 2007) document declines in nearby home values of up to 9.78% where a tower is visible from a property. Siting it at our neighborhood's entrance maximizes visibility for the greatest number of homes, compounding the impact across the entire neighborhood rather than a single lot. We ask the Board to require the applicant to demonstrate that no less-visible alternative site or co-location option was considered, and if approved, to require stealth/camouflage design and maximum setback and buffering. 2. Non-compliant Pioneer Drive buffer The Land Development Code requires a 20-foot screening buffer between the commercial parcels and Pioneer Drive. The staff report itself confirms this buffer is not shown on the amended site plan and marks it "No" under compliance. Staff's own analysis states this deficiency "may result in potential noise, light, or other impacts to the existing residential uses east of Pioneer Drive" — that is us. This is a clearly documented deficiency in the application and it exists specifically to protect adjacent residents from noise, headlight glare, and visual impact from commercial buildings and parking lots. We ask the Board to require full compliance with the 20-foot buffer before any approval, not as a post-approval condition. 3. Undetailed internal roadway near Pioneer Drive

The internal road separating Commercial Parcels A–I, J, and K–M is not shown with the same level of detail as Pioneer Drive itself. Traffic patterns, cut-through potential, and access points near our neighborhood remain unclear. We ask that this roadway be fully detailed and reviewed before approval.

4. Nighttime delivery restrictions

The 10pm–7am truck/loading restriction applies to buildings "adjacent to residential development." We ask the Board to confirm explicitly, on the record, that this restriction covers all buildings facing Pioneer Drive — not a subset.

5. Deferred traffic analysis

The report does not detail expected traffic patterns on the internal road system nearest our neighborhood, and full traffic safety analysis is deferred to a future MSASA application. If Pioneer Drive is expected to see increased cut-through or service traffic as a result of this project, that impact should be studied now, as part of this approval, not deferred to a later application.

6. Stormwater pond ownership risk

Condition E.20 states the County "shall have no responsibility to resolve disputes" between FDOT and the project owners over the shared stormwater pond. Given the flooding and drainage sensitivity in our area, we ask the Board to require a clear maintenance and dispute-resolution agreement between FDOT and the applicant be finalized before approval, not left open-ended.

7. Traffic mitigation / gate request

Residents have raised concerns about increased traffic on Pioneer Drive and internal community roads and have asked about a gate. We understand a gate cannot be added without vacation of the right-of-way and Board approval, and that FDOT did not agree to a separate access point to SR 62. Given that, we ask the Board to require the applicant to fund or install traffic-calming measures (signage, speed tables, turn restrictions) on Pioneer Drive as a condition of approval.

We appreciate the Board's attention to these documented deficiencies and ask that approval, if granted, be conditioned on resolving each of them.

Amber Corrao
7623 Twin Leaf Ter
Parrish, FL 34219
8/11/26



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 03:30PM EDT

Full Name	First Name: Paula Last Name: Riggi
Email	riggipaula@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	The crosswind point and ranch neighborhoods were designated as a “village.” A cell tower adjacent to the ranch entrance and homes is against the village designation, a detriment to our health, and negatively impacts our home values. Please do not let a cell tower be constructed in this location.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 03:41PM EDT

Full Name	First Name: Betul Last Name: Beckham
Email	betul4reel@hotmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(2)(P)(R2)
Comment	I do not want a cell tower near my home.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 03:43PM EDT

Full Name	First Name: Betul Last Name: Caton
Email	betulbeckham1@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(2)(P)(R2)
Comment	I do not want a cell tower near my house or community.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 03:47PM EDT

Full Name	First Name: Jonathan Last Name: Beckham
Email	jonbeck86@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(2)(P)(R2)
Comment	I do not want a cell tower near my house or community.



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 12:51PM EDT

Full Name	First Name: Hayley Last Name: Mondres
Email	hayley.grinder@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R)
Comment	I do not want a cell tower built where they are proposing. What a hideous/unsafe idea. It will be near a school and a neighborhood designed for families with children. NO, terrible idea.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 11:51AM EDT

Full Name	First Name: Tanya Last Name: Humphrey
Email	tghumphrey@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PMDU-07-07 (z) (p) (r)
Comment	The cell tower being proposed will be visible from our yard. This could affect home values. I'm also not convinced there are no health risks to a cell tower. I don't want a cell tower that close to our home.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 11:43AM EDT

Full Name	First Name: Krystal Last Name: Beckwith
Email	lil_angel_2_be@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R2)
Comment	I do not want a cell tower! It brings down the value of our homes there! They aren't safe either!



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 10:06AM EDT

Full Name	First Name: Felipe Last Name: Santos
Email	fsantos1515@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Whether you believe the health scares or not, this is a reminder that today is youCrosswind Point/ Agenda number PDMU-07-07(Z)(P)(R2)
Comment	I am against the cell tower plans!



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 10:09AM EDT

Full Name	First Name: Aimee Last Name: Stratford
Email	aimeestratford@hotmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	I am strongly opposed a cell tower at the corner of SR62 and Spencer Parrish Road or in any other proximity to Crosswind Point community. Not only is it a serious health risk, but it will devalue my home. There is plenty of undeveloped land nearby and/or a more commercial area.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 10:15AM EDT

Full Name	First Name: Laura Last Name: Palisi
Email	palisi.laurac@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R2)
Comment	I don't want a cell tower



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 10:17AM EDT

Full Name	First Name: Taryn Last Name: Jones
Email	tkis1129@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07-(Z)(P)(R)
Comment	The cell tower will lower the value of our homes and could cause cancer. We don't want it



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 10:18AM EDT

Full Name	First Name: Paul Last Name: Jones
Email	paul2086@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R2)
Comment	We do not want the cell tower built



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 10:26AM EDT

Full Name	First Name: Angela Last Name: Grinias
Email	angela.grinias@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 11, 2026
Topic/Agenda Item	Cell tower
Comment	No to tower



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 10:38AM EDT

Full Name	First Name: Jacqueline Last Name: Rodonis
Email	jackie4888@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind point/Cell Tower
Comment	Not wanting the cell tower, health concerns and home values will decrease in the area.



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 10:39AM EDT

Full Name	First Name: Jeffrey Last Name: Tremarco
Email	arlenasellsfl@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Cell tower
Comment	Crosswind point does not need a cell tower. The disruption of wetland and surrounding environmental factors will result in a negative impact. Our home values will decrease as well as likelihood of selling at average days on market. Why would we put a cell tower next to a residential community? Why not on a vacant parcel further east ? As a homeowner less than .5 miles away I am strongly against the installation of the proposed cell tower.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 10:57AM EDT

Full Name	First Name: Melinda Last Name: boss
Email	melindamboss@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Pdmu-07-07(z)(p)(r2)
Comment	I do not want a cell tower located there, as there are many better options that are further in proximity from the general public and less visually impactful to the houses in the surrounding area



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 11:14AM EDT

Full Name	First Name: Jake Last Name: Bonilla
Email	jakemaury0826@hotmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z) (P) (R
Comment	I do not want a cell tower



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 11:30AM EDT

Full Name	First Name: Katherin Last Name: Bonilla
Email	kathe0608-35@hotmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 11, 2026
Topic/Agenda Item	Cell tower
Comment	I don't want a cell tower.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 09:58AM EDT

Full Name	First Name: Todgerel Last Name: Sukhbaatar
Email	todoo0522@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Cell tower Crosswind Point PDMU-07-07(Z)(P)(R2)
Comment	it's an eyesore and there's the potential for noise and other issues. I just don't think it's worth putting something like that right next to our house.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 09:57AM EDT

Full Name	First Name: Ryan Last Name: Commerford
Email	rtcommerford@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R2)
Comment	I don't want a cell tower, hurts Resale value. - One 2018 study found homes within about 0.45 miles of a visible wireless tower had an average estimated value reduction of 2.46%, with effects as high as 9.78% for some homes. You are hurting our assets. It's an eyesore. Potential noise.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 09:51AM EDT

Full Name	First Name: Brianna Last Name: Roskamp
Email	blroskamp1@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 12, 2026
Topic/Agenda Item	Cell tower in crosswind Point neighborhood
Comment	I am not comfortable with a cell tower being placed in or near Crosswind Point neighborhood in Parrish. Studies have not proven that there are no harmful health effects of these towers. There is plenty of land that it should not need to be placed here.



