



May 19, 2026 - Regular Meeting

Subject

Updates to Agenda - May 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 5/12/26) for the meeting of May 19, 2026:

GENERIC PUBLIC COMMENTS

- This agenda item was updated with additional generic comments.

CONSENT AGENDA

Attorney

Item 6, Fifth Amendment to Employment Contract with County Administrator

- This agenda item was updated with a public comment.

Public Safety

Item 26, Authorization to Issue Letter of Non-Opposition for the SUNSKY 10K Temporary Closure of the Sunshine Skyway Bridge, Jodie Fiske, Public Safety Director - Countywide

- This agenda item was updated with an attachment titled, "Request for Letter of Non-Opposition."

ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Upon Request

Item 31, Adoption of Resolution R-26-056, revising the Water Well Construction Permitting Program Schedule of Fees for the administration and enforcement of rules and regulations governing water well permitting and water well contractors within Manatee County, including the addition of a fee for processing Water Well Abandonment Permits, Alissa Powers, Environmental Protection Division Manager - Countywide

- This agenda item was updated to include two Request for Legal Services responses, finalized Resolution R-26-056, and revisions to the Attorney Review Section shown in strikethrough/underline format.

REGULAR

Natural Resources

Item 34, Execution of the Water Well Construction Permitting Agreement with the Southwest Florida Water Management District for the administration and enforcement of rules and regulations governing water wells permitting and water well contractors within the geographical jurisdiction of Manatee County, Alissa Powers, Environmental Protection Division Manager, and Paul Panik, Program Manager – Countywide

- This agenda item was updated to include the Request for Legal Services response and revisions to the Attorney Review Section in strikethrough/underline format.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

From: dadamm <dadamm@aol.com>

Sent: Tuesday, May 5, 2026 7:35 PM

To: Amanda Ballard <amanda.ballard@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Tal Siddique <Tal@mymanatee.org>

Subject: Florida Counties can levy fines on **vacation rentals**.

Commissioners,

Commissioner Rahn stated that: From what I can recall, it was determined that the county can not enforce short term rentals especially when there is an HOA or a COA involved

Here is some updated research on Florida vacation rentals. Manatee County needs to act on this asap to protect current residents. Clearly, we have the ability to apply and enforce limits if we choose to protect our actual residents.

Diana Adams

Short answer: **yes, Florida counties can levy fines on vacation-rental operators for failing to manage their guests—but only within the limits the state allows.**

Here's how it works in Florida:

What counties are allowed to do

Under state law, local governments **can regulate vacation rentals in certain ways**, especially through:

- **Local ordinances** addressing noise, trash, parking, occupancy, and public nuisances
- **Registration or licensing requirements**
- **Code enforcement systems**, including **civil fines**

So if a county has a rule like:

- “No loud parties after 10 PM”
- “Trash must be properly contained”
- “Maximum occupancy limits must be followed”

...it can **fine the property owner or operator** if their guests violate those rules—particularly if the operator is seen as failing to prevent or address repeated issues.

The important limitation (state preemption)

Florida law (notably statutes governing vacation rentals) says local governments **cannot outright ban rentals or regulate their “duration or frequency”** in many cases. However, they **can enforce general health, safety, and welfare rules**.

That's where guest behavior comes in:

- Counties usually **don't fine just because a guest misbehaves once**
- But they **can fine operators** if:
 - There are **repeated violations**, or
 - The operator **fails to respond to complaints**, or
 - Local rules explicitly require **active management (e.g., a local contact person, quiet hours enforcement)**

How fines are typically applied

Fines are usually issued through a **code enforcement board or magistrate**, and may:

- Start with warnings
- Escalate to daily fines (sometimes hundreds of dollars per day)
- Lead to suspension of a local registration if violations continue

Bottom line

Counties in Florida **can hold vacation-rental businesses accountable for their guests' behavior and impose fines**, but:

- The fines must be tied to **valid local ordinances (noise, nuisance, etc.)**
- They **can't conflict with state law limiting local control over vacation rentals**

If you're dealing with a specific county (like Hillsborough, Pinellas, etc.), I can look at their exact ordinance language—because the details (especially about “failure to monitor guests”) vary quite a bit.

manatee county

Here's the key point for **Manatee County**:

👉 **Right now, the county itself generally does *not* have a comprehensive vacation-rental ordinance in unincorporated areas**—and that directly affects whether fines can be imposed.

