



FEDERATION
OF
MANATEE COUNTY
COMMUNITY ASSOCIATIONS, INC.

Jim Kaiser
President

Ernest "Sandy" Marshall
1st Vice President

Glen Gibellina
2nd Vice President

Victor Coveduck
Treasurer

Kay Lynn Duncan
Secretary

Carole Atkins
Newsletter Editor
Website Coordinator

Dr. Richard Conard
Director

Ernest "Sandy" Marshall
Ex-Officio President

615 9th Street West
Bradenton, Florida
34205

Call for information:
941-746-2151

Website:
THEFMCCA.com

"Eternal
Vigilance
is the price
of Liberty."

SENT BY FACSIMILE ONLY

August 30, 2016

Board of County Commissioners
Manatee County Florida
1112 Manatee Avenue West
Bradenton, Fl. 34205

Re: Public Hearing 9-1-16
PA-16-01/No. 16-07 Comprehensive
Plan Amendment-Urban Corridor
Amendments; AND PA 16-03/Ordinance
No. 16-23-Comprehensive Amendment
County Wide Amendments.

Dear Commissioners:

On behalf of the Federation, I have been authorized to request that both of the two new ordinances delete and add certain provisions, to these ordinances, as follows:

1. All the provisions suggested to the County Commission by the Federation, in its letter of 6-16-16, should be added and clarified to protect the county and its residents. (Attached).

2. Both of the two above proposed ordinances contain provisions that appear to be stripping protection away from both the County Planning Commission, Board of County Commission, and most importantly, our citizens. This is leaving such protection solely in the hands of "staff", and developers, to control development of our county.

3. In PA 16-01/Ordinance No. 16-07, it should not delete requirement for "special approval". The residents who live here now, and will move here in the future, do not want to live here if our ordinances and zoning do not keep the county from becoming a Miami, or Ft. Lauderdale with high rise and high density. Our County Comprehensive Plan and Zoning should be very strict in requiring low rise and low density, except in limited corridors or the intercities of our municipalities. Also, existing residential, agriculture, environmental sensitive areas, watersheds, and low rise businesses should continue to be protected now. "Special Approvals" from our comp plan and zoning should require sufficient notice and opportunity for the public to be informed and be heard and protected regarding consistency and compatability. Workshops and hearings should be mandatory for special approvals should be the rule, not the exception.

4. In PA 16-03/Ordinance No. 16-23, the Federations con-

Board of County Commissioners
Page Two
August 30, 2016

cerns above are the same for this ordinance. Additionally, care must be taken to not allow uncompatible incoming industry to cause nuisances and be incompatible to existing residential areas, business and other existing industries. Also, it is imperative any new ordinances contain requirements for all development to comply with and meet needed and existing traffic infrastructure and concurring improvements, as a condition of development.

Developers must be required to fairly contribute to the cost of this infrastructure, such as is occurring in East County, where Lakewood Ranch and Neal Communities and other developers are doing this.

Growth has to be controlled and pay its way, which can be done through our zoning ordinances and comp plan amendments.

The Federation has a major concern that the present ongoing revision of the counties comp plan and existing zoning ordinances is being systematically revised in a way to systematically delete the ability of the county and our residents to retain and protect our present quality of life.

Accordingly, it is imperative that the county insist that both the county and residents retain the protection and control of how our county continues to grow and no one else. The decisions facing the county concerning the above matters will impact this county for many years to come. Therefore, please carefully make the correct decisions and get it right now, before it is too late.

Federation of Manatee County
Community Associations, Inc.

By: Ernest S. Marshall
Ernest "Sandy" Marshall,
First Vice President

ESM/pm
cc: All County Commissioners
Lisa Barrett

Enclosure-1



FEDERATION
OF
MANATEE COUNTY
COMMUNITY ASSOCIATIONS, INC.

