

From: dadamm <dadamm@aol.com>

Sent: Tuesday, May 26, 2026 3:21 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: TDT is an appropriate use of funding for dedicated STR Nuisance Response and Compliance Program

June 2, 2026- Future Agenda Item Public Comment for June 2, 2026

Please place in Public Comment

Commissioners,

Why using Tourism Development Tax is an appropriate use of funding for establishing a dedicated Short Term Rental Nuisance Response and Compliance Program.

Of the total \$31.5 million in annual Tourist Development Tax (TDT) collections in 2024-2025, short-term rentals are estimated to have generated approximately \$22 million in TDT revenue based on their higher occupancy and rental rates compared to hotels and motels.

One objection raised regarding implementation of a Short-Term Rental (STR) Nuisance Response and Compliance Program has been the lack of available funding. However, Tourist Development Tax (TDT) revenues are an appropriate and logical funding source because the impacts being addressed are directly generated by transient lodging activity that produces 2/3 of those revenues.

Creating a centralized reporting system with dedicated 24/7 staff funded through TDT revenues would help reduce demands on the Sheriff's Department, which is often not the appropriate entity to address recurring short-term rental (STR) quality-of-life complaints. Currently, Manatee County has no centralized system to report, track, monitor, and quickly resolve ongoing issues associated with STR guest activity. Residents are requesting a simple process that allows complaints to be submitted by text or email and forwarded by county staff directly to the property management of the STR for resolution, with all identifying source information removed prior to forwarding. This approach would create trackable data points, allow property managers to address issues involving their renters directly, and remove neighboring residents from confrontational or retaliatory interactions while enabling staff to oversee and resolve recurring complaints more effectively.

The tourism industry benefits substantially from the operation of STR accommodation within Manatee County, while nearby residents often bear the full burden of the resulting impacts including noise, parking, trash, overcrowding, and repeated disturbances, while receiving little or no direct benefit themselves.

A modest allocation of TDT funding toward office operations, staffing, complaint intake systems, and reporting technology would help protect residential neighborhoods, improve accountability among STR operators, support responsible tourism, and preserve the long-term sustainability of tourism accommodations within Manatee County.

Because these impacts arise directly from transient lodging activity, we believe this represents an appropriate and equitable use of tourism-generated revenues.

Respectfully,
Diana Adams

.....

Establish a Dedicated Short Term Rental Nuisance Response and Compliance Program

Future Agenda Public Comment submitted May 19, 2026

To the Commissioners and Administration of Manatee County:

I appreciate the response provided by Nicole Knapp and acknowledge the County's concern regarding the limitations imposed by Florida Senate Bill 180, particularly its restrictions on adopting more restrictive or burdensome amendments to the Comprehensive Plan, Land Development Code, procedures, and processes through at least October 1, 2027. However, the request outlined below does not seek new zoning restrictions, land-development limitations, or prohibitions on short-term rentals. This recommendation, although in a more simplified form, has **previously been submitted multiple times and was ignored**. The proposal instead seeks the creation of a coordinated public safety, nuisance-response, and transparency program focused on enforcement of existing laws, operational accountability, and protection of neighborhood quality of life specifically for short term rentals. Because the request is administrative and enforcement-based rather than a land-development regulation, it would have a **strong legal basis and should withstand challenges related to SB 180**.

With that in mind, I am requesting that **Manatee County establish a dedicated Short-Term Rental Nuisance Response and Compliance Program focused on public safety, nuisance abatement, accountability, and transparency**.

This program should include:

- A dedicated county department or division responsible for handling only short-term rental complaints and enforcement coordination.
- A mandatory registration system requiring each short-term rental operator to provide:
 - owner information
 - a responsible local property manager or 24/7 contact
 - and emergency response contact information
- A centralized complaint tracking database that records:
 - general complaints

- noise complaints
- parking violations
- trash and sanitation issues
- occupancy and safety concerns
- law enforcement responses
- repeat violations tied to individual properties
- Public transparency tools allowing residents and county officials to review complaint histories and enforcement activity by property and by geographic area within the county.
- Coordination between code enforcement, law enforcement, emergency services, and neighborhood services to ensure rapid response to ongoing nuisance activity.

This request does not seek to prohibit short-term rentals, regulate the duration or frequency of rentals, impose zoning restrictions, establish density caps, or create new land-development limitations.

Instead, this request is narrowly focused on:

- Nuisance enforcement
- Operational accountability
- Public safety
- Emergency responsiveness
- Data collection
- Transparency

For that reason, this proposal should not be limited by Florida SB 180.

SB 180 was intended to restrict certain “more restrictive or burdensome” land development regulations and zoning controls. A nuisance-response and compliance program is fundamentally different. Requiring a responsible contact person, maintaining complaint records, coordinating emergency responses, and enforcing existing noise, parking, trash, occupancy, and safety ordinances are administrative and public-safety functions that fall within the County’s traditional police powers.

Florida law already recognizes that local governments may regulate operational and nuisance-related impacts associated with vacation rentals, including noise, parking, trash, life-safety concerns, and code compliance. This proposal simply provides the County with the structure necessary to responsibly enforce those existing protections.

The current lack of coordinated oversight has created growing impacts on neighborhoods throughout Manatee County. Residents are experiencing repeated disturbances, safety concerns, parking congestion, sanitation problems, and ongoing quality-of-life issues with little confidence that complaints are being meaningfully tracked or resolved.

Simply ignoring this situation is no longer acceptable.

Failure to act puts our community at risk.

The County has both the authority and responsibility to implement a transparent nuisance-response system that protects residents while preserving lawful property rights.

Residents' issues are being marginalized. This is evident at meetings during public comments and written comments. This administration is no longer meeting the needs of our community.

Respectfully,
Diana Adams

Short Term Rental issue - place in public comment submitted May 5, 2026

Commissioners,

Manatee County's neglect of the short-term rental crisis is allowing problematic guest behavior to create a volatile situation in our community. This guest behavior is not a "weekend problem" this is a **daily** problem.