🗳️ 1. County-level authority (Manatee County itself)

- Manatee County **has not adopted a full vacation rental regulatory ordinance** (as of the most recent reporting).
- Efforts to create one have been **considered but stalled or failed**.

What that means:

- The county **does not currently have a dedicated legal framework** to:
 - Require active guest monitoring
 - Issue fines specifically for “failure to supervise guests” in vacation rentals

👉 So **you generally cannot be fined under a *county vacation rental ordinance***—because there isn't one in place.

⚠️ 2. But fines can still happen (through other laws)

Even without a specific vacation-rental ordinance, enforcement can still occur via:

A. General code enforcement

You can still be cited through:

- Noise ordinances
- Trash violations
- Parking violations
- Public nuisance laws

Handled by entities like:

- Code Enforcement

👉 In those cases:

- The **property owner/operator may be fined**
- Especially if violations are **repeated or ongoing**

B. State or health/safety requirements

For example:

- During COVID reopening, rentals had to follow safety rules and were expected to **self-police guests**, with violations reportable to the county.

That shows the general approach:

👉 Operators can be held responsible indirectly, even without a formal ordinance.

3. Important distinction: Cities inside Manatee County

This is where things change significantly.

Cities within the county **DO have their own ordinances**, such as:

- Bradenton
- Anna Maria

These local laws can include:

- Registration requirements
- Occupancy limits
- Inspection requirements
- Operational rules (noise, parking, etc.)

👉 And **yes—those city ordinances often include fines**, especially if:

- Guests violate rules, and
 - The owner/operator fails to control or respond
-

✅ Bottom line

- **Unincorporated Manatee County:**

- ❌ No comprehensive vacation rental ordinance → limited ability to fine specifically for “failure to monitor guests”
- ✅ But fines *can still happen* under general nuisance/code enforcement laws

- **Cities within Manatee County:**

- ✅ Yes—**fines are commonly allowed**, including for guest-related violations tied to operator responsibility
-

If you want, tell me the exact location (e.g., Anna Maria Island vs. unincorporated area), because the answer can flip completely depending on that boundary.

yes what are other counties doing about failure to monitor guests?

Across Florida, counties that *have* adopted vacation-rental ordinances are increasingly doing the same thing:

👉 **They shift responsibility onto the owner/operator to actively manage guests—and fine them if they don’t.**

Here’s how that plays out in real counties (this is the pattern Manatee has *not* yet fully adopted):

1. “You must control your guests” is becoming standard

Many counties now explicitly require operators to:

- Inform guests of all local rules (noise, trash, parking)
- Maintain compliance during the stay
- Be reachable or have a **24/7 local contact**

Example: Collier County

- Owners **must notify guests of all local ordinances** (noise, parking, etc.)
- Violations can trigger **fines up to \$500 per day** for ongoing issues

👉 That's a direct legal hook:

If guests misbehave and the owner didn't properly manage or inform them → **owner gets fined**

🔔 2. Mandatory “responsible party” + rapid response rules

Some counties go further and require active monitoring:

Example: Pasco County

- Must designate a **responsible party available 24/7**
- Counties can:
 - Fine up to ~\$500 for violations
 - **Suspend licenses after repeated violations**

👉 Translation:

If guests are partying and no one responds → **that's a violation by the operator**

📞 3. Complaint-driven enforcement (failure to act = liability)

This is one of the biggest trends.