June 16, 2016

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SENT BY FAX ONLY

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

Re: Urban Corridor Plan
Amendment (UCPA) and
new Manatee County Land
Development Code (LDC)

Dear Commissioners:

On behalf of the Federation, I attended the County UCPA work shop on June 2, 2016, and the Planning Commission public hearing on this plan, on June 9, 2016.

Before the Manatee County Board of Commissioners votes to send this plan to the State of Florida, and various agencies, the board should consider the following:

1. It was acknowledged that the plan is confusing and not enough clarity as to "prohibitions" versus what is allowed, under this plan.
2. Manatee Ave. West, West of 75th Street West, and Cortez Road, West of 32nd Street West, should be deleted, at this time. Until areas East of these corridors and the North/South proposed corridors can be shown to be successful, the county should not impose this plan for any other areas. The county should go slow to get it right the first time.
3. The table of uses and zoning plan, and the LDC, should be coordinated to insure that the County and the public control the character of growth in Manatee County and not the developers. This growth should be what 339,000 residents want. There has been no numbers released to show how many of these residents even know what these plans are and mean, let alone support them. Any plan should contain the protections of the Florida "Pembroke Pines Case", to protect against incompatibly and changing the character of existing developments in the county.
4. There has been no verifiable information published locally to show how these plans will solve the present affordable housing issue and protecting existing business and residential areas.

5. The "bonus" method language for developers, re-

Board of County commissioners
Manatee County, Florida
Page Two
June 16 ; 2016

garding density and intensity and the ability of developers to change zoning, does not appear to be strong enough to protect the character of our community to maintain our low rise and low profile county.

6. There appears to be a conflict and disconnect between the consultant and the school district and the county on locations of new schools under the proposed plans, which should be resolved.

7. There is not enough methods and explanations shown of how the public will be adequately informed of use, density and character changes that will occur, and how they can object and protect themselves against such changes.

8. It was stated that there cannot be anything put in these plans to protect residents from having to pay attorney fees and costs if they protest. As commissioner Betsy Benac recently pointed out, this can be done by requiring developers to sign an agreement to prohibit such charges, in order to obtain approval of their proposed projects.

9. Finally, alleviating or reducing public input on developers planned developments, should not be the rule, but the exception under either of these two proposed plans.

Thank you for your consideration.

Federation of Manatee County
Community Associations, Inc.

By: Ernest S. Marshall
Ernest "Sandy" Marshall
First Vice President

ESM/pm
cc: Lisa Barrett

Bobbi Roy

From: Lisa Barrett
Sent: Thursday, June 09, 2016 8:03 AM
To: Bobbi Roy
Subject: FW: Proposed Urban Corridor - Palma sola park subdivision

Hi Bobbi - please include in public comment.

Thank you,
Lisa Barrett
Planning Manager
1112 Manatee Avenue, West, 2nd Floor
Bradenton, Florida 34205
(941) 748-4501, ext. 6884
Lisa.barrett@mymanatee.org

-----Original Message-----

From: Chuck [mailto:cpriceiv@verizon.net]
Sent: Thursday, June 09, 2016 7:42 AM
To: Lisa Barrett
Subject: Proposed Urban Corridor - Palma sola park subdivision

Hello Lisa,

I have not received any formal notification, but recently received word of a proposed modification which would include 75th street to Palma sola Blvd in an urban corridor. This appears to be an error as Palma Sola Park is one of the oldest subdivisions/ neighborhoods in Manatee County and this would be included in description above.

As noted in your website, Urban Corridors exclude residential neighborhoods and subdivisions. I believe this needs to be corrected to avoid any misunderstanding as the BOCC has continually denied/excluded commercial development along the Palma Sola Park boundaries (as recently as a few years back).

If this truly were to impact our subdivision in any way shape or form, I believe the County should have sent formal notifications to all residence that would have been impacted to ensure proper comment. Please advise.