This is just a **sample** of some of the behavior of these habitually disruptive guests:

- Excessive noise for more than 12 hours a day- screaming, yelling, and loud music both daytime and nighttime- 24-hour lighting entices unruly guests to stay outside all night
- Excessive noise from basketball, pickleball courts, and other gaming
- Excessive traffic going to and from rentals
- 10 – 20 additional vehicles on our street
- Guests speeding in neighborhood
- Intoxicated guests- who sometimes leave property by walking or driving
- Guests climbing over fencing onto our property
- Guests hitting golf balls into yard and damaging property
- Guests hitting baseballs into yard
- Guests walking dogs on our property, at times all the way up to the front door
- Excessive storm water runoff from these properties due to tarped off shell and rock yards
- Excessive street flooding and flooding on neighboring properties because of tarping and shelling

The county already has a list of every short-term rental because they must pay bed tax. Every rental should be required to have a 24/7 property manager and produce their contact number for staff. A department should be created to track and handle every complaint, something our county currently does not do according to 311. This should not be Code Enforcement because of its ineffective enforcement. This should not fall to the Sheriff's Department, as it is not an appropriate use of law enforcement resources. Citizens can file a complaint to staff by either phone or e-mail. County staff will then contact the property management directly by forwarding a written message to the appropriate person. The property management should be required to resolve the situation in 30 minutes, which is a reasonable amount of time. If the situation is still

ongoing after 30 minutes the citizens can follow up with county staff. This creates trackable data while removing residents from the situation. This makes the property owner responsible for handling the situation in a timely manner which **is something they should already be required to do**. If the property manager refuses to handle the situation, then the property owner should be fined. The fine should increase every 30 minutes that the situation is not resolved. The fine should be significant and in \$100.00 increments. **This is an EASY solution.**

The majority of these guests have zero respect for our neighborhood. **It is dangerous for residents to try to resolve these issues on their own.** Short term rental owners should ultimately be responsible for resolving problematic guest behavior.

This situation could be readily remedied by the county, should it choose to prioritize the health, safety, welfare, and quality of life of its residents.

Respectfully,
Diana Adams

Any citizen currently experiencing problems with the short-term rental issue, please feel free to contact me via my e-mail.

From: Rebecca Mahurin <rebeccafulwood@gmail.com>
Sent: Wednesday, May 27, 2026 12:09 PM
To: Matt Merucci <Matt.Merucci@mymanatee.org>
Cc: Jason Bearden <jason.bearden@mymanatee.org>; bacctutor@yahoo.com; Kelli OMalley <kelli.omalley@mymanatee.org>; Nicole Knapp <nicole.knapp@mymanatee.org>; Chad Butzow <chad.butzow@mymanatee.org>; Charlie Bishop <charlie.bishop@mymanatee.org>; Kenneth LaBarr <kenneth.labarr@mymanatee.org>; Brandon Young <brandon.young@mymanatee.org>
Subject: Re: Update on T-Mobile Expansion in Silverstone North

Thank you for the update.

I am sure your visit today will be very informative. While walking our dog this morning, I saw HUGE holes all around the perimeter of the amenities center (with no signs other than roadwork) and the giant machines parked on the lawn in front. (see attachments) As for notification signs/ door signs - they were not distributed. Some were given to homeowners only after they complained about damage or the lack of communication.

Again - thank you for looking into this.
Sincerely,
Rebecca Mahurin

On Wed, May 27, 2026 at 11:45 AM Matt Merucci <Matt.Merucci@mymanatee.org> wrote:
Mrs. Fulwood,

This is Matt Merucci with Manatee County Public Works, ROW Supervisor.

Regarding the expansions of fiber connectivity that is ongoing in many areas of the County, here is a summary.

A licensed public utility can apply for a ROW Use Permit to install, modify, or improve their infrastructure in County Right-of-Way and established utility easements, per County Ordinances and State Statute requirements.

T-Mobile has contracted with Tillman Fiber and Full Circle Fiber Group to permit and install these systems throughout Manatee County.

Because this work is in the public/easement right-of-way, there is not a formal mechanism that requires notifications for the work. However, due to the extensive nature of these projects, we have required that they furnish door hanger information or mailer information to let residents know of the work that will affect their neighborhoods. We have also placed limits on the number of crews working per permit, as well as staging out schedules. In some cases, we have requests from several at the same time for which you may see them staged and the work separated by several months or even up to a year if possible.

For Silverstone North, I have photo documentation showing door hangers were furnished on Rocky Coast Pl, however it is possible some areas did not get covered as I did not see results from all streets.

The specific concerns regarding utility damages and taping over company names on trucks are indeed unacceptable and will be remedied immediately. I have inspections on this today to get further details and resolved as soon as possible.

In summary, all work is permitted and through licensed companies providing competitive services for connectivity, and the County is required to issue permits for these vendors based on our Ordinance and State Statutes.

If there are any other specific matters related to the workmanship, please let me know and we will get it addressed immediately. Feel free to call me on my mobile number below anytime. We will ensure restoration and repairs are getting addressed in a timelier manner and we appreciate your patience while we work through this.

Sincerely,



Matt Merucci

ROW & Driveway Supervisor

Manatee Public Works

Mobile: 941-737-4523

Desk: 941-708-7450 x 7342

9000 Town Center Pkwy

Lakewood Ranch, FL 34202

Matt.Merucci@mymanatee.org

**[Current Road Work Updates -
Manatee County](#)**

-- Rebecca Mahurin



From: Concerned Citizen <concernedcitizenbocc@gmail.com>

Sent: Wednesday, May 27, 2026 1:35 PM

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

Subject: Re: Common courtesy and respect for local citizens.