Example: Pinellas County (Tampa Bay area)

- New ordinance focuses on **“accountability” of operators**
- Requires:
 - Registration / Certificate of Use
 - Quiet hours enforcement
 - Complaint reporting systems / hotline
- Includes occupancy limits, inspections, and enforcement mechanisms

👉 In practice:

- Repeated noise complaints → code enforcement action
 - Owner's failure to control guests → **fines, penalties, or permit issues**
-

🔥 4. Escalating penalties for repeat guest behavior

Across multiple counties:

- First issue → warning
- Repeat violations → fines
- Continued problems →
 - Daily fines
 - Permit suspension or revocation

This is explicitly allowed under Florida law and used by counties like:

- St. Johns County (focus on compatibility + accountability)
 - Miami-Dade County (compliance responsibility on owner/operator)
-

🔊 5. Some jurisdictions are requiring *active monitoring tools*

While more common at the city level, this shows where things are going:

Example: Wilton Manors

- After a noise violation, owners can be required to install
👉 **noise monitoring devices that alert them in real time**
 - Data must be retained and available for enforcement
 - 👉 That's explicit "failure to monitor" enforcement:
 - If you don't monitor → you can't prevent violations → liability increases
-

✳️ **Big picture trend (this is the takeaway)**

Even though wording differs, most Florida counties are converging on this model:

✓ **What triggers fines**

- Noise / parties
- Parking or trash violations
- Over-occupancy
- Failure to respond to complaints

✓ **Why the *owner* gets fined**

Because ordinances increasingly require:

- Active oversight
- Immediate response capability
- Preventive measures

👉 So legally, it's framed as:

Not just "your guest broke the rule"

but "you failed to operate the rental responsibly"

⚖️ **How this compares to Manatee County**

- **Manatee (unincorporated):**
 - No comprehensive ordinance → weaker ability to fine for "failure to monitor" specifically
 - **Other counties (like Pinellas, Collier, Pasco):**
 - Explicit systems tying **guest behavior** → **owner liability** → **fines**
-

✅ **Bottom line**

Yes—Florida counties that regulate vacation rentals are **increasingly imposing fines when operators fail to monitor or control guests**, typically through:

- Required guest rules disclosure
 - 24/7 contact requirements
 - Complaint response obligations
 - Escalating penalties for repeat violations
-

If you want, I can pull the **exact ordinance language** (like "failure to respond within X hours" or "three violations = suspension") from a county that's closest to what Manatee might adopt—that's where things get very specific and useful.

yes but we are looking at a rapid 30 minute

From: Brandan Hardie <bhardie@yahoo.com>

Sent: Wednesday, May 6, 2026 4:01 PM

To: Tal Siddique <tal.siddique@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>

Subject: Re: What in the world is going on with County leadership and representation?

I saw this posted online and I couldn't agree more:

At this point, the entire **shelter** situation in Manatee County feels completely out of control.

What should be a united effort to improve conditions for homeless animals has turned into finger-pointing, politics, retaliation, and attacks on the very volunteers, advocates, and whistleblowers who have been trying to bring attention to the problems.

Promises have been made. Deadlines have passed. Concerns have been documented repeatedly. Yet instead of focusing on solutions and accountability, meetings have become centered around discrediting people who care enough to speak up.

The animals are the ones paying the price while the community watches unnecessary division grow worse.

This is no longer about politics, personalities, or protecting reputations. It is about leadership, transparency, and basic compassion.

Manatee County deserves better. The animals deserve better. The volunteers deserve better.

At some point, when trust has been broken this badly, you have to stop patching over the problem and start talking seriously about a complete reset in leadership and priorities.

Enough excuses. Enough deflection. Fix the shelter situation.

District 3 voter

Sent from my iPhone

From: abc <glengibellina@gmail.com> on behalf of Glen Gibellina
<arecordrequest@gmail.com>
Sent: Wednesday, May 6, 2026 10:19 PM
To: Tal Siddique <Tal@mymanatee.org>; George Kruse
<george.kruse@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda
Ballard <Amanda.Ballard@mymanatee.org>; Robert McCann
<DrBob.McCann@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>
Cc: Charlie Bishop <charlie.bishop@mymanatee.org>
Subject: Generator

Why did nobody ask about the hour meter on the piece of equipment? They all have them.