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 09:39AM EDT

Full Name	First Name: Jordyn Last Name: Icardi
Email	mauerj0812@gmail.ckm
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	As a resident of crosswind point I am voicing my concern along with many other members of our community that we do not want a cell phone tower along side our community. There are hundreds of children who live here and Parrish charter school nearby which will impact the health of our children. Not only that but the value of our homes will decrease. As members of this board we kindly ask that you take the residents into consideration and how this will impact us. There is plenty of land in Parrish that this can be built so that it does not need to be located in a community. The developer says that it will be covered by trees but once 62 and Spencer Parrish are widened it will not and will be a complete eye sore. Please do not allow this to go through and decline this.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 09:39AM EDT

Full Name	First Name: Brennan Last Name: Palisi
Email	bpalisi@stetson.edu
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R2)
Comment	Do not want a cell tower so close to community. Look to relocate the cell tower to a different location.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 09:09AM EDT

Full Name	First Name: Christina Last Name: Dacey
Email	cmdacey@verizon.net
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind point cell tower
Comment	I do not want a cell tower so close to my community



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 09:04AM EDT

Full Name	First Name: Shannon Last Name: Colacci
Email	
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind point cell tower
Comment	We do not want a cell tower that close in proximity to our home.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 08:56AM EDT

Full Name	First Name: Rhonda Last Name: Daeumer
Email	daeumerr@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	agenda number PDMU-07-07(Z)(P)(R2)
Comment	I do not want a cell tower to be placed close to the corner of Spencer Parrish and SR62. Thank you.



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 08:52AM EDT

Full Name	First Name: Holly Last Name: Cumberland
Email	hcumberland@hotmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Cell tower Crosswind Point
Comment	No cell tower in our neighborhood. Please consider another location, away from homes and families. Our personal reason for requesting the cell tower not be placed at this location is aesthetic and noise pollution. We do recognize the need for a tower near the location; however, we do request another location further from existing homes and communities be used. Thank you.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 08:45AM EDT

Full Name	First Name: Ashley Last Name: Hohmeister
Email	nicholehohmeister@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R)
Comment	I do NOT want a cell tower



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 08:41AM EDT

Full Name	First Name: Carly Last Name: Brown
Email	bcarly08@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R2)
Comment	I do not want a cell tower due to their possible cause of health issues and the eye sore it will cause.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 08:37AM EDT

Full Name	First Name: Amanda Last Name: Bombich
Email	abombich@comcast.net
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Cell Tower Spencer Parrish & Rt 62
Comment	I am concerned for my family's health being so close to a cell tower. There are plenty of other areas that us nir so close to residential areas



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 08:34AM EDT

Full Name	First Name: Alexandra Last Name: Ricketts
Email	ali.ricketts16@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	I don't want a cell tower.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 08:25AM EDT

Full Name	First Name: Lindsay Last Name: Marcello
Email	lindsayzupan89@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	I don't want a cell tower



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 08:23AM EDT

Full Name	First Name: Frank Last Name: Sandoval
Email	fsandoval8@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R2)
Comment	I don't want a cell tower so close to Crosswind Point development.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 08:20AM EDT

Full Name	First Name: Cassie Last Name: Bartoline
Email	cepp919@hotmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind point/ranch PDMU-07-07(Z)(P)(U)(R
Comment	WE DON'T WANT A CELL TOWER!!



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 08:16AM EDT

Full Name	First Name: Janelle Last Name: Morese
Email	themoresefamily@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	I strongly oppose the proposed cell tower being placed so close to established residential homes. This is a residential community, not an appropriate location for a large telecommunications structure. Residents should not have to accept the potential impacts on property values, views, noise, and the overall character of the neighborhood simply because this location is convenient for the tower company. There are more suitable locations that would provide coverage without placing a large tower directly next to people's homes. Please reconsider this location and prioritize the safety, quality of life, and concerns of the residents who already live here.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 08:16AM EDT

Full Name	First Name: Tanya Last Name: Mack
Email	tanimack1@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R2)
Comment	I DO NOT WANT A CELL TOWER!



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 08:13AM EDT

Full Name	First Name: Stacy Last Name: Earp
Email	slearp11@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(2)(P)(R)
Comment	I do NOT want a cell phone tower near residential homes in the Crosswind Point neighborhood.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 08:13AM EDT

Full Name	First Name: Melissa Last Name: Mango
Email	thebarkasy@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point
Comment	NO CELL TOWER



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 08:08AM EDT

Full Name	First Name: Brian Last Name: Cozzie
Email	bncozzie@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point (PTC and Cell Tower)
Comment	Good morning, I'll give more details on PTC concerns (something I want but want done right) after my statement in the cell tower. I personally don't believe in the "health affects" of the cell tower, I don't think it causes cancer, but millions of people do and because of that it will impact our home values tremendously. We purchased a big house because we had multiple foster care children, now when they all eventually grow and go to move out, we will be losing out on our home overall value because people in the United States think you will grow a second head if they grow up near a cell tower. Moving onto the PTC We want the pond, but we don't want the mosquitos. Please enforce some sort of water aeration device in the pond to keep the water moving and reduce mosquitos: The Pioneer Drive buffer gap The LDC requires a 20-foot screening bufferbetween the commercial parcels and Pioneer Drive. The report states plainly: * It's not shown on the amended site plan * Staff calls it out as non-compliant ("No" under compliance) * Staff's own words: this "may result in potential noise, light, or other impacts to the existing residential uses east of Pioneer Drive" — that's you. This isn't a minor technicality — it's the one clear, documented deficiency in the entire application, and it directly protects people in your position (noise, headlights, visual impact from commercial buildings/parking lots facing your homes). Related things worth raising alongside it:

1. The internal roadway near Pioneer Drive is also undetailed. Staff notes the road separating Commercial Parcels A–I, J, and K–M isn't shown with the same detail as Pioneer Drive itself — meaning traffic patterns, cut-through potential, and access points near your side of the property are unclear.

2. Nighttime delivery restrictions (10pm–7am truck/loading ban) apply to buildings "adjacent to residential development" — ask commissioners to confirm this explicitly covers all buildings facing Pioneer Drive, not just some.

3. Traffic on Pioneer Drive — the report doesn't detail expected traffic patterns on the internal road system near you, and full traffic safety analysis is deferred to a future application (MSASA). If Pioneer Drive will see increased cut-through or service traffic, that should be studied now, not later.

4. Stormwater pond ownership dispute risk

Condition E.20 explicitly states the County "shall have no responsibility to resolve disputes" between FDOT and the project owners over the shared stormwater pond. If drainage or flooding is a concern in your area, this unresolved ownership/maintenance question is worth flagging — disputes here could delay maintenance.