Citizens have just caught Amanda Ballard making statements that directly conflict with the publicly available record, and many people are now questioning whether peaceful activists and whistleblowers are being unfairly targeted or retaliated against.

This concern comes after another citizen recently called into a public meeting alleging that County Administrator Charlie Bishop was attempting to weaponize county resources by pursuing trespass actions against volunteers and individuals connected to the animal shelter controversy.

A major concern many citizens keep raising is this: what policies and safeguards are actually in place to prevent retaliation against peaceful activists, watchdogs, whistleblowers, and citizens exercising their constitutional rights?

These questions have already been asked, and nobody appears willing to give a direct answer. What is taking so long? Are county leaders competent enough to independently read a citizen's concern and write a response themselves, or are they not competent enough and instead required to rely on attorneys to answer basic questions regarding First Amendment protections and peaceful public participation?

If you are a commissioner and a true American patriot who supports First Amendment rights, this should not be a difficult response. It should be as simple as saying: "I support citizens. I am an American patriot who supports American citizens and their constitutional rights, and I agree this matter was not handled correctly and needs to be reviewed."

Citizens are now openly sharing concerns about excessive fines, parking citations, code enforcement pressure, trespass threats, or other punitive actions shortly after publicly criticizing local government at meetings.

The public deserves clear answers, transparency, and reassurance that no citizen will face discrimination, intimidation, or retaliation for peacefully exercising their constitutional rights.

P.S. Citizens would also like transparency regarding trespass actions connected to public criticism or activism. How many trespass orders involving peaceful activists or citizens criticizing local government have been requested or authorized by County Administrator Charlie Bishop during his time in office?

Citizens would also like to know whether peaceful, non-punitive de-escalation efforts are considered for policy and attempted first, such as direct dialogue with concerned citizens to hear complaints and work toward peaceful resolution. Or does county leadership move directly toward punitive enforcement actions such as trespass orders, penalties, fines, or other disciplinary measures against critics and activists?

Please see attached photos for how the citizens actually feel regarding this.

On Tue, May 26, 2026 at 11:17 AM Concerned Citizen

<concernedcitizenbocc@gmail.com> wrote:

Almost a quarter-million views, 800 reactions, 600 comments, and 200 shares in less than 24 hours. The citizens have spoken.

This type of hostile environment created by this staff and administration will no longer be accepted or tolerated in this community.

Will any of you step up and do the right thing by acknowledging that an error was made?

Is the county administration's policy to escalate situations with physical force over a procedural disagreement and request for clarification, or is there a procedural priority to keep decorum by de-escalating situations through peaceful dialogue and clarification before resorting to unnecessary force?

What procedures and safeguards are currently in place to protect citizens from retaliation, intimidation, selective enforcement, or unequal treatment by county staff and employees when peacefully questioning policies or criticizing government actions?

Why was the meeting not briefly paused to maintain peaceful decorum when the commission and chair could not immediately state the policy they were attempting to enforce? A reasonable response would have been: "Let's pause for a moment, clarify the policy being referenced, and state it clearly on the record for the concerned citizen."

Instead, the situation was unnecessarily escalated.

On Tue, May 26, 2026 at 8:43 AM Concerned Citizen

<concernedcitizenbocc@gmail.com> wrote:

Commissioners,

Commissioner Amanda Ballard has now publicly stated that the disabled veteran involved in last week's incident — who wished to remain anonymous during public

comment for safety reasons and believed he was exercising his First Amendment right to anonymous political speech, along with Manatee County's own website stating that signing in or identifying yourself is not required to speak — "physically struck," "pushed," and "slapped" the bailiff.

Is this the narrative that the entire Board of County Commissioners also believes and wishes to publicly project?

Many citizens who reviewed the footage dispute that characterization and instead observed the bailiff first approaching and physically engaging the citizen after he asked commissioners to clarify what statute or authority they were attempting to enforce — a question that neither the chair nor commissioners answered at that time.

Commissioner Ballard also previously stated in an email that when there are questions or concerns involving procedure or recusal matters, she consults with the County Attorney. If consulting the County Attorney is the appropriate protocol when uncertainty exists, why was that same approach not used here before creating a hostile working environment by emotionally escalating the situation with physical force.

If there was uncertainty regarding the statute or procedure being relied upon, why was the meeting not briefly paused to consult the County Attorney and clarify the issue for the record before ordering an escalation by force?

Many citizens believe the more professional and decorum-based approach would have been de-escalation, clarification, and peaceful dialogue — not ordering immediate physical confrontation.

I am respectfully asking whether Commissioner Ballard's statements reflect the official position and narrative of the Board as a whole, or whether this Board believes it was elected to hear and serve citizens like this disabled veteran.

Is this Board also in favor of passing local resolutions or procedures that it believes can override First Amendment protections? Does this Board believe the best path for Manatee County is creating local rules that burden or suppress constitutional rights involving anonymous political speech and public participation?

Is creating and projecting false narratives about disabled veterans and peaceful community activists now what this Board stands for?

11:53



11:35⁵¹



941 News

1d · 🌐



👍 Like

💬 Comment

➦ Share

👍👎👤 794

205 shares

Most relevant ▾



Sabrina Themodel · 25m

Funny because I've been speaking at city meeting recently stated my name and what not. Started getting parking tickets. The latest one was for my registration not being up to date. It was. I had to fight the ticket. 🤔

Reply

Message

Hide



Manuel Rosado · 21h · 🤖 by Author



Help me write

Fix grammar

Professional

Form

Replying to Sabrina Themodel · Cancel



Sabrina Themodel |



is

has

was

q

w

e

r

t

y

u

i

o

p

a

s

d

f

g

h

j

k

l



z

x

c

v

b

n

m



123

space

return





941 News · 1d · Author



Amanda Ballard · 9:43 PM

to me

The individual interrupted the invocation, and physically struck a bailiff. Pursuant to FL Statute 286.0114, a local government has the ability to establish reasonable rules of conduct like stating name and County of residence and setting time limits for public comment. See also Manatee County Resolution R-25-013. This individual refused to give name and County of residence as required in the resolution, interrupted the conduct of the meeting, and slapped and pushed a bailiff. These are all violations of the "reasonable rules of conduct" allowed by FL Statute and set out in the Procedures for Manatee BOCC Meetings (exhibit A of R-25-013). These are classic "time place and manner" restrictions laid out in Supreme Court jurisprudence, and are not violative of an individual's constitutional rights.