How come nobody asked about the maintenance records

How come we didn't get a third-party inspection from a qualified diesel mechanic?

Trust.. but verify

You have not.

Subject: Formal Opposition to the Proposed Replacement of County Backup Generator

To the Manatee County Board of County Commissioners,

I am writing to express my strong opposition to the proposal discussed during the recent workshop regarding the replacement of the backup generator, which was cited as being at its "end of life."

As a long-time resident and advocate for fiscal responsibility within our community, I find the justification for this expenditure highly questionable. The claim that this equipment has reached the end of its functional lifespan does not align with industry standards or the specific operational history of this unit.

My opposition is based on the following points:

- **Discrepancy in Operational Hours:** It is a well-established fact that industrial diesel generators are engineered for longevity, often rated for 20,000 to 30,000 operating hours when properly maintained. By the County's own admission, this generator has primarily been run for only a few hours each year for routine testing. To suggest that a unit with such negligible runtime is "worn out" defies mechanical logic.
- **Preventative Maintenance vs. Replacement:** If the unit is experiencing issues, they are likely related to peripheral components (e.g., batteries, fuel sensors, or gaskets) which can be serviced at a fraction of the cost of a full replacement. Declaring the entire system obsolete without exhaustive proof of catastrophic engine failure is a premature and unnecessary move.
- **Stewardship of Taxpayer Funds:** Manatee County residents expect their tax dollars to be managed with the highest level of scrutiny. Proposing a significant capital expenditure for a system that likely has decades of life remaining is a wasteful use of public funds that could be better directed toward more pressing infrastructure needs or attainable housing initiatives.

Before any further steps are taken toward a purchase, I am requesting that the Board provide the public with a comprehensive maintenance log and the results of a recent independent load bank test. We need to see hard data—not vague "end of life" projections—before we commit to discarding a functional and expensive asset. Our community deserves a government that prioritizes transparency and common-sense spending. I look forward to your response and a more detailed explanation regarding this matter.
GADFLY

Do your homework

<https://flpowersolutions.com/average-lifespan-of-commercial-generators-facts-figures/>

From: Julie Madison <julie.madison@toptierk9.com>
Sent: Friday, May 8, 2026 7:44 AM
Subject: Fwd: Bishop Shelter

Good Morning Commissioner,

I am following up to see if you have reached out to any of the professionals that I sent over or if you requested anyone else to follow up with them to get a quote and to verify the information I provided. Please respond accordingly and if you plan to at least reach out to professionals to see if this could in fact be done for numbers that Commissioner Kruse said that we invest into the facility at the 1/27 meeting.

Thank you.

Julie Madison

----- Forwarded message -----

From: Julie Madison <julie.madison@toptierk9.com>
Date: Sunday, April 19, 2026
Subject: Bishop Shelter
To: Amanda Ballard <amanda.ballard@mymanatee.org>, Tal Siddique <tal.siddique@mymanatee.org>, Jason Bearden <jason.bearden@mymanatee.org>, Mike Rahn <mike.rahn@mymanatee.org>, Robert McCann <drbob.mccann@mymanatee.org>, George Kruse <george.kruse@mymanatee.org>, Charlie Bishop <Charlie.bishop@mymanatee.org>, Sarah Brown <sarah.brown@mymanatee.org>

As a private citizen, I can't tell you how much I don't enjoy getting texts like the ones I am sharing. I really don't like that the people that send me them feel so uncomfortable that they don't want to talk about the issues. I would greatly appreciate if we could just budget for what we need, which is a concrete addition to the adoption center and expedite that, whatever that looks like so I don't have to keep sharing their thoughts and feelings. And yes, morally I have to, I will not leave the dogs, staff, and volunteers without a voice.

I'm including the contact information for 3 architects that specialize in kennels that quoted me within the last month for \$400-\$600 per square ft.

Julie Madison

--

Julie Madison
Top Tier K9 - Bradenton
203-733-7183

It took them till 1130. I was told by a staff member the other day. To get all the dogs out. Everything is harder.