5. Potential for a gate in the neighborhood.

Traffic on Pioneer Drive and internal community roads- Residents were concerned about the additional traffic on Pioneer Drive and in the residential community. They brought up the possibility of adding a gate to the road. Applicant Response: Kyle stated the residential roads are public and therefore, a gate cannot be added without a vacation of the right-of-way and approval by the Board of County Commissioners. Our traffic engineer, Steven Henry, also stated that FDOT did not agree to a separate access point to SR 62.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 08:12AM EDT

Full Name	First Name: Jacob Last Name: Watson
Email	jacobnormand9@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Cell Phone Tower PDMU-07-07(Z)(P)(R2)
Comment	I do not want a cellphone tower.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 08:19AM EDT

Full Name	First Name: Amber Last Name: Kisicki
Email	amberkisicki@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU 07-07 (Z)(P)(R)
Comment	I don't want a cell tower.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 08:05AM EDT

Full Name	First Name: Melissa Last Name: Hause
Email	melissachause@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R)
Comment	I dont want a cell tower near my house.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 08:04AM EDT

Full Name	First Name: Danielle Last Name: Mungovan
Email	dlipton93@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z) (P) (R2)
Comment	We are against the installation of a cell tower near our homes!!



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 07:59AM EDT

Full Name	First Name: Frederic Last Name: Morales
Email	mytmo51@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R2)
Comment	My name is Frederic Morales, and I am a resident of the Crosswind Point community. I am submitting this comment to express significant concerns about the Parrish Town Center project and its impacts on roadway safety, traffic operations, and utility capacity. These concerns are heightened by the fact that the project received its initial approval approximately ten years ago, under assumptions that no longer reflect current conditions in Parrish. Traffic and Safety Concerns Over the past decade, Parrish has experienced substantial residential growth and evolving traffic patterns. Spencer Parrish is now frequently used as a connector between SR 62 (Erie Rd) and CR 675 (Rutland Rd), despite being designed as a residential collector road. Oak Hill faces similar pressures. These roads were not engineered to support increased cut through traffic volumes, and their narrow lanes, limited shoulders, and close driveway spacing create inherent safety limitations. The addition of a major commercial center will predictably increase diversion traffic seeking the shortest route to Rutland Rd. This will result in higher peak hour volumes, more conflict points at residential driveways, reduced sight distance, and increased exposure for pedestrians and cyclists—particularly children in our neighborhood. To mitigate these impacts, I request the following measures: Installation of speed humps or speed tables along Oak Hill to reduce operating speeds and discourage cut through traffic. Installation of access control gates at the Pioneer and Spencer Parrish entrances to Crosswind Point, funded and maintained by the developer. Gate systems are prone to mechanical failure and vehicular impact, and ongoing maintenance should not be passed on to homeowners when the increased traffic is a direct result of the project. Utility and Reclaimed Water Capacity Earlier this year, Crosswind Point experienced reduced reclaimed water pressure that caused irrigation systems to malfunction. This indicates that the reclaimed water distribution network is already operating near or at capacity during peak demand periods. A commercial development of this scale will introduce additional water demand through landscaping, cooling systems, and operational uses. A current hydraulic analysis should be required to evaluate: Existing reclaimed water pressure and flow constraints Additional demand generated by the Town Center Necessary

infrastructure upgrades to maintain reliable service for existing residents. Need for Updated Review Because the project was approved a decade ago, the original traffic studies, utility analyses, and infrastructure assumptions are outdated. Parrish's rapid growth and changing conditions require a modernized review to ensure that the project aligns with today's realities rather than those of ten years ago.

Conclusion The Parrish Town Center project presents measurable impacts to roadway safety, traffic operations, and utility capacity—impacts that were not fully anticipated at the time of its original approval. Updated analysis and targeted mitigation measures are necessary to protect the safety, infrastructure reliability, and quality of life in Crosswind Point. I respectfully request that the county and the developer incorporate these updated considerations into the project review and approval process.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 07:55AM EDT

Full Name	First Name: Maureen Last Name: Melone
Email	511maur511@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	I certainly do not want a cell tower!



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 07:55AM EDT

Full Name	First Name: Adrian Last Name: Vidal nunez
Email	adrian16vn@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07–07(Z)(P)(R2)
Comment	I don't want a cell tower



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 07:55AM EDT

Full Name	First Name: Frederic Last Name: Morales
Email	fdm_40@msn.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R2)
Comment	I do not want a cell tower in my neighborhood.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 07:53AM EDT

Full Name	First Name: Dolores Last Name: Valdez
Email	valdezdolores74@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R2)
Comment	I do not want a cell tower.



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 07:44AM EDT

Full Name	First Name: Shane Last Name: Earp
Email	searp400@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	To Whom It May Concern: I am writing to formally oppose the proposed wireless communications tower near the intersection of State Road 62 and Spencer Parrish Road in Parrish, Florida. I understand the importance of reliable wireless service and emergency communications, and I do not oppose the expansion of cellular infrastructure where appropriate. However, I believe this proposed location raises significant concerns because of its proximity to established residential communities. Many families have chosen to live in this area because of its rural character, open views, and residential environment. The construction of a large communications tower near homes could substantially alter the character of the surrounding area and affect residents' enjoyment of their properties. I respectfully request that Manatee County require the applicant to demonstrate why this location is necessary and whether reasonable alternatives have been fully evaluated, including co-location on existing towers, placement farther from residential neighborhoods, or use of other suitable sites. I am also requesting complete public disclosure regarding: * The proposed tower height and design; * The exact distance from nearby homes; * Lighting, landscaping, fencing, and access plans; * The proposed antenna equipment and operating frequencies; * Expected radiofrequency exposure levels at nearby residences; * An explanation of why this site was selected over alternative locations. Residents deserve clear information and a transparent review process before a project of this scale is approved.

If reasonable alternative locations exist that would reduce impacts on nearby homes, I respectfully ask the County to require relocation of the facility or deny the application until those alternatives are fully considered.

Thank you for your time and consideration. I respectfully request that this letter be included in the public record.

Sincerely,

Shane Earp
Crosswind Point Resident



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 07:42AM EDT

Full Name	First Name: Eleni Last Name: Counselman
Email	elenibontzos@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R)
Comment	I strongly oppose the proposed construction and installation of a telecommunications tower within our residential community. The proposed vertical infrastructure is incompatible with the existing residential land use and community character and raises significant concerns regarding visual impact, setbacks, adjacent property values, and overall land-use compatibility. I respectfully request that the County deny the proposed development and require the applicant to pursue a more appropriately zoned and sited location for this telecommunications facility.



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 07:40AM EDT

Full Name	First Name: Drew Last Name: Counselman
Email	drewcounselman@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R)
Comment	I strongly oppose the proposed construction and installation of a telecommunications tower within our residential community. The proposed vertical infrastructure is incompatible with the existing residential land use and community character and raises significant concerns regarding visual impact, setbacks, adjacent property values, and overall land-use compatibility. I respectfully request that the County deny the proposed development and require the applicant to pursue a more appropriately zoned and sited location for this telecommunications facility.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 04:00PM EDT

Full Name	First Name: Jodi Last Name: Scalzo
Email	louiejodi2001@aol.com
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	Cell tower across from crosswind ranch development
Comment	I am against the cell tower construction.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 04:06PM EDT

Full Name	First Name: Matthew Last Name: Smolen
Email	mbsmolen@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	For a multitude of reasons, We do not want a cell tower built in the area of SR 62 & Spencer Parrish Rd.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 04:08PM EDT

Full Name	First Name: Elizabeth Last Name: Wanous
Email	liz.wanous@icloud.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	I do not want a cell tower.



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 04:15PM EDT

Full Name	First Name: Cedrick Last Name: Lane
Email	cedrick.lane32@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z) (P)(R
Comment	It is extremely disheartening to consider a cell phone tower this close to a residential community as well as a school. Had we known plans of a cell phone tower this close by, we would not have chosen to purchase our home in this community. This will also affect our property values, as many other potential home owners will share the same perspectives. This cell phone tower should not be approved this close to a residential community, and I express my right to vote against it.