Reply 3



View 4 replies



Amy Franks · 7h

Amanda Ballard told a bold face lie real talk. Nothing she said happened in the clip and I do mean Nothing. Damn shame how she fixed her sucker with a clear video 🙄

Reply Message 5



Adam Dunin · 20h

which one is the good cop here?

Reply Message 5





Brian Hines · 1d

2 deputies should be looking for jobs.

Reply

Message

55



[View previous replies...](#)



Danny Bench · 1d

[Brian Hines](#) why, what did they do?

Reply

Message

Hide



Bob Jasper · 3m

[Danny Bench](#) Deprivation of rights under color of law

Reply

Message

Hide



Innuh'gee Coneckshun · Just now

[Sweetbaby Dejesus](#) in Pat Neal pocket....she bluntly lied on that citizen the same way he could have been facing prison time for her lie!!! Ed Broski and Rick Wells allow county employees to submit AFFIDAVITS full of lies then out a fraudulent botched up capious warrant out on you, give a public defender (who working with the state to prosecute you), the tell you you're facing so many year's in prison if you take it to trial, & they all running a illegal activity scheme to DEFRAUD prison inmate ring for personal gain....

All on 3RD PARTY HEAR SAY LIES !!!!!!
SHE NEEDS TO BE REMOVED SHE'S A THREAT TO THE CITIZENS AND SOCIETY LYING ON WE THE PEOPLE !!!!!!

From: Jason Barnaby <jason@change.org>
Sent: Wednesday, May 27, 2026 4:14 PM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Response Requested: 448 Constituents Oppose Above-Ground Utility Lines

Hello Jason Bearden,

I'm Jason with the Civic Engagement Team at Change.org. A petition titled "PETITION TO OPPOSE ABOVE-GROUND UTILITY LINES" — currently signed by 448 of your constituents — lists your office as a decision maker, and **we'd love to help you get your message directly to them.**

(Note: we're not asking you to sign — we're inviting you to respond.)

Responding is simple: just reply to this email with whatever you'd like shared. We'll post your response on the petition page and email it to every signer so they hear directly from you.

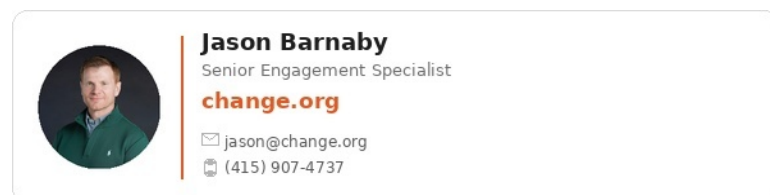
Not sure what to say? Responses don't need to be lengthy. Officials often share actions already underway, clarify jurisdiction or next steps, acknowledge constituent concerns, or explain any policy constraints. You're also welcome to include links, resources, or newsletter signups — this is your space to communicate however works best for your office.

Petition Link: <https://change.org/p/petition-to-oppose-above-ground-utility-lines>

Petition Summary: This petition opposes the installation of above-ground utility lines related to the “Mulholland Rd Tie to Twin Rivers” project, highlighting concerns from Twin Rivers residents about the impact on the community's aesthetic and established underground utility standards. It matters to signers as they seek to preserve the rural character and scenic nature of their neighborhood, advocating for the timely conversion of these utilities to underground options to maintain the community's original design intentions.

Thank you,
Jason and the Civic Engagement Team

PS: [Change.org](https://change.org) is a nonpartisan organization committed to civic engagement between public officials and their communities.



From: Syna Johnson <syna.johnson@mymanatee.org>
Sent: Wednesday, May 27, 2026 6:43 PM
To: DD <davidd4300@gmail.com>; George Kruse <george.kruse@mymanatee.org>; Tal Siddique <Tal@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Sarah Brown <sarah.brown@mymanatee.org>
Subject: Re: ASCAB Agenda Memo 1 - Fishing Line Signage

<https://www.mymanatee.org/connect/meetings-and-events/event-detail/2026/06/17/county-calendar/animal-services-advisory-board-meeting>

Please see the attached link. Date and location are posted on the website.

Syna Johnson, DVM
Chief Veterinarian of Shelter Operations

Manatee County Animal Welfare
305 25th Street West
Palmetto, FL 34221

Manatee County Cat Town
216 6th Ave E
Bradenton, FL 34205

Bishop Animal Shelter
5718 21st Ave W
Bradenton, FL 34209

(941) 742-5933 Ext. 8313
Syna.johnson@mymanatee.org

From: DD <davidd4300@gmail.com>
Sent: Wednesday, May 27, 2026 1:23:41 PM
To: George Kruse <george.kruse@mymanatee.org>; Tal Siddique <Tal@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Syna Johnson <syna.johnson@mymanatee.org>; Sarah Brown <sarah.brown@mymanatee.org>
Subject: ASCAB Agenda Memo 1 - Fishing Line Signage

To BoCC and County Administration
From David Daniels, Animal Services Citizen Advisory Board member

On April 15, 2026, I received notification of the first ASCAB meeting on June 17. I responded the same day asking if the public would be notified and was told yes.

For whatever reason, as of this morning, there has been no public notification for the ASCAB meeting date, time and location. There has been no public notification naming the members, an agenda, who to contact, how to submit ideas, how to participate. I don't even know the full membership of the board.

