

From: Vida Gordon

Sent: Friday, January 3, 2020 10:40 AM

To: danielsilpa@verizon.net

Cc: Debbie Bassett <debbie.bassett@mymanatee.org>; Bobbi Roy <bobbi.roy@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Priscilla WhisenantTrace <priscilla.whisenantrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>

Subject: RE: Jan. 9 Land Use meeting Our Lives/Parrish Land Investments

Mr. Silpa,

Thank you for writing to share your concerns. Your email is hereby acknowledged as received by the Board of County Commissioners and will also be forwarded to staff of Building & Development Services and the County Attorney's Office for review.

As well as your written correspondence you are welcome to attend the meeting scheduled for **January 9, 2020**, to offer your comments and opinions.

On behalf of Chairman Benac and the other Commissioners, thank you for your interest and participation.

Vida Gordon

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Board of County Commissioners

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From: danielsilpa@verizon.net <danielsilpa@verizon.net>

Sent: Friday, January 03, 2020 10:25 AM

To: Priscilla WhisenantTrace <priscilla.whisenantrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; vanesa.baugh@mymanatee.org; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Jan. 9 Land Use meeting Our Lives/Parrish Land Investments

January 3, 2020

Manatee County Board of Commissioners
1112 Manatee Ave. W.
Bradenton, FL 34205

RE: PA-19-02/Ordinance 19-21 Our Lives/Parrish Land Investments, LLC. PLN 1902-0234 DE019-03ESR
Commission Meeting January 9, 2020

Dear Commissioners:

Our Lives/Parrish Land Investments propose rezoning a property in the Palmetto area from R-3 to Mixed Use.

I reside across the street from this subject property on 29TH Street East.

The 29TH Street East neighborhood is a collection of homes and a few small agricultural businesses. It is rural. The roadway is paved but barely supports current traffic. There are no allowances for pedestrians.

Land development for structures other than residences do not blend in well with the rural ambience of this district. Changing the subject property from residential zoning to Mixed Use zoning implies that businesses of some type will be constructed.

As one Commissioner has already pointed out during public debate, we have no idea what type of structure will actually be built on the subject property by the Developer once The Commission has approved Mixed Use zoning change.

Do we need another strip mall considering that there is a barely thriving one about a mile south? Do we really need another storage building or warehouse? Do we really need a light industry complex at this site? These types of enterprises might be built if Mixed Use zoning is approved by The Commission.

There appears to be a rather abusive stance of the Developers toward the County. The Developers are saying in essence to you, "Don't worry. We will figure out what is best to build. You don't need to be concerned."

The Developer will likely protest my wording, but the result of zoning change will be to turn this land into whatever makes profit regardless of its impact. The Developers clearly understand that once The Commission makes the zoning change to Mixed Use, the Developers can build just about anything. This callous attitude conflicts with the intent of The Commission to maintain planned development.

I fail to understand how a vague Mixed Use change at the subject property will be of benefit to the citizens of Manatee County or maximize the tax rolls of The County. Instead, I only foresee that there will be an undue drain on County Sheriff and North River Fire District resources in maintaining security on what I think will become an economic morass.

I implore the Developer to rescind this zoning change request. Instead I hope that the Developer will later present the County with a rather firm proposal for mixed use buildings that will enhance and not impede residential development. An example of such an integrated usage is Main Street of Lakewood Ranch where apartments are located in the same structures as shops and restaurants. It is in the Developer's economic interest to create an environment where people want to live at the subject property. Living next door to a noisy machine shop does not promote a desirous residential neighborhood.

If the Developer wishes to continue with a Mixed Use request that cannot guarantee structures that augment rather than detract from a residential neighborhood, then I respectfully urge the Commissioners to decline this zoning change petition.

Thank you for your consideration.

Daniel E. Silpa
4124 29TH Street East
Palmetto, FL 34221

cc. Ms. Margaret Tusing, Planning Section Manager (margaret.tusing@mymanatee.org)