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 04:24PM EDT

Full Name	First Name: Zachary Last Name: Mondres
Email	zack.mondres@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z) (P) (R2)
Comment	To the Members of the Board: I am writing to express my strong concern regarding the proposed construction of a cell tower approximately 600 feet from our residential community. I understand the need for reliable cellular service and infrastructure. However, I believe the location of infrastructure such as this must be carefully considered when it is being placed in close proximity to established residential neighborhoods. In this case, I believe there are two significant concerns that deserve much greater consideration before this project is approved: the potential impact on surrounding property values and the uncertainty surrounding the long-term effects of continuous radio frequency exposure. Property Values Our neighborhood is relatively new, and many residents purchased their homes during the height of the recent housing market, when home prices and mortgage rates created substantial financial commitments for families. We are now entering a very different housing market. Home-price growth has cooled, buyers have become more selective, and many homeowners are already facing the possibility that their homes may not command the prices they once did. Adding a large telecommunications tower only approximately 600 feet from these homes introduces another potential disadvantage that homeowners have absolutely no control over. Research and real-estate studies have raised concerns about the effect that proximity to cell towers can have on residential desirability and property values. Even if there is disagreement over the exact percentage of value affected, the perception of a cell tower by

prospective buyers matters. A buyer who has a choice between two comparable homes may simply choose the home that does not have a telecommunications tower nearby.

For families whose homes represent their largest financial asset, even a modest reduction in marketability or value could mean tens of thousands of dollars.

Before approving this location, I respectfully ask the Board to require an independent analysis of the potential impact on surrounding residential property values and to seriously consider whether alternative locations farther from established neighborhoods are available.

Long-Term Health Concerns

My greater concern, however, is the uncertainty surrounding long-term exposure to radio frequency radiation.

I want to be clear that I am not claiming that science has established that living near a cell tower causes cancer. It has not.

But the absence of conclusive proof of harm is not the same thing as proving that there is zero long-term risk.

Radio frequency radiation is non-ionizing radiation, and federal health authorities generally state that current evidence has not established a causal relationship between wireless RF exposure and cancer in humans. At the same time, research into the long-term biological effects of radio frequency exposure continues.

The National Toxicology Program conducted extensive animal studies of radiofrequency radiation and reported evidence of certain tumors in exposed male rats. Researchers continue to study what, if anything, findings such as these mean for human exposure.

That uncertainty is precisely why I believe caution is appropriate when deciding whether to place this infrastructure only hundreds of feet from people's homes.

Residents did not purchase homes expecting that a telecommunications tower would later be constructed approximately 600 feet from where their children sleep, play, and grow up. Once this tower is constructed, residents could potentially live near it for decades.

If ten or twenty years from now our understanding of long-term RF exposure changes, the families living beside this tower cannot go back and change the decision being made today.

That is why I believe the burden should be on the applicant to

demonstrate not merely that this proposal meets minimum regulatory requirements, but that this particular location is necessary and that reasonable alternatives farther from residential communities have been thoroughly investigated.

I respectfully ask the Board to delay or deny approval of this location until:

Alternative sites farther from residential neighborhoods have been fully evaluated and presented publicly.

An independent property-value impact analysis has been conducted for homes surrounding the proposed site.

The applicant provides detailed information regarding the tower's antennas, frequencies, maximum transmission power, expected RF exposure levels at the nearest homes, and how those levels were calculated.

Residents are given clear information regarding what additional antennas, carriers, equipment, or increased transmission capacity could be added to this tower in the future without requiring another comparable public approval process.

The Board considers whether a greater setback from residential properties is feasible.

This is not an argument against cellular technology. It is an argument for responsible placement.

There is an enormous difference between saying that our community needs cellular infrastructure and saying that this particular tower must be located approximately 600 feet from an established residential neighborhood.

If another reasonable location exists that provides the necessary service while creating greater separation from homes, I believe the responsible choice is to pursue that alternative.

Once this tower is built, the decision may effectively be permanent. I therefore ask the Board to exercise caution and give substantial weight to the residents who will live with the consequences of this decision every day.

Thank you for considering the concerns of our community.



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 04:39PM EDT

Full Name	First Name: Douglas Last Name: Scharf
Email	dougscharf@comcast.net
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R2)
Comment	I oppose the construction of a cell phone tower on Spencer Parrish Road. The location is too close to a residential area, which poses health risks. In addition, a cell tower will negatively impact the environment and diminish the overall ascetic appeal of the surrounding neighborhood, thus decreasing property values.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 04:59PM EDT

Full Name	First Name: Markus Last Name: Robinson
Email	markus.s.robinson@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z) (P)(R2)
Comment	NO CELL TOWER



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 05:01PM EDT

Full Name	First Name: Jessica Last Name: Robinson
Email	sandoval.jm10@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	NO CELL TOWER!!!! THERE ARE SO MANY OTHER LOCATIONS THIS COULD BE PLACED... IN MY NEIGHBORHOOD IS NOT THE PLACE



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 05:02PM EDT

Full Name	First Name: Devin Last Name: Battle
Email	devinbattle14@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2) – Crosswind Point F.K.A. Parrish Plantation
Comment	I am a resident of the Crosswind Point community & I do not approve of the cell tower being built so close to my home.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 05:05PM EDT

Full Name	First Name: Lannie Last Name: Cozzie
Email	lanniecozzie@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z) (P) (R2)
Comment	I am opposed cell phone towers. We don't want them this close and understand they are needed but this close to our families is unacceptable and unnecessary.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 05:05PM EDT

Full Name	First Name: Norman Last Name: Hall
Email	mr.normanwhall@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2) – Crosswind Point F.K.A. Parrish Plantation
Comment	We do not want a cell tower near our home



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 05:07PM EDT

Full Name	First Name: Sachiya Last Name: Ridore-Hall
Email	sachiyaridore@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2) – Crosswind Point F.K.A. Parrish Plantation
Comment	I do not want a cell tower near our home



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 05:07PM EDT

Full Name	First Name: Annemarie Last Name: Merchant
Email	aferencz03@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R2)
Comment	Health concern for cell tower.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 05:08PM EDT

Full Name	First Name: Janette Last Name: Hall
Email	
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2) – Crosswind Point F.K.A. Parrish Plantation
Comment	No to the cell tower!



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 05:09PM EDT

Full Name	First Name: Norman Last Name: Hall Sr.
Email	
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2) – Crosswind Point F.K.A. Parrish Plantation
Comment	No to the cell phone tower



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 05:11PM EDT

Full Name	First Name: Samantha Last Name: Collett
Email	samanthacollett20@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z) (P) (R)
Comment	I have concerns about the cell tower in the proposed location. I think a better location would be up closer to the new hospitals to accommodate that large stationary cell presence that will be coming soon. There will be active cell needs 24/7.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 05:13PM EDT

Full Name	First Name: Caroline Last Name: Wensinger
Email	cewensinger@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	I don't want a cell tower to be constructed. Our neighborhood contains million dollar homes that will decrease in value from this construction.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 05:14PM EDT

Full Name	First Name: Mark Last Name: Heller
Email	mjheller11@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2) – Crosswind Point F.K.A. Parrish Plantation
Comment	My family is strongly against the tower construction. Far too close to our neighborhood



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 05:17PM EDT

Full Name	First Name: Eric Last Name: Porado
Email	eric.porado@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07 (Z) (P) (R2)
Comment	I do NOT want a cell tower this close to my home.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 05:18PM EDT

Full Name	First Name: Lina Last Name: Awi
Email	lawi77@outlook.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point- PDMU-07-07(Z)(P)(R2)
Comment	While I support the Parrish Town Center, I do have a few concerns. First and foremost, I strongly oppose the cell tower outside of our community. With that said, my greatest concern is the traffic and the impact it would have on our community and on Pioneer Drive. Particularly, Pioneer Drive buffer gap The LDC requires a 20-foot screening bufferbetween the commercial parcels and Pioneer Drive. The report states plainly: * It's not shown on the amended site plan * Staff calls it out as non-compliant ("No" under compliance) * Staff's own words: this "may result in potential noise, light, or other impacts to the existing residential uses east of Pioneer Drive" — that's you. This isn't a minor technicality — it's the one clear, documented deficiency in the entire application, and it directly protects people in your position (noise, headlights, visual impact from commercial buildings/parking lots facing your homes).