Why is it taking so long to inform the public? The delay in making the required notification seems to violate the spirit, if not yet the letter of the law. County officials have certainly not hesitated in informing individual members of their duties under Sunshine.

Attached I have provided an Agenda memo that I request be added to the June 17th agenda. I tried to model the memo that Commissioners use to post items to the BoCC meeting Agenda. I hope to post additional memos.

Thank you
David Daniels



Public Comment

Submitted On: May 27, 2026, 10:50PM EDT

Manatee County Government

Full Name	First Name: Sean Last Name: Davila
Email	sean.m.davila@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	June 02, 2026
Topic/Agenda Item	Short term rental regulation/accountability.
Comment	I have recently had my once quiet, peaceful neighborhood interrupted by a short term rental, and I want to speak about the growing frustration many residents are experiencing with repeated noise disturbances and the lack of enforcement options available to deal with them. I understand that short-term rentals are legal and that some level of noise is expected. Most of us are not expecting complete silence. The issue is when the same properties repeatedly create disturbances that affect the people living around them full time. One of the biggest problems with our current ordinance is that it relies heavily on decibel levels. In reality, it takes a lot to meet those thresholds. Residents can be dealing with loud music, yelling, outdoor gatherings, basketball playing late at night, or repetitive bass that carries through the neighborhood, but unless it reaches a certain measurable level, there is often very little that can actually be done. From a resident's perspective, it can feel like we are constantly being told to keep calling law enforcement while nothing changes. Deputies respond, the noise stops temporarily, and then the same issues happen again days or weeks later. There also seems to be no easy way to track repeated complaints tied to the same property over time. Recently, I called law enforcement on the property behind me and, as soon as the deputies left, the owner of the short term rental property intentionally came back out and began aggressively playing basketball in retaliation to my calling law enforcement. We are also told to contact the companies (Airbnb, VRBO, etc.) to file complaints. I can tell you that, at least with Airbnb, this does absolutely nothing. The guest occupying the property at that time may be penalized, but the next guest is viewed as a new and separate incident. Nothing appears to happen to the host of the property itself. I think the county should consider creating a centralized reporting system for short-term rental complaints and reevaluating whether the current noise ordinance is realistic and enforceable for residential neighborhoods. Other communities use plainly audible standards, quiet hours, and escalating penalties for repeat violations because not every disturbance can be captured accurately with a decibel meter. I write to you out of frustration and because residents should still be able to reasonably enjoy their homes and neighborhoods without repeated disturbances and no clear path toward resolution. Thank you.

From: Dalton <parrishnewsnetwork@gmail.com>

Sent: Thursday, May 28, 2026 7:18 AM

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

Subject: First Amendment violations and selective enforcement.

Good morning,

I am writing to express serious concerns regarding the handling of public comment during Manatee County BOCC meetings and what appears to be increasingly selective enforcement of decorum standards against certain speakers.

Citizens have a constitutional right under the First Amendment to criticize government officials, county staff, county policies, and decisions without fear of retaliation, interruption, or viewpoint-based censorship. Public meetings are intended to allow residents to openly address their government, especially when raising concerns or criticism.

A BOCC meeting is considered a limited public forum under established federal law. While reasonable and viewpoint-neutral rules regarding time, order, and actual disruption may be enforced, those rules cannot legally be applied differently based on whether county leadership agrees with the speaker's opinions.

Many residents have observed a concerning pattern in recent meetings, particularly since Commissioner Tal Siddique became Chair of the Board, in which speakers critical of commissioners, county staff, or county actions appear to be interrupted, cut off, warned, or scrutinized more aggressively than those expressing favorable viewpoints.

This creates the appearance of viewpoint discrimination and undermines public confidence in the fairness of the public comment process, especially when public participation is already limited.

The United States Supreme Court has repeatedly affirmed that criticism of public officials is protected speech. In *Cohen v. California*, the Court held that the government cannot prohibit speech merely because it is offensive or unpopular. In *City of Madison Joint School District v. Wisconsin Employment Relations Commission*, the Court recognized the importance of citizens speaking openly at public meetings regarding government conduct.

More importantly, the Eleventh Circuit, which governs Florida, has recently reinforced these protections. In *Moms for Liberty Brevard County v. Brevard Public Schools*, the Eleventh Circuit ruled that public comment restrictions prohibiting "abusive," "personally directed," or vaguely offensive remarks were unconstitutional because they were

viewpoint-based, unreasonable, and vague. The court specifically warned against government bodies using civility or decorum policies as a mechanism to silence criticism of public officials or staff.

Similarly, in *Williamson v. Brevard County*, the Eleventh Circuit held that local governments cannot selectively exclude individuals from participation in public meetings based on discriminatory standards or viewpoints.

Disagreement with staff or commissioners is not a disruption. Criticism is not disorderly conduct. Holding government accountable is one of the core purposes of public comment and open government.

Many citizens feel they are being treated differently simply because they continue documenting failures, inconsistencies, flooding concerns, development impacts, or other issues involving county operations and decision-making. Public comment should not become an environment where speakers fear being silenced for holding elected officials accountable.

If decorum policies are going to be enforced, they must be enforced equally and consistently, regardless of viewpoint, political position, or personal disagreement with the speaker.

I respectfully ask the Board and County Administration to review these concerns carefully and ensure that all citizens are afforded equal First Amendment protections during public meetings moving forward.

These actions raise serious First Amendment concerns and may expose the County to legal liability if viewpoint discrimination is occurring. There is substantial case precedent addressing these constitutional protections, along with publicly documented video evidence from recent meetings that residents believe demonstrates inconsistent enforcement of public comment standards.

Thank you for your time and consideration.

From: Dalton <parrishnewsnetwork@gmail.com>

Sent: Thursday, May 28, 2026 8:21 AM

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

Subject: Re: **First Amendment Violations and Selective Enforcement.**

please disregard this one.