Thanks,
Chuck Price

Sent from my iPhone

Copy emailed to all
BCC

RECEIVED

JUN 06 2016

Board of County Commissioners
Manatee County



Strengthening Your Business and Our Community

National Chamber of the Year

Three-Time Winner Florida Chamber of the Year

U.S. Chamber 5-Star Accredited

June 2, 2016

The Honorable Vanessa Baugh
Manatee County Government
1112 Manatee Avenue West
Bradenton, FL 34205-1000

Dear Commissioner Baugh,

The Manatee Chamber is pleased with the direction the Board of County Commissioners is heading as the Board moves forward with creative solutions to encourage urban infill and revitalization along our urban corridors in Southwest County. The Chamber strongly supports the direction to provide flexibility and enhance the opportunity for redevelopment by updating the County Comprehensive Plan and Land Development Code as recommended by Littlejohn Consultants and County Staff. The Chamber feels that this initiative supports the ULI report and the goals of the County for reinvestment in the urban areas of the County.

In 2009, the Chamber's Urban Infill and Revitalization Committee, presented recommendations for urban infill and redevelopment in a workshop to the Board of County Commissioners. We particularly focused on the challenges of attempting to accomplish quality infill and redevelopment under the County's existing land development code, and more recently citizen and business representatives have voiced their desire for new businesses and redevelopment along our timeworn urban corridors.

The County's current suburban focused land development regulations are not conducive for the type of revitalization needed. The recommendations submitted by County staff and Littlejohn bring forth the necessary changes to create an urban oriented land development code. The recommendations include, but are not limited to: allowing mixed use and greater densities and intensities, removing development obstacles such as required special approval and rezoning when certain standards are met, greater flexibility with administrative approvals and increased building height.

Redevelopment along the targeted urban corridors will substantially increase tax revenue, and coupled with reinvestment through the Southwest County Tax Increment Finance District, will allow the County to leverage its resources to further spur revitalization efforts. We believe these efforts will contribute to the retention of our current and future workforce by creating economic opportunities and lifestyle choices through a diverse mix of housing options, infrastructure, multi-modal transportation, social and business opportunities.

As our land development code and comprehensive plan evolve, we encourage continued efforts to promote smart and responsible urban infill and redevelopment, this type of revitalization will enhance our community's quality of life and build a strong business environment.

The Chamber applauds the County Commission and County staff for their visionary leadership and appreciate the foresight of the Board.

Sincerely,

Trudy Moon
Chairman of the Board

P.O. Box 321, Bradenton, FL 34206-0321

Downtown Bradenton Office: 222 10th Street West, Bradenton, FL 34205

Lakewood Ranch Office at the McClure Center: 4215 Concept Court, Lakewood Ranch, FL 34211

(941) 748-3411 • Fax: (941) 745-1877 • www.ManateeChamber.com • info@ManateeChamber.com



FEDERATION
OF
MANATEE COUNTY
COMMUNITY ASSOCIATIONS, INC.

May 26, 2016

MAY 31 2016

Board of County Commissioners
Manatee County

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

Re: New Manatee County Land
Development Code (LDC)

Dear Commissioners:

To meet the deadline stated in the media, of May 23, 2016, the Federation of Manatee County Community Associations, Inc., are transmitting the enclosed request for inclusion, in the new LDC:

1. Strong enforceable language limiting density and the height of residential and commercial buildings adjacent to, or in any new or existing single story residential or commercial buildings. Manatee County is a low profile and low rise community. The vast majority of our residents do not want our county to be developed like another high rise Miami or Ft. Lauderdale. Thus police power language should prohibit changing the character "of existing neighborhood's " residential and commercial developments.

2. Enforceable language needs to be included to create districts to protect areas of the county presently used for agriculture, from applications of the Burt Harris Act and requiring "concurrency" for development of such lands.

3. Enforceable language needs to be added to protect individuals from having to pay attorneys fees and costs who oppose, in good faith, any requests for rezone applications and development approvals by the County Commission.

4. Enforceable language requiring sufficient traffic control improvements be provided by developers, at their expense, for safe ingress and egress, to and from existing subdivisions and commercial property, because of increased traffic caused by such developments.