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 05:25PM EDT

Full Name	First Name: Amber Last Name: Chandler
Email	ambchandler1105@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 05:26PM EDT

Full Name	First Name: Jannett Last Name: Carey
Email	Michelleallison31@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(z)(P)(R2)
Comment	I don't want a cell tower



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 05:28PM EDT

Full Name	First Name: Amber Last Name: Chandler
Email	ambchandler1105@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	Impact on property values A large tower can negatively affect the appeal of nearby homes, particularly properties with direct views of the structure. Prospective buyers may be concerned about living immediately next to a large telecommunications structure. Even if the actual effect on values varies by location, the perception of a tower can make homes harder to market. Visual and aesthetic impact Towers can be extremely tall and visible from a large portion of the community. A tower can conflict with the residential character of the neighborhood, especially in areas designed around landscaping and uniform architecture. Lighting, fencing, equipment cabinets, and maintenance structures can further increase the visual impact. Residential land-use compatibility A tall telecommunications tower may be inconsistent with the intended character of a residential development. Residents can reasonably argue that commercial/utility infrastructure should be located in appropriate commercial, industrial, or utility corridors when feasible. Noise from supporting equipment The tower itself may be relatively quiet, but ground-level equipment, cooling fans, generators, and backup systems can produce noise. Generator testing and maintenance can be particularly disruptive if equipment is close to homes. Construction disruption Construction can mean heavy trucks, cranes, noise, dust, temporary road closures, and increased traffic. Depending on the location, construction could damage neighborhood roads or landscaping. Lightning and extreme-weather concerns A tall metal structure is inherently a prominent object during thunderstorms. In Florida, where lightning and severe weather are common, residents

can reasonably ask about the tower's lightning protection, grounding, wind-load design, and hurricane resistance.

This doesn't mean a properly engineered tower is inherently unsafe, but the design standards and emergency procedures should be scrutinized.

Potential tower failure

Extremely rare, but catastrophic structural failure is a legitimate planning concern.

Ask for the proposed fall-zone analysis and whether the entire tower and its components can remain within the property boundaries under applicable engineering standards.

Security concerns

Telecommunications sites typically require fencing and restricted access.

Equipment compounds can become targets for vandalism, theft, or unauthorized access.

Residents can ask how the site will be secured and monitored.

Emergency and evacuation access

The tower site shouldn't interfere with fire lanes, emergency access, drainage, roads, or evacuation routes.

In Florida, it's reasonable to ask how the site will be accessed and maintained during hurricanes and other emergencies.

Future expansion

One of the biggest concerns is that approval of the initial tower could lead to additional antennas, equipment cabinets, generators, lighting, or other infrastructure later.

Ask exactly what is being approved today and what modifications could occur without another neighborhood hearing.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 05:29PM EDT

Full Name	First Name: Rachel Last Name: DeLoach
Email	Rachelellison90@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R2)
Comment	I don't want a cell tower.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 05:31PM EDT

Full Name	First Name: Michelle Last Name: Russell
Email	mrussell63@icloud.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R)
Comment	I do not want a cell tower in Crosswind Point Spencer Parrish Rd and 62



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 05:32PM EDT

Full Name	First Name: Russell Last Name: Chandler
Email	russelljchandler@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2) – Crosswind Point F.K.A. Parrish Plantation
Comment	I am writing to express my concerns regarding the proposed installation of a cell tower in close proximity to our residential neighborhood. While I understand the importance of reliable cellular service and recognize that telecommunications infrastructure is necessary, I do not believe that placing a large telecommunications structure immediately adjacent to a residential community is the most appropriate location. My concerns include the following: 1. Impact on Property Values A large cell tower located near residential homes could negatively affect the desirability and marketability of surrounding properties. Even if the actual impact on property values varies, the presence of a large telecommunications structure immediately near homes is a legitimate concern for current homeowners and potential future buyers. 2. Visual Impact on the Community Our neighborhood was designed to provide a residential environment, and a large tower could significantly change the appearance and character of the surrounding area. A structure that may be hundreds of feet tall could be visible from numerous homes and common areas and would be difficult to screen completely with landscaping. 3. Compatibility With Residential Land Use I question whether a large telecommunications tower is compatible with the character and intended use of a residential community. I believe infrastructure of this size should, whenever reasonably possible, be located in less intrusive areas such as commercial properties, industrial areas, existing utility corridors, or locations where similar infrastructure already exists. 4. Availability of Alternative Locations Before approving this location, I believe the Board should require the applicant to demonstrate that alternative sites were seriously considered. If there are existing towers, commercial properties, utility

corridors, or other suitable locations that could provide the necessary coverage without placing the structure immediately next to residences, those alternatives should be thoroughly evaluated.

5. Noise and Equipment Concerns

Although the tower itself may not generate significant noise, the associated ground equipment, cooling systems, generators, and other infrastructure may. I would like to know what noise levels are expected and how frequently backup generators will operate or be tested.

6. Hurricane and Severe Weather Concerns

Given our location in Florida, hurricane resistance and severe-weather preparedness are particularly important. I believe the Board should require detailed documentation regarding the tower's structural design, wind-load requirements, lightning protection, grounding, and emergency procedures.

7. Tower Failure and Fall-Zone Concerns

Although structural failures are uncommon, the potential consequences of a tower collapse warrant consideration. I would like the applicant to provide a professional engineering analysis demonstrating the required fall zone and confirming that the tower and associated equipment can be safely contained within the designated property.

8. Construction and Traffic Disruption

Construction of a large tower could introduce heavy equipment, cranes, trucks, noise, dust, and additional traffic into or near the neighborhood. I would like the Board to consider how construction will affect residents, neighborhood roads, landscaping, and normal traffic patterns.

9. Security and Maintenance

The proposed facility will require ongoing access for maintenance and may include generators, electrical equipment, and other infrastructure. I would like clarification regarding fencing, security, lighting, maintenance access, and how unauthorized access will be prevented.

10. Future Expansion

I am also concerned about what could be added to the site after the initial tower is approved. Additional antennas, equipment cabinets, generators, lighting, or other telecommunications infrastructure could further increase the impact on nearby residents. The Board should clearly establish what future modifications would require additional review or approval.

11. Radio-Frequency Compliance

I believe residents should be provided with documentation demonstrating that the proposed facility will comply with all applicable FCC radio-frequency exposure requirements. Any analysis should account for the proposed antennas as well as existing

telecommunications equipment in the surrounding area.

12. Long-Term Responsibility and Removal

The Board should also consider what happens if the tower is no longer needed or the telecommunications company abandons the site. There should be a clear requirement identifying who is responsible for removing the structure and restoring the property, including an appropriate financial guarantee if permitted by law.

Request to the Board

Again, I want to emphasize that my concern is not with improving cellular service. My concern is where this infrastructure is being placed and the long-term effect that placing such a large structure near a residential community could have on homeowners.

Before approving the proposed location, I respectfully ask the Board to require the applicant to fully evaluate alternative locations, provide documentation addressing the concerns above, and demonstrate that this location is necessary and represents the least intrusive reasonable option.

Our community deserves consideration not only for the immediate need for telecommunications service, but also for the long-term safety, appearance, character, and property interests of the residents who live here.