She told me they were exhausted by the time they were done and then late for their lunch.

Same yesterday.

The tents along the walkway are a HUGE help. When I went for orientation, they weren't up yet. It was blazing.

That being said... the rest of the area is hot. I can't imagine what it will be like during summer when we have heat advisories.

Well they also need to know that some dogs are not doing well there, and are becoming stressed and acting out. How about they ask staff how many dogs are not doing well, and how many have had to be bumped up to black dogs!!

I was thinking the same thing. Several dogs have been bumped to Black, plus the pleas to help the dogs who aren't doing well. Poor Milo on bite quarantine again

MIGUEL L. MARTIN
MAITLAND FL
OFFICE 407-897-6764

STEWART COOPER, NEWER
NEWEL ARCHITECT
704-865-6311

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COMPLETE WITH ADMINSTRAT.
AN SHELTER 25,980 SF
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577.00 / SF
407-418-1338

From: Amy Taylor <alt4020@yahoo.com>

Sent: Friday, May 8, 2026 9:38 AM

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

<tal.siddique@mymanatee.org>; george.kruse@mymanatee.com

<george.kruse@mymanatee.com>; Amanda Ballard

<amanda.ballard@mymanatee.org>; Jason Bearden

<jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>

Subject: Bishop Animal Shelter

As a resident of Manatee County this is definitely needed to help our community's unhoused dogs. What we have now is totally unacceptable. The housing now is dangerous. The dogs will not be accessible during storms not to mention hurricanes. They will be out there scared and alone. In the heat of summer walking them will be near impossible. Please correct this problem. They deserve better.

- 1.) A concrete addition to the adoption center that can house the dogs and give staff, volunteers, and the community safe, efficient access to them regardless of inclement weather
- 2.) Properly staff the facility with dog trainers capable of evaluating, training, and placing dogs appropriately,
- 3.) pay staff living wages

[Sent from Yahoo Mail for iPhone](#)

From: Helen <pasakarnis@yahoo.com>

Sent: Friday, May 8, 2026 10:17 AM

To: Jason Bearden <jason.bearden@mymanatee.org>

Subject: Bishop Shelter

After seven years of planning, please correct the problems at the at the Shelter. Animal advocates have presented a list of issues and necessary corrections.. Do right by the animals. Fix these problems ASAP.

Regards,

Helen PASAKARNIS

Sent from my iPhone

From: Jessica Moyer <independjes@gmail.com>
Sent: Friday, May 8, 2026 12:59 PM
To: Tal Siddique <tal.siddique@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>
Subject: Emotional Support Dogs

Commissioner,

Have you or have you directed staff to reach out to the architects provided by Julie Madison to get quotes for a concrete addition to the **adoption center**?

I have written before. My name is Jessica and I adopted a dog from Palmetto recently. I was very open about my situation and needing an emotional support animal as mine had just passed away. I love my new dog dearly and I have maxed my credit cards trying to get him to a place where I can walk him in my neighborhood with out fear he is terrifying my fellow residents. I understand my expectations must have been to high as I expected an adoption counselor. I read the website. I understand and respect that resources are limited. Reactive dogs take a very special person to train them. It's a long process and far from emotionally supportive.

I am asking you to fix the shelter so the dogs aren't going into the community with explosive shelter stress. It can be very dangerous. I hope that somewhere down the road people like me who live better as a result of caring for a dog can feel confident coming to Bishop to be matched with an ESD.

I was diagnosed with bipolar disorder in 2016. Since then I have been advised by another doctor that my symptoms are more aligned with PTSD. An ESD provides me with purpose. I naturally get into a routine, I get exercise every day. I can go back to sleep after waking with night terrors. Night Terrors that come from being the victim of violent crime. I'm more productive citizen.