5. Enforceable language mandatorily requiring each new platted subdivision and business development to immediately

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establish a taxing, or Community Development District, to require new residents and businesses to pay annual expenses to upkeep, maintain and provide infrastructure, and services to such new subdivisions and developments, such as Lakewood Ranch.

6. An enforceable reasonable retroactive noise ordinance to confine and sound proof such noise from residents and businesses at the boundaries of such properties.

This new development code is extremely important to protect the present and future quality of life, that we and our families have all been enjoying, and for our future residents and businesses. We cannot afford to not get it right.

We will continue to help mold a new appropriate development code, by providing any additional suggestions before it is adopted. A copy of this letter is being provided to Lisa Barrett, your Planning Manager.

Federation of Manatee County Community Associations, Inc.

By: Jim Kaiser
JIM KAISER, President

By: Ernest S. Marshall
ERNEST "SANDY" MARSHALL,
1st Vice President

JK/pkm
cc: Lisa Barrett,
Planning Manager

Bobbi Roy

From: Lisa Barrett
Sent: Monday, May 02, 2016 10:43 AM
To: 'Carol Shahan'
Subject: RE: Pivotal County Land Code Article

Hello,

Thank you for your comments. Your comments will be included in the public record for the hearings.

Thank you,
Lisa Barrett
Planning Manager
1112 Manatee Avenue, West, 2nd Floor
Bradenton, Florida 34205
(941) 748-4501, ext. 6884
Lisa.barrett@mymanatee.org

From: Carol Shahan [mailto:carol.shahan@yahoo.com]
Sent: Sunday, May 01, 2016 12:48 PM
To: Lisa Barrett
Subject: Pivotal County Land Code Article

I cannot believe that there are plans to make the urban areas more busy than they already are. No where in that article did it mention the traffic problems that were so severe this year. I have been here 16 years and it was never as bad as it was this year. What is the plan for taking care of that. NO MORE DEVELOPMENT! Until some of these problems are addressed. NO MORE BUILDING! Let's get rid of the traffic problem on Highway 41 at Manatee,

Several times this season I had to wait at the "light" trying to cross 14th Street, for three sessions, unbelievable.

I hope the future meetings are well publicized so more people will attend.

 Carol Shahan

Bobbi Roy

From: John Osborne
Sent: Thursday, September 17, 2015 9:35 PM
To: Lisa Barrett
Subject: Fwd: Corridor workshop 9-8-2015

Public comment

John Osborne, AICP
Planning Official
Manatee County Building & Development Services
PO Box 1000
Bradenton, FL 34205
(941) 748-4501 x6825
john.osborne@mymanatee.org

Sent from my iPhone

Begin forwarded message:

From: Suzanna Young <atyoungnelson@icloud.com>
Date: September 17, 2015 at 9:23:21 PM EDT
To: Robin DiSabatino <robin.disabatino@mymanatee.org>, <cheri.coryea@mymanatee.org>, <ivan.groom@mymanatee.org>, <Debbie.deleon@mymanatee.org>, <simone.peterson@mymanatee.org>, <ogden.clark@mymanatee.org>, <john.osborne@mymanatee.org>
Subject: Corridor workshop 9-8-2015

Hello, The meeting/workshop Wednesday sounded ambitious but sensible. As one man said: since businesses are failing, why not approach renewal with more housing? Create different centers or activity nodes to support certain demographic populations: families, professionals, blue collar, young people, retirees, snowbirds. Of course there will be some mix in all.

Words came to my mind as: neighborhoods, villages, centers, etc.