Thank you for your consideration.



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 05:40PM 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)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2) Crosswind Point F.K.A. Parrish Plantation
Comment	I am a homeowner in the Crosswind Point community adjacent/connected to this commercial project proposal. I live just a few houses down from the Pioneer Drive entrance to this proposed commercial project. A few KEY CONCERNS I'm asking you to consider: 1. The internal roadway near Pioneer Drive is undetailed. Staff notes the road separating Commercial Parcels A–I, J, and K–M isn't shown with the same detail as Pioneer Drive itself — meaning traffic patterns, cut-through potential, and access points near the residential homes (near my property) are unclear. 2. Nighttime delivery restrictions (10pm–7am truck/loading ban) apply to buildings "adjacent to residential development" — please confirm this explicitly covers all buildings facing Pioneer Drive, not just some. 3. TRAFFIC VIA PIONEER DRIVE (and throughout Crosswind Point as Pioneer Drive connects through to Spencer Parrish Road via Oak Hill Way). I live on Oak Hill Way and since this is a public road, I'm very concerned about unwanted traffic cutting through Pioneer Drive, via Oak Hill Way to get to Spencer Parrish, then Rye Road, etc.. Even delivery trucks, etc. The report does NOT detail expected traffic patterns on the internal road system near me, and full traffic safety analysis is deferred to a FUTURE application (MSASA). If Pioneer Drive will see increased cut-through or service traffic, that should be studied NOW, not later. There are thousands of people moving into hundreds of homes off of SR 62 and Rye Road which will bring more traffic through our neighborhood to get to this commercial project. At the neighborhood meeting we brought up the possibility of adding a GATE to Pioneer Drive before it enters the residential homes and the applicant (Kyle) responded that the residential roads are public and therefore, a gate cannot be added without a vacation of the right-of-way and approval by the Board of County Commissioners. Their traffic

engineer, Steven Henry, also stated that FDOT did not agree to a separate access point to SR 62. Can you please consider the possibility of vacation of right-of-way and a gate?

4. Stormwater pond ownership dispute risk

Condition E.20 explicitly states the County "shall have no responsibility to resolve disputes" between FDOT and the project owners over the shared stormwater pond. Drainage and flooding is a concern in our area and this unresolved ownership/maintenance question is worth flagging — disputes here could delay maintenance.

5. The Pioneer Drive buffer gap -- the LDC requires a 20-foot screening buffer between the commercial parcels and Pioneer Drive. The report states plainly that it's not shown on the amended site plan. Staff calls it out as non-compliant ("No" under compliance). Staff's own words: this "may result in potential noise, light, or other impacts to the existing residential uses east of Pioneer Drive". This needs clarification and compliance as it directly protects people in our position (noise, headlights, visual impact from commercial buildings/parking lots facing our homes).

Thank you for your consideration of these points!

Rachael Zaleski



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 06:02PM EDT

Full Name	First Name: Gregory Last Name: Russell
Email	grussell62@icloud.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU07-07(Z)(P)(R)
Comment	We do not want a cell tower on Crosswind Ranch Spencer Parrish road. Could it not be put closer to the new hospitals going up in the area ?



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 06:15PM 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)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	I don't want a cell phone tower. There are not enough safety reports to indicate it's safe for people. Not to mention it's an eye sore that will bring down property values.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 06:16PM EDT

Full Name	First Name: Robert Last Name: Hunt
Email	rob@creativewebusa.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R)
Comment	I DO NOT WANT A CELL TOWER THERE



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 06:48PM EDT

Full Name	First Name: Michael Last Name: Korman
Email	kormanma29@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2) – Crosswind Point F.K.A. Parrish Plantation
Comment	I am writing to express my concerns regarding the proposed installation of a cell tower in close proximity to our residential neighborhood. While I understand the importance of reliable cellular service and recognize that telecommunications infrastructure is necessary, I do not believe that placing a large telecommunications structure immediately adjacent to a residential community is the most appropriate location. My concerns include the following: 1. Impact on Property Values A large cell tower located near residential homes could negatively affect the desirability and marketability of surrounding properties. Even if the actual impact on property values varies, the presence of a large telecommunications structure immediately near homes is a legitimate concern for current homeowners and potential future buyers. 2. Visual Impact on the Community Our neighborhood was designed to provide a residential environment, and a large tower could significantly change the appearance and character of the surrounding area. A structure that may be hundreds of feet tall could be visible from numerous homes and common areas and would be difficult to screen completely with landscaping. 3. Compatibility With Residential Land Use I question whether a large telecommunications tower is compatible with the character and intended use of a residential community. I believe infrastructure of this size should, whenever reasonably possible, be located in less intrusive areas such as commercial properties, industrial areas, existing utility corridors, or locations where similar infrastructure already exists. 4. Availability of Alternative Locations Before approving this location, I believe the Board should require the applicant to demonstrate that alternative sites were seriously considered. If there are existing towers, commercial properties, utility

corridors, or other suitable locations that could provide the necessary coverage without placing the structure immediately next to residences, those alternatives should be thoroughly evaluated.

5. Noise and Equipment Concerns

Although the tower itself may not generate significant noise, the associated ground equipment, cooling systems, generators, and other infrastructure may. I would like to know what noise levels are expected and how frequently backup generators will operate or be tested.

6. Hurricane and Severe Weather Concerns

Given our location in Florida, hurricane resistance and severe-weather preparedness are particularly important. I believe the Board should require detailed documentation regarding the tower's structural design, wind-load requirements, lightning protection, grounding, and emergency procedures.

7. Tower Failure and Fall-Zone Concerns

Although structural failures are uncommon, the potential consequences of a tower collapse warrant consideration. I would like the applicant to provide a professional engineering analysis demonstrating the required fall zone and confirming that the tower and associated equipment can be safely contained within the designated property.

8. Construction and Traffic Disruption

Construction of a large tower could introduce heavy equipment, cranes, trucks, noise, dust, and additional traffic into or near the neighborhood. I would like the Board to consider how construction will affect residents, neighborhood roads, landscaping, and normal traffic patterns.

9. Security and Maintenance

The proposed facility will require ongoing access for maintenance and may include generators, electrical equipment, and other infrastructure. I would like clarification regarding fencing, security, lighting, maintenance access, and how unauthorized access will be prevented.

10. Future Expansion

I am also concerned about what could be added to the site after the initial tower is approved. Additional antennas, equipment cabinets, generators, lighting, or other telecommunications infrastructure could further increase the impact on nearby residents. The Board should clearly establish what future modifications would require additional review or approval.

11. Radio-Frequency Compliance

I believe residents should be provided with documentation demonstrating that the proposed facility will comply with all applicable FCC radio-frequency exposure requirements. Any analysis should account for the proposed antennas as well as existing

telecommunications equipment in the surrounding area.

12. Long-Term Responsibility and Removal

The Board should also consider what happens if the tower is no longer needed or the telecommunications company abandons the site. There should be a clear requirement identifying who is responsible for removing the structure and restoring the property, including an appropriate financial guarantee if permitted by law.

Request to the Board

Again, I want to emphasize that my concern is not with improving cellular service. My concern is where this infrastructure is being placed and the long-term effect that placing such a large structure near a residential community could have on homeowners.

Before approving the proposed location, I respectfully ask the Board to require the applicant to fully evaluate alternative locations, provide documentation addressing the concerns above, and demonstrate that this location is necessary and represents the least intrusive reasonable option.

Our community deserves consideration not only for the immediate need for telecommunications service, but also for the long-term safety, appearance, character, and property interests of the residents who live here.