Thank you for reading this.
Warm Regards,
Jessica Moyer

From: glengibellina@icloud.com <glengibellina@icloud.com>
Sent: Saturday, May 9, 2026 10:08 PM
To: Robert McCann <DrBob.McCann@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Amanda Ballard <Amanda.Ballard@mymanatee.org>; Tal Siddique <Tal@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>
Cc: GADFLY <glengibellina@gmail.com>; Pamela DAgostino <pamela.dagostino@mymanatee.org>; Charlie Bishop <charlie.bishop@mymanatee.org>; Nicole Knapp <nicole.knapp@mymanatee.org>
Subject: SB 927

Dear commissioners

Just another overreach by the state

Here are some affirmative actions you can consider

Of course, sending all advice I have sent to you is like water on a duck bath just rolls right off regardless how good the information is or the importance of it

Disappointed but not surprised

Actions the BOCC



could take on a disaster bill that was just passed in Tallahassee. The passage of HB 927 (2026) is a significant challenge for local governments aiming to manage the pace of growth. By mandating expedited permitting and allowing private providers to bypass traditional "administrative bottlenecks," the state has essentially prioritized velocity over deliberation.

However, while the law forces the process to move faster, it does not strip Manatee County of its substantive authority to set the standards that those projects must meet. If the review is a race, the County still gets to decide where the finish line is and how many hurdles are in the way.

Here are the most effective legal strategies for Manatee County to maintain control over development under the new framework:

1. Tighten the Substance of the Land Development Code (LDC)

HB 927 speeds up the review of applications, but the private contractors on the registry must still review those applications against the County's own rules.

The Solution: Update the LDC to be more granular. If the code is vague, a private reviewer will interpret it in favor of the developer. If the code specifies exact requirements for "compatible" design, specific tree canopy percentages, or strict buffer zones, the reviewer must enforce them.

The Strategy: Transition from "discretionary" language to "mandatory" technical standards. A fast review doesn't help a developer if the standards themselves are rigorous and difficult to meet.

2. Strengthen Infrastructure Concurrency Requirements

Florida law allows local governments to maintain "concurrency" standards for services like transportation, water, and sewage.

The Solution: The County should update its Comprehensive Plan to ensure that "Level of Service" (LOS) standards for roads and utilities are non-negotiable.

The Strategy: Even if a private contractor approves a plat in record time, the County can legally deny or delay the project if the developer cannot prove there is enough "water capacity" or "road capacity" to support it. By lowering the "acceptable" level of traffic congestion in the Comp Plan, you create a legal ceiling for new density.

3. Rigorous Registry Standards for Private Contractors

The bill requires the creation of a registry of "qualified" private contractors.

The Solution: The County should establish the highest possible legal threshold for what constitutes a "qualified" reviewer.

The Strategy: Mandate strict insurance requirements, years of specific Florida-based experience, and a zero-tolerance policy for conflicts of interest (e.g., a contractor cannot review a project if they have worked for that developer in the last five years). High entry barriers for the registry ensure that "fast-track" reviews are still being handled by high-

quality professionals, not just developer-friendly rubber stamps.

4. Leverage Environmental and Low-Impact Development (LID) Mandates

Since overdevelopment in Manatee is directly linked to flooding and water shortages, the County can lean into its environmental protection powers.

The Solution: Implement stricter Stormwater Manual requirements.

The Strategy: Require developers to utilize "Low-Impact Development" (LID) techniques that prioritize on-site water retention and natural drainage. If the County's drainage requirements are more stringent than the state minimums, the private reviewer must still hold the project to those higher County standards. This naturally slows the "pave-and-fill" model of development.

5. Shift to "Alternative" Impact Fee Structures

While you cannot use fees to stop a project, you can ensure that the "true cost of growth" is paid upfront.

The Solution: Conduct a new, comprehensive Impact Fee study that accounts for the modern costs of the 2026 economy—specifically regarding the strain on aging water infrastructure and emergency services.

The Strategy: High impact fees don't legally "stop" growth, but they do make speculative or low-quality overdevelopment less financially attractive for developers, naturally favoring more sustainable, high-value projects.