On May 28, 2026, at 6:18 AM, Dalton <parrishnewsnetwork@gmail.com> wrote:

Good morning,

I am writing to express serious concerns regarding the handling of public comment during Manatee County BOCC meetings and what appears to be increasingly selective enforcement of decorum standards against certain speakers.

Citizens have a constitutional right under the First Amendment to criticize government officials, county staff, county policies, and decisions without fear of retaliation, interruption, or viewpoint-based censorship. Public meetings are intended to allow residents to openly address their government, especially when raising concerns or criticism.

A BOCC meeting is considered a limited public forum. While reasonable and viewpoint-neutral rules regarding time and order may be enforced, those rules cannot legally be applied differently based on whether county leadership agrees with the speaker's opinions.

Many residents have observed a concerning pattern in recent meetings, **particularly since Commissioner Tal Siddique became Chair of the Board**, in which speakers critical of commissioners, county staff, or county actions **appear to be interrupted, cut off, warned, or scrutinized more aggressively than those expressing favorable viewpoints**. This creates the appearance of **viewpoint discrimination** and undermines public confidence in the fairness of the public comment process, especially when attendance is already a challenge.

Criticism of government officials and staff is protected speech. The United States Supreme Court has repeatedly affirmed this principle, including in *Cohen v. California* and *City of Madison Joint School District v. Wisconsin Employment Relations Commission*. **Disagreement with county leadership is not disruption, and criticism alone does not constitute disorderly conduct.**

More importantly, the Eleventh Circuit — which governs Florida — has recently reinforced these protections. In *Moms for Liberty – Brevard County v. Brevard Public Schools*, the Eleventh Circuit ruled that public comment restrictions prohibiting

“abusive,” “personally directed,” or vaguely offensive remarks were unconstitutional because they were viewpoint-based, unreasonable, and vague. **The court specifically warned against government bodies using civility or decorum policies as a mechanism to silence criticism of public officials or staff.**

Similarly, in *Williamson v. Brevard County*, the Eleventh Circuit held that local governments cannot selectively exclude individuals from participation in public meetings based on discriminatory standards or viewpoints.

Disagreement with staff or commissioners is not a disruption. Criticism is not disorderly conduct. Holding government accountable is one of the core purposes of public comment and open government.

Many citizens feel they are being treated differently simply because they continue documenting **failures, inconsistencies, flooding concerns, development impacts, or other issues involving county operations and decision-making**. Public comment should not become an environment where speakers fear being silenced for holding elected officials accountable.

If decorum policies are going to be enforced, they must be enforced equally and consistently, regardless of viewpoint, political position, or personal disagreement with the speaker.

I respectfully ask the Board and County Administration to review these concerns carefully and ensure that all citizens are afforded equal First Amendment protections during public meetings moving forward.

These issues need to be cleaned up, and A public statement made addressing this concern at the next meeting in order to set the record straight for residents and get Tal in line. This is a first amendment violation and you will lose in court. This has plenty of case precedents and publicly documented video evidence of such violations.

Thank you for your time and consideration.

From: Dr. Cori Campbell <drcoricampbell@gmail.com>

Sent: Thursday, May 28, 2026 3:28 PM

Subject: Protect the Little Manatee South Community and Stop Urban Expansion

Dear Commissioners, Representatives, Congress, and Governor DeSantis,

I am writing to strongly oppose any and all development expansion into the Little Manatee South Community in south Hillsborough County, Florida, including any proposed urban expansion, roadway expansion, interstate interchange, or development associated with Valroy Road, Ft. Hamer proposed road expansion, and the surrounding rural lands.

The Little Manatee South Community Plan was created by residents to preserve and protect the rural character, agricultural lands, wildlife habitat, wetlands, and open space that make this area unique. Expanding development into this region directly conflicts with the vision and intent of that community plan.

This area serves as an important wildlife habitat and corridor for native Florida species. Continued development and roadway expansion will fragment habitat, destroy wetlands, reduce biodiversity, and permanently damage ecosystems that cannot be replaced once lost.

In addition, increased development will:

- Increase flooding and stormwater concerns by removing natural land and wetland absorption areas
- Place additional strain on the aquifer and groundwater resources
- Increase traffic congestion and cut-through traffic through the Sundance community via Valroy Road as commuters use it as a pass-through route to US 41 and US 301; this is already occurring and putting our families and equestrian neighborhood at risk
- Destroy agricultural land and rural open space that should remain protected for future generations

There is no reasonable justification for extending urban sprawl into protected rural land when substantial development has already occurred farther north and south. If an additional Interstate 75 interchange is truly needed, it should be located at Buckeye Road where large-scale residential development already exists and infrastructure expansion is ongoing and more appropriate.

There is absolutely no need to push interstate access and urban growth into open agricultural and wildlife lands that should remain protected.

Please keep urban expansion where it currently exists and stop forcing suburban sprawl into rural Florida communities. The Little Manatee South area should remain open, wild, agricultural, and environmentally protected.

Overdevelopment is rapidly destroying Florida's natural landscape, wildlife, water

resources, and rural communities. Once these lands are lost, they are gone forever.

I respectfully urge you to:

- Oppose any development expansion into the Little Manatee South Community
- Oppose any I-75 interchange associated with Valroy Road or Ft. Hamer Road extensions into this rural area
- Protect wetlands, wildlife corridors, aquifer recharge areas, and agricultural land
- Honor and uphold the Little Manatee South Community Plan created by residents
- Direct future infrastructure and urban growth toward already-developed areas such as Buckeye Road instead of protected rural land

Please protect this community before irreversible damage is done.