Here is a neighborhood almost set up with walking distance to everything listed below:

Location will be US#41 and Florida Blvd., Half way between SCF and 3 major colleges. 2 to 3 blocks any direction contains about everything except a hardware and small grocery. One can easily walk to all (if there are sidewalks)

Starting 2 blocks south of the intersection and going north we see:

2 nightclubs

2 marinas and boat storage; boat launch

7 restaurants highlighted by the Bearded Clam and Anna Maria Oyster Bar. 2 Italian, 2 hispanic, one Chinese take-out

3 gas stations, 2 with mini marts

2 second hand furniture/appliance stores, 1 Patio store

Bingo (large)

Carpet store

Lincoln dealership
3 auto service businesses, 2-3 auto repair
4 motels,
laundromat
1 Storage business
RV storage
Veterinarian
Pet Parlor
Florist
Vitamin store
Dry cleaner
Seamstress
Dollar store
Hair Salon
Barber
Nursing School
Law office
Insurance office
Fellowship Church
Senior living facility (under construction)

It only needs: Grocery, hardware, gift shop, a boutique, bicycle shop ...even an antique shop.

New Building?: Two vacant lots, a large shut down restaurant and a vacant, but attractive professional building

At South end is acreage on Bowles Creek that once was going to be condos or apts with shops, bistros, on waterfront.

There are boats moored there as well. If it wasn't staring at a tall metal boat storage, it would be an attractive location easily sold out.

Quick fix for something like this "neighborhood" would be landscaping, a coordinating palette of exterior colors and Sidewalks!

Better and uniform signage might be a big problem. Trees are Needed!

The old Whitfield Shopping plaza is a dismal acreage of concrete accented by Ugly buildings.

Fringe benefits: 5 minutes up the road : A US Post Office, Publix, Target, TJMaxx, womens apparel, Batteries Plus, 3 banks, 2 Drugstores, Copy/Pack/Mail, hair salons, Drs, Dentists, a Gym, more good restaurants, a Thai restaurant, Appliances, Furniture store, Car Wash, Package store and miscellaneous.

This whole area at the intersection could become a chic little neighborhood. It's so well located.

Hated to miss the Planning meeting but does this follow what this effort is all about ? I had out-patient surgery that day.

We are having warmer(euphanism) summers and I believe anything built or being re-built must have Trees which would keep urban areas from looking Baked and more welcoming. They're important for many other reasons.

Suzanna Young

Bobbi Roy

From: Nicole Turner <nturnerfl@gmail.com>
Sent: Friday, June 05, 2015 3:11 PM
To: Lisa Barrett
Cc: John Osborne; Pat Tyjeski; Phil Turner
Subject: Re: FW: Clean Up of Corridor into Manatee County

Ms. Barrett -

Thank you very much for sending me this information. I really appreciate the opportunity to take the survey and provide comments. If you form focus groups to provide input, please consider adding me to your invites. I work in local government and am passionate about public service; I would love the opportunity to contribute to my county during my personal time. Similarly, if there are any community groups pushing placemaking initiatives or trying to raise funds to support similar efforts, please feel free to provide them with my contact information. I am happy to help.

Sincerely,

Nicole Turner
nturnerfl@gmail.com
941-544-0080

On Fri, Jun 5, 2015 at 1:54 PM, Lisa Barrett <lisa.barrett@mymanatee.org> wrote:

Hello Ms. Turner:

Thank you for your comments. Your e-mail was forwarded to the County's consultant who is assisting us in updating the Land Development Code. We are currently underway with working on new standards for the Urban Corridors in the SW portion of the County so your comments are very helpful.

Here is a link to the information as to where we are with the update and a survey that can be completed.

<http://www.mymanatee.org/home/government/departments/building-and-development-services/planning-zoning/land-development-code-rewrite/Urban-Corridors.html>



Lisa Barrett

Planning Manager

Building and Development Services

1112 Manatee Avenue West, 5th Floor

Bradenton, Florida 34205

[\(941\) 748-4501, ext. 6884](tel:(941)748-4501)

lisa.barrett@mymanatee.org

From: John Osborne
Sent: Thursday, June 04, 2015 7:15 AM
To: Lisa Barrett; Pat Tyjeski
Subject: FW: Clean Up of Corridor into Manatee County

Public input for project.