6. The "Government-in-the-Sunshine" Audit

HB 927 aims to reduce "administrative delays," but it cannot bypass the First Amendment or Florida's Sunshine Laws regarding public hearings for quasi-judicial items.

The Solution: Ensure that every project approved via an "expedited" path is still subject to a rigorous, transparent public comment period if it requires a re-zone or a comprehensive plan amendment.

The Strategy: Even if the technical review is fast, the public review remains a powerful tool. The County can ensure that citizens have full access to the private contractor's findings and the ability to challenge the "efficiency" or "accuracy" of those reviews during public testimony.

Summary of Levers

Lever Action Impact on Growth

Concurrency Lower the "Acceptable Traffic" threshold. Stops projects that exceed road capacity.

LDC Precision Remove "vague" language; add strict specs. Forces private reviewers to be "the bad guy."

LID Standards Mandate 100% on-site water retention. Prevents high-density "pave-over" designs.

Registry Rules High insurance & conflict-of-interest bars. Ensures reviewers remain impartial and cautious.

The Bottom Line: HB 927 is about the clock, but the County still owns the map. By fortifying the Land Development Code and the Comprehensive Plan now, Manatee can ensure that "faster" doesn't mean "worse." If the rules of the game are tough, it doesn't matter how fast the referee blows the whistle.

From: Becky Brothers <thebeckybrothers@gmail.com>
Sent: Sunday, May 10, 2026 5:33 PM
To: Tal Siddique <tal.siddique@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Robert McCann <DrBob.McCann@mymanatee.org>
Subject: Follow-Up Regarding Adoption Center Expansion Quotes

Commissioners,

On January 27, Commissioner Kruse stated that if Animal Welfare needed funding for expansion, whether it was \$1 million, \$3 million, or \$5 million, the County would work to provide what was needed.

On April 19, Julie Madison provided contact information for three architects who had quoted a concrete addition to the Adoption Center at approximately \$400–\$600 per square foot.

Potential scalable options discussed included:

- 10,000 sq. ft. addition — estimated \$4–\$6 million
- 13,000 sq. ft. addition — estimated \$5.2–\$7.8 million

My question is:

Have you, or have you directed staff to, contact the architects provided by Julie Madison to obtain quotes or discuss a concrete addition to the Adoption Center?

I'm also extremely concerned about the fact that we have the advisory board that is not able to meet until the middle of June? Why would you task them to come up with a solution and then set them up for failure by not allowing them to meet until the middle of June?

Thank you,
Becky Brothers

From: Dana ULSTAD <danaulstad@yahoo.com>

Sent: Monday, May 11, 2026 8:21 AM

To: George Kruse <George.kruse@mymanatee.org>; Tal Siddique <Tal@mymanatee.org>; Mike Rahn <Mike.rahn@mymanatee.org>; Amanda Ballard <Amanda.ballard@mymanatee.org>; Robert McCann <Drbob.mccann@mymanatee.org>; Jason Bearden <Jason.bearden@mymanatee.org>

Subject: Support for improvement and for your vote

Dear Commissioner,

I hope you are well. I am writing to urge you to prioritize critical improvements at **Bishop Animal Shelter** during the upcoming budget and planning cycle.

The shelter plays an essential role in the safety, welfare, and placement of animals in our community. However, it cannot meet those responsibilities without the proper infrastructure and staffing. I respectfully ask that you support funding for the following:

1. A concrete addition to the adoption center that allows dogs to be safely housed and accessed by staff, volunteers, and the public regardless of weather conditions.
2. Adequate staffing levels, including qualified dog trainers who can properly evaluate, train, and place dogs to ensure successful adoptions.
3. Living wages for shelter staff so the county can attract and retain skilled, dedicated employees.

These improvements are not optional—they are necessary for the humane treatment of animals and for the safety and efficiency of the people who care for them. Investing in Bishop Animal Shelter is an investment in our community's values and in responsible animal welfare.

Thank you for your time and consideration. I hope you will champion these much-needed changes.

Sincerely,

Dana Minore-Ulstad