Sincerely,
Dr. Cori Campbell
Sundance Resident
Hillsborough County, Florida



Public Comment

Submitted On: May 28, 2026, 04:54PM EDT

Manatee County Government

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)	June 02, 2026
Topic/Agenda Item	FUTURE AGENDA ITEMS
Comment	To all concerned Where wo8ld I find this information If it is not in there, it should be! Executive Summary: Growth Must Respect Geography Dear Commissioners and Members of the Planning Commission, As Manatee County updates its Comprehensive Plan and Future Land Use Map (FLUM), we must confront an undeniable geographic reality: our coastal and low-lying areas are exposed to severe and escalating storm surge hazards. Under Florida Statute § 163.3178(2)(f), all coastal counties are legally mandated to include a "Peril of Flood" component within their Comprehensive Plans. To fulfill this statutory duty in good faith, Manatee County must shift from a passive mapping posture to a proactive enforcement posture. We must use the latest National Hurricane Center SLOSH (Sea, Lake, and Overland Surges from Hurricanes) models and regional evacuation studies to automatically down-zone or strictly cap residential density within the Coastal High Hazard Area (CHHA) and Coastal Evacuation Area (CEA) overlay districts. The Legal and Infrastructure Blueprint 1. The Legal Cover: Protecting the County from Developer Lawsuits By tying lower density directly to a state-mandated hazard map, the county is fulfilling a clear statutory obligation. This creates an ironclad "legal cover." When clear, unambiguous "red lines" restricting density increases are written directly into the text of the Future Land Use Element and Coastal Management Element, the legal standard changes. If a developer requests a FLUM amendment or rezoning for a density increase on an already overloaded evacuation route, planning staff and the Board of County Commissioners (BOCC) will possess a mandatory, text-based hook to deny it. Because a Comp Plan amendment is a legislative decision, the courts will uphold the county's denial under the highly deferential "Fairly Debatable" standard. Securing this language protects our taxpayers from costly legal challenges while protecting our coast from overdevelopment. 2. Leveraging Transportation Concurrency for Evacuation Routes Florida law allows local governments to maintain robust "concurrency" systems, ensuring that critical infrastructure is in place before new development impacts are felt. While the state relaxed mandatory transportation concurrency years ago, Manatee County retains the explicit right to enforce and expand it. We must immediately expand our Land Development Code (LDC) and Comp Plan to treat hurricane evacuation capacity as a critical infrastructure Level of Service (LOS) metric, exactly like sewer lines or water capacity. The Operational Reality: If a traffic impact analysis demonstrates that a proposed residential subdivision will push a bottleneck choke point—such as local bridges or major evacuation arteries—past safe out-of-county evacuation time thresholds, the development must be denied. The project should remain halted until the infrastructure catches up, or until the financial burden of widening those evacuation routes is borne entirely by the developer, not the taxpayers. "Infrastructure isn't just pipes and pavement for a sunny day; it is the life safety network required to evacuate our citizens during a storm. If our roads cannot safely evacuate the families already living here, adding more density to the CHHA is a failure of our baseline duty to public safety." Conclusion: Locking Safety into the Text We cannot protect Manatee County by adjusting boundaries after the homes are already built. The "red lines" must be drawn now, locked into the text of the Comp Plan, and reflected permanently on the FLUM.

I urge the Planning Commission and the BOCC to adopt text amendments that mandate automatic density caps based on the newest SLOSH data and establish hurricane evacuation times as a binding Level of Service standard. Let's give our county the legal tools it needs to protect our residents, preserve our evacuation routes, and defend our planning decisions in court.

Respectfully submitted,
Glen Gibellina
<https://electglengibellina.com/>



Public Comment

Submitted On: May 28, 2026, 05:24PM EDT

Manatee County Government

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)	June 02, 2026
Topic/Agenda Item	FUTURE AGENDA ITEMS Conflict of Interest in Comprehensive Plan Rewrite
Comment	Extreme Conflict of Interest in Comprehensive Plan Rewrite: The Fox Guarding the Henhouse Members of the Board and County Administration, I am writing to register my strongest possible objection to the current arrangement allowing Kimley-Horn to draft the rewrite of the Manatee County Comprehensive Plan. To hand the reins of our county's foundational blueprint for growth over to a firm that derives the vast majority of its business, revenue, and loyalty from private developers is a textbook definition of a conflict of interest. It is, quite literally, allowing the fox to guard the henhouse. The Comprehensive Plan is supposed to be a sacred contract between local government and the citizens. It exists to protect our environment, manage public infrastructure, safeguard our water resources, and ensure that growth pays for itself rather than burdening the taxpayers. It is meant to look out for the public good over the next several decades. By outsourcing this critical work to a firm whose primary clientele consists of the very developers looking to maximize densities, encroach on wetlands, and bypass traditional growth boundaries, this county is compromising the entire integrity of the process. The dangers this collaboration poses to the residents of Manatee County are severe and clear: Erosion of Environmental Protections: A firm deeply embedded with major development interests cannot be trusted to objectively strengthen or enforce wetland buffers, coastal high-hazard restrictions, or watershed protections when their private clients view those very protections as financial obstacles. Shifting Infrastructure Costs to Taxpayers: When private entities write the rules for growth, standard infrastructure requirements—such as roadway improvements, stormwater management, and utility expansions—frequently get watered down, leaving everyday citizens to foot the bill through increased taxes and degraded services. Loss of Public Trust and Transparency: The public must have absolute faith that their master planning document is written with the community's best interest at heart. Utilizing a developer-aligned consultant completely shatters that trust, creating a glaring perception—and likely a reality—of regulatory capture. We need growth management that serves the people who live, work, and raise families here—not a tailored playbook written by and for the industry that profits from unchecked expansion. Manatee County deserves a Comprehensive Plan drafted by an independent, neutral entity whose sole allegiance is to the public interest and the sustainable future of our community. I urge this Board to immediately re-examine this collaboration, implement strict, independent oversight, and ensure that the voices of Manatee County residents are not drowned out by a plan drafted under the shadow of developer influence Remember the primaries GLEN GADFLY GIBELLINA https://electglengibellina.com/ See less