John Osborne, AICP

Planning Official

Manatee County Government

Building & Development Services Department

1112 Manatee Ave W

Bradenton, FL 34205

[\(941\) 748-4501 x6825](tel:(941)748-4501)

John.Osborne@mymanatee.org

From: John Barnott
Sent: Wednesday, June 03, 2015 4:12 PM
To: John Osborne
Subject: Fwd: Clean Up of Corridor into Manatee County

John R. Barnott

Director

Building & Development Services

Manatee County Government

[941-748-4501](tel:941-748-4501) x-3887

Begin forwarded message:

From: Shirley Talley <shirley.talley@mymanatee.org>

Date: June 3, 2015 at 4:09:37 PM EDT

To: Ed Hunzeker <ed.hunzeker@mymanatee.org>, Ron Schulhofer <ron.schulhofer@mymanatee.org>, John Barnott <john.barnott@mymanatee.org>, Betsy Benac <betsy.benac@mymanatee.org>, Carol Whitmore <carol.whitmore@mymanatee.org>, Charles Smith <Charles.Smith@mymanatee.org>, John Chappie <John.Chappie@mymanatee.org>, Larry Bustle <Larry.Bustle@mymanatee.org>, Robin DiSabatino <robin.disabatino@mymanatee.org>, Vanessa Baugh <vanessa.baugh@mymanatee.org>

Subject: FW: Clean Up of Corridor into Manatee County

From: Nicole Turner [mailto:nturnerfl@gmail.com]

Sent: Wednesday, June 03, 2015 10:03 AM

To: Robin DiSabatino

Cc: Shirley Talley

Subject: Clean Up of Corridor into Manatee County

Good morning, Commissioner DiSabatino -

My husband and I own a home in your district. We live just north of the Whitfield area on the east side of 14th Street. I understand that the Board of County Commissioners is voting on changes to the LDC on Thursday evening. The only reason that I know this is because I visited the County's webpage today. I am sorry that I missed the workshops and other opportunities for input; I never saw any advertisements for the workshops. This might not necessarily be any fault of the County staff. I also work in local government, and we put a lot of effort into trying to get the word out about our public workshops (newspaper, social media, cable access TV, flyers, etc.), but we also have trouble reaching everyone.

That said, I do want to make a few comments that I hope you will share with the other members of your Board and with County Administration. As tourism in our area increases and new residents move to the Sarasota/Bradenton area, Manatee County should benefit from this uptick in the economy. Bradenton is more affordable than Sarasota and should be working hard to attract young families and more businesses to create a vibrant economy. In 2017, during the World Rowing Championships at Nathan Benderson Park, we have a perfect opportunity to host visitors in our hotels, and to show off all that Manatee County has to offer.

However, driving into Manatee County from the airport/University Parkway area is really discouraging to anyone looking for a nice vacation spot or a new home. I am primarily concerned about the corridor along 14th Street between University Parkway and downtown Bradenton.

- ? This stretch of road is horribly congested with sign pollution. Amendments to the LDC and updates to the County's Comp Plan could address this issue.
- ? There are no medians with landscaping, nor are there any consistent sidewalks with landscape buffers, so not only is the road dangerous for pedestrians and bicyclists, it is also an endless sea of concrete and blacktop.
- ? There is an unsettling number of "saunas" and "spas" in our area, the type that is open at 3am on a Saturday night.
- ? Vacant businesses and empty lots along 14th Street look like blight and do little to improve business prospects.

The riverfront revitalization near downtown Bradenton is very nice. Also, Manatee County has the only true toy store in the area (the Toys R Us, which is in disrepair in a largely abandoned strip mall - kind of scary). I understand that the Board is also contemplating the proposed construction of a family water park. Considering the affordability of housing in our County, we have elements that could go far to attract young, working class families to buy homes in the area and raise their children here. However, I think there is much work to be done to clean up our County and make it more attractive to potential new residents and visitors.

I would be more than happy to discuss this further. I hope that the Board of County Commissioners is working hard to clean up our county.

Thank you,

Nicole Turner

544-0080