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 06:49PM EDT

Full Name	First Name: Michelle Last Name: Otterson Power
Email	michelleotterson@hotmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Cell tower on Spencer Parrish
Comment	I am opposed to the proposed cell tower because I have concerns about the potential long-term health effects of living in close proximity to telecommunications equipment, as well as the potential impact on our property values. I believe residents deserve to have these concerns taken seriously and that alternative locations should be thoroughly considered before placing a tower near homes.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 06:55PM EDT

Full Name	First Name: Leigh Anne Last Name: Dodds
Email	leighannedodds@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	I am opposed to the cell tower



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 07:05PM EDT

Full Name	First Name: Brittany Last Name: James
Email	brittany.kursel@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07
Comment	I don't want a cell tower. We need to figure out how to mitigate the increased traffic and avoid people using oak hill as a short cut.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 07:32PM EDT

Full Name	First Name: Abby Last Name: Eggers
Email	abbyeggers@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 12, 2026
Topic/Agenda Item	Crosswinds Ranch PDMU-07-07(Z)(P)(R2)
Comment	I don't want a cell tower



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 07:32PM EDT

Full Name	First Name: Alla Last Name: Garber
Email	agarber@optonline.net
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R)
Comment	I don't want a cell tower so close to our homes! Potential health hazard, eye sore and devalues property



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 07:37PM EDT

Full Name	First Name: Chris Last Name: Kemble
Email	kemble42@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R
Comment	I don't want a cell tower.



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 07:43PM EDT

Full Name	First Name: Ryan Last Name: Moench
Email	moench87@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(z)(p)(r2)
Comment	The community is united in our stance against the proposed cell tower. We are a community full of young children who none of us would have ever imagined raising them this close to a potential health risk. There are plenty of other places to put a tower that isn't so close to residential communities.



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 07:43PM EDT

Full Name	First Name: Amy Last Name: Dye
Email	amydye3038@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	Crosswind Point I strongly oppose the construction of a cell phone tower within our residential neighborhood. While reliable cellular service is important, commercial telecommunications infrastructure should be located away from established residential areas whenever reasonable alternatives are available. My primary concerns include the potential impact on property values, the visual appearance and character of our neighborhood, construction and maintenance traffic, noise from equipment or generators, and the tower's proximity to homes and families. I am also concerned about potential long-term health effects associated with continuous exposure to radiofrequency electromagnetic fields. Although cell towers are required to comply with federal RF exposure limits, residents may still have concerns about the long-term effects of living in close proximity to this infrastructure. These concerns deserve transparency and careful consideration, particularly when a tower is proposed near homes where families may live for many years. For these reasons, I respectfully request that the proposed cell phone tower be denied at this location and that an alternative site away from our residential neighborhood be selected.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 07:43PM EDT

Full Name	First Name: Josiah Last Name: Hartsell
Email	josiahmhartsell@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R2)
Comment	I don't want a cell tower



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 07:43PM EDT

Full Name	First Name: Melanie Last Name: Hartsell
Email	melaniereneehess@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R2)
Comment	I don't want a cell tower



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 07:45PM EDT

Full Name	First Name: Anastasia Last Name: Murphy
Email	teammurphy1518@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	I don't want a cell tower



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 07:46PM EDT

Full Name	First Name: Colleen Last Name: Kemble
Email	cakemble31@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswinds Point PDMU-07-07(Z)(P)(R
Comment	I don't want a cell tower.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 07:57PM EDT

Full Name	First Name: Lesley Last Name: Blunk
Email	lesleyblunk@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 12, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	As a resident in Crosswind Point neighborhood, my family and neighbors are in strong opposition to the cell tower that is proposed to be build near SR 62 and 301 for health, environmental, property value, and aesthetic reasons. Please consider a different location that will have less of a direct impact to residents.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 07:59PM EDT

Full Name	First Name: Anthony Last Name: Bartoline
Email	antbartoline@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z) (P)(R2)
Comment	I do NOT want a cell tower near our homes!



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 08:05PM EDT

Full Name	First Name: Denise Last Name: Allen
Email	dumpa1967@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	We do not want the cell tower near our home as it will bring down our home values, not to mention all the controversy and there are major health concerns.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 08:05PM EDT

Full Name	First Name: Deborah Last Name: Goth
Email	birdchick521@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Cell tower
Comment	Move the new cell tower to another place not sr62 and Spencer Parrish



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 08:14PM EDT

Full Name	First Name: Lorah Last Name: Pitcock
Email	lopitcoc@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	No CELL TOWER NEAR CROSSWIND RANCH
Comment	I would NEVER purchase a home near a cell tower. Serious health risks for everyone nearby.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 08:19PM EDT

Full Name	First Name: George Last Name: Maroulidakis
Email	vlahaki@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point Cell Tower
Comment	I DO NOT WANT A CELL TOWER. PLEASE DO NOT PUT IT UP. WE FEAR CANCER



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 08:21PM EDT

Full Name	First Name: Sean Last Name: Langan
Email	jenniferlangan811@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R
Comment	Completely against a cell phone tower being this close to not only my child's home but also his school. Will obtain legal counsel if necessary.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 08:22PM EDT

Full Name	First Name: Elizabeth Last Name: Lopez
Email	lizlopez1226@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	I don't want a cell tower near my home or community



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 08:27PM EDT

Full Name	First Name: Jennifer Last Name: Langan
Email	jenniferlangan811@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R
Comment	Absolutely Against a cell phone tower next to not only our child's school and our home. Will obtain legal council if necessary.



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 08:34PM EDT

Full Name	First Name: Sean Last Name: Langan
Email	sean.langan1776@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R2)
Comment	COMPLETELY AGAINST A CELL PHONE TOWER IN CLOSE PROXIMITY TO MY CHILDS ELEMENTARY SCHOOL AND OUR HOME. WILL SEEK LEGAL COUNSEL IF NECESSARY.



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 08:36PM EDT

Full Name	First Name: Michael Last Name: Dye
Email	Mwdye85@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2) – Crosswind Point F.K.A. Parrish Plantation
Comment	Public Comment: PLN2406-0119 – Crosswind Point PWSF Hello Commissioners, My name is Michael Dye. I live at 7447 Rhubarb Dr in Crosswind Point, directly adjacent to this project site at SR 62 and US 301. Several of my neighbors share these concerns as well. We bought our homes under the original PDMU-07-07(P)(R) approval, which did not include a cell tower. This application adds one for the first time, alongside a 50 percent increase in commercial square footage, from 116,100 to 174,000 square feet. That's a significant added burden on the neighborhood right next to us. Before approving the PWSF, I'd ask the Commission to require the applicant to address: 1. Setback and visibility – exact distance to the nearest residential lot line, and whether it will be visible from homes and common areas. 2. Alternative siting – has colocation on an existing structure, or placement deeper into the commercial parcel, been seriously evaluated? 3. Property values – proximity of large telecom infrastructure to homes is a documented concern for buyers and owners alike. 4. Fall zone and structural safety – an engineering analysis confirming the tower can be safely contained on-site, especially given Florida's hurricane exposure. 5. Future expansion – what additional equipment could be added later, and what would require further review. We're not opposed to reasonable commercial growth here. We're asking that this facility be sited and reviewed with the adjacent residential community in mind, not treated as an afterthought. Thank you for your time.

Michael Dye
7447 Rhubarb Dr
Parrish, FL 34219



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 09:00PM EDT

Full Name	First Name: Michael Last Name: Beckwith
Email	bigmyke71@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	I don't want the cell tower for health and for property value reasons.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 09:01PM EDT

Full Name	First Name: Kaylene Last Name: Reasoner
Email	kaylene.reasoner@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	I do not want a cell tower next to my property!



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 09:40PM EDT

Full Name	First Name: D Last Name: Scarafile
Email	deenoaub@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	No cell tower
Comment	



Public Comment

Manatee County Government

Submitted On:

Aug 11, 2026, 09:47PM EDT

Full Name	First Name: Christopher Last Name: Anastasia
Email	christopher_anastasia2307@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU -07-07(z)(p)
Comment	I do not want a cell tower on the corner of 62 and Spencer Parrish. I might regret this later as there will be 100 more Facebook post about how no one has any reception. However there are better places for it. I actually think we should require everyone to have landlines with rotary phones. Please put that on next agenda. All seriousness that location could be pushed closer to 301 or farther down 62. We don't need it near many major neighborhoods. However if you did put it up I can call you on my cell phone.



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 09:57PM EDT

Full Name	First Name: Maica Jillian Last Name: Calderon
Email	jilliancal8@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R)
Comment	I don't want the cell tower by the house



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 10:35PM EDT

Full Name	First Name: Guillermo Last Name: Gonzalez
Email	guigonpe@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	agenda number PDMU-07-07(Z)(P)(R2)
Comment	No objection with cell phone tower proposal



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 10:46PM EDT

Full Name	First Name: Elaina Last Name: Hatch
Email	getback_2me@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R2)
Comment	I do not want a cell tower near crosswind ranch



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 10:47PM EDT

Full Name	First Name: Curtis Last Name: Hatch
Email	curtishatch3@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R2)
Comment	I do not want a cell tower near crosswind ranch



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 10:48PM EDT

Full Name	First Name: Dianne Last Name: Rux
Email	diannedziner@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R2)
Comment	I do not want a cell tower near crosswind ranch



Public Comment

Manatee County Government

Submitted On:
Aug 11, 2026, 10:51PM EDT

Full Name	First Name: Eric Last Name: Flecha
Email	eflecha@icloud.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R)
Comment	I don't want a cell tower.



Public Comment

Manatee County Government

Submitted On:
Aug 12, 2026, 08:36AM EDT

Full Name	First Name: Jared Last Name: McWhorter
Email	jaredmcwhorter@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	August 10, 2026
Topic/Agenda Item	PDMU-07-07(Z)(P)(R2)
Comment	A cell tower being built near crosswind point in Parrish is damaging to home values, and is physically unsafe for the health of our people.



Public Comment

Manatee County Government

Submitted On:
Aug 12, 2026, 10:33AM EDT

Full Name	First Name: Laura Last Name: Hayes
Email	lrings002@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 12, 2026
Topic/Agenda Item	Cell tower in parrish
Comment	No cell tower next to crosswind point neighborhood in parrish!



Public Comment

Manatee County Government

Submitted On:
Aug 12, 2026, 10:35AM EDT

Full Name	First Name: Andrew Last Name: Hayes
Email	aehayes47@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind point PDMU-07-07(Z)(P)(
Comment	No cell tower!



Public Comment

Manatee County Government

Submitted On:
Aug 12, 2026, 10:54AM EDT

Full Name	First Name: Brianna Last Name: Quintana
Email	
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R2)
Comment	I do not want a cell tower near our community



Public Comment

Manatee County Government

Submitted On:
Aug 12, 2026, 11:36AM EDT

Full Name	First Name: Huong Last Name: Do
Email	nimliw@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07 (Z)(P)(R)
Comment	I don't want the cell tower



Public Comment

Manatee County Government

Submitted On:
Aug 12, 2026, 11:51AM EDT

Full Name	First Name: Emily Last Name: Laraway
Email	emilyplaraway@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	Cell phone tower
Comment	We do not want a cell phone tower that close in proximity to our neighborhood, crosswind point, with all the children and families that live here



Public Comment

Manatee County Government

Submitted On:
Aug 12, 2026, 11:55AM EDT

Full Name	First Name: Dan Last Name: Montesion
Email	
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z) (P) (R2)
Comment	I don't want a cell tower



Public Comment

Manatee County Government

Submitted On:
Aug 12, 2026, 11:56AM EDT

Full Name	First Name: Bill Last Name: W
Email	
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z) (P) (R2)
Comment	I don't want a cell tower



Public Comment

Manatee County Government

Submitted On:
Aug 12, 2026, 11:57AM EDT

Full Name	First Name: Bobby Last Name: B
Email	
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z) (P) (R2)
Comment	I don't want a cell tower



Public Comment

Manatee County Government

Submitted On:
Aug 12, 2026, 12:35PM EDT

Full Name	First Name: Michael Last Name: Wall
Email	michael.wall121@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point Cell Tower
Comment	I do not want a cell tower



Public Comment

Manatee County Government

Submitted On:

Aug 12, 2026, 12:59PM EDT

Full Name	First Name: Tami Last Name: Vaughan
Email	FrstWordDr@msn.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 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-James J. McDevitt III, MURP, Development Services Team Leader - District 1
Comment	As a 25+ year resident of Parrish and the Treasurer of the Parrish Civic Association and editor of the Parrish Village News, I respectfully request that you deny the 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 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) maintain the maximum of up to 488 single-family residential units. Most importantly, the addition of the cell tower, with no specifications as to where on the property it will be placed. Also we have no more need of commercial in this area with the over building of Moccasin Wallow Road and the Benderson parcel on Erie and 301. There is no concurrency for that massive amount of commercial with the surrounding area, and no infrastructure to handle the amount of traffic that amount of commercial will bring. The Parrish Civic Association worked tirelessly for many years to get the North County overlay put in place, only to have it circumvented by development thus making it obsolete. We then worked again to have the Village Overlay put in place to at least preserve the Village itself. Now that is coming under fire. Please do not approve this request. Tami Vaughan, Parrish, FL



Public Comment

Manatee County Government

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

Full Name	First Name: Shirlee Last Name: Babcock
Email	shirleebabcock@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 13, 2026
Topic/Agenda Item	Crosswind Point PDMU-07-07(Z)(P)(R)
Comment	I do not want a cell tower

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

Update Memo

ALTERNATIVE MOTIONS

APPROVAL

Based upon the Staff Report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in compliance with the applicable review standards of the Manatee County Land Development Code, as stipulated herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance Number PDMU-07-07(Z)(P)(R2); and APPROVAL of the amended Preliminary Site Plan with Conditions A.1-A.8, B.1-B.4~~5~~, C.1-C.5, D.1-D.6, E.1-E.21, F.1-F.7~~8~~, G.1, and H.1.

SECTION 8: CONDITIONS OF APPROVAL

B. INFRASTRUCTURE CONDITIONS

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

F. ENVIRONMENTAL CONDITIONS

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.

SECTION 9: REMAINING ISSUES OF CONCERN

- ~~2. The applicant has not delineated on the amended PSP a roadway buffer along the west side of Pioneer Drive. A 20-foot screening buffer is required within the commercial portion of the project along Pioneer Drive.~~



Public Comment

Manatee County Government

Submitted On:

Aug 7, 2026, 04:47PM 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)	August 13, 2026
Topic/Agenda Item	Ordinance No. 26-21 / LDCT-26-03 Parking Minimums County-Initiated Land Development Code Text Amendment - PLN2604-0157 - Elizabeth Shulman, Senior Planner - Legislative - County-Wide
Comment	Here are my concerns No Guaranteed "Affordability" Requirement Need a LURA Unless the exemption is explicitly tied to long-term income-restricted or attainable housing caps, developers could simply build smaller, high-density market-rate homes that maximize profit per square foot without delivering relief to low- or moderate-income residents. This Planning Board should be asking these questions Is the exemption tied to affordability? Does a developer get the lot size exemption automatically, or must a percentage of units be designated as attainable/affordable housing? What are the setback and coverage safeguards? While lot size is exempt, will minimum side/rear setbacks, height limits, and maximum lot coverage rules still apply to prevent overcrowding? Is there a sunset clause? How long is the "limited period of time" for applications, and what happens once that window closes? What ever happen to form based codes ?????