Public Comment

Submitted On: May 28, 2026, 05:29PM EDT

Manatee County Government

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)	June 02, 2026
Topic/Agenda Item	FUTURE AGENDA ITEMS Out-of-District Commissioners of Manatee County:
Comment	An Open Letter to the Out-of-District Commissioners of Manatee County: Stop the Destruction of Parrish To: The At-Large and Out-of-District Commissioners of Manatee County Regarding: The Blatant Disregard for District 1, Parrish Residents, and Local Representation For months, the residents of District 1—specifically those who call Parrish home—have watched a disturbing and arrogant pattern play out on the Board of County Commissioners. Time and time again, a faction of out-of-district commissioners routinely overrides, ignores, and disrespects the sitting District 1 commissioner to rubber-stamp uncontrolled, rampant growth. This isn't just bad governance; it is a direct betrayal of the representative system. Total Disrespect for Local Representation When a development project comes before this board, the sitting district commissioner is the one who actually understands the ground reality. They are the ones talking to the neighbors, walking the land, and fighting to preserve or enhance the quality of life that makes Parrish unique. Yet, out-of-district commissioners—who do not live here, do not drive these roads daily, and do not answer to these specific residents—have the audacity to vote as a bloc to force high-density, poorly planned developments down our throats. By routinely voting against the standing District 1 commissioner, you send a clear and insulting message: You believe your outside opinions matter more than the elected representative of the people who actually live here. The Voices of Parrish Are Clear: Infrastructure First The citizens of Parrish have made their voices unmistakably clear at every single public hearing: Stop the development until the infrastructure catches up. Our roads are failing, our schools are overcrowding, and our rural character is being stripped away to build endless concrete sprawl. Yet, your votes tell the taxpayers of Parrish that their voices do not matter. Your actions scream a condescending, paternalistic message to our community: "We know what's best for you, and we know how you should live." Who Do You Actually Represent? Let's call this what it is. This aggressive push for uncontrolled growth isn't about what's good for the public; it's about what's good for the special interests funding your campaigns. When out-of-district commissioners consistently vote to destroy the quality of life in Parrish against the explicit wishes of the local commissioner and the community, they are answering to their developer-backed contributors, not the citizens of Manatee County. You are trading the long-term sustainability of Parrish for short-term developer profits. The unchecked greed driving these zoning changes is out of control, and your willingness to act as a shield for these special interests is shameful. A Demand for Accountability Parrish is not your personal playground to slice up and sell off to the highest bidder. We demand that you start respecting the local district lines, respect the local representative elected by this community, and stop treating District 1 as a dumping ground for unsustainable sprawl. If you want to vote on how communities are run, focus on your own districts. Stop destroying ours. And now we have NO SITTING DISTRICT COMMISSIONER it will only get worseFor the Record A United Front of Dissatisfied Citizens & Community Advocates Glen Gibellina and Manatee County, District 1 & Parrish Residents https://electglengibellina.com/

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

Sent: Thursday, May 28, 2026 9:57 PM

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

Subject: **Air BnB Short Term Rentals** ARE RUINING OUR NEIGHBORHOODS IN West Bradenton Unincorporated Manatee County! Why no MAXIMUM occupancy?

Dear Manatee County Commissioners,

We are VERY CONCERNED about the number of Airbnb SHORT TERM Rentals in our neighborhoods in West Bradenton, Unincorporated Manatee County. They keep getting bigger with more bedrooms, more beds, and the newest two in the past few months that are one block north of where we live **are advertised at 22 and 19 persons occupancy,** which seems excessive. Why so many occupants allowed in one HOUSE our neighborhoods?

We understand that our District #3 County Commissioner, Tal Siddique, submitted a proposal last year to regulate short term vacation rentals, but it didn't receive support from the Board, so we are now reaching out to a ALL of YOU, the current Manatee County Board Members, to find out WHY this is getting out of control.

I have both of these examples of 22 and 19 person occupancy rentals with photos below. This is putting a huge strain on families due to the investors (out of state and maybe out of the country) paying top dollar and driving the cost of homes to make them unaffordable for first-time home owners, the working class, and for retirees. I know firsthand because my son and his new wife had a very difficult time finding an affordable home in west Bradenton because of all of these investors driving up the market. And to top it off, these investors have made resorts out of the backyards which is causing NOISE and LIGHTS because these renters are on vacation, playing loud music, talking, laughing, while the neighbors are trying live in their hometown, and be productive citizens by going to work and school. Remember that we are NOT ALL on VACATION 24/7 even though we live a county that has beautiful beaches.

What we want to know is WHAT IS THE COUNTY DOING ABOUT THIS AND WHY ARE THERE NOT MAXIMUMS, and why is the noise ordinance so late at 11 pm, vs an earlier 10 pm like in Pinellas County?

I looked on-line and couldn't find the MAXIMUM Occupancy of a Short Term Rental in Manatee County, outside of the Bradenton City Limits.

This is what I found for the City of Bradenton, and two neighboring counties:

City of Bradenton – maximum of 12 persons in a short term rental

Sarasota County – maximum of 6 persons in a short term rental

Pinellas County - Maximum of two quests per bedroom, plus up to two extra quests in one common area

Manatee County – NO MAXIMUM that I can find, and with the two Airbnb's listed below, the maximum must be NON-EXISTENT??? WHAT IS THE MAX, OR IS THERE EVEN ONE? IF not one, then SHAME ON YOU along with the former Manatee County Commissioners!!!

- Why doesn't Manatee County have a maximum the same as the City of Bradenton, or less like the other two counties?
- Do you have Short Term Rentals like this near where you live?
- Would you want all of this noise near where you live?
- Why should one home have 22 PEOPLE staying in it at one time, which is a party? They are even advertising for Wedding Parties, Bachelor and Bachelorette parties! It's CRAZY to have backyard resorts in our West Bradenton neighborhoods that advertise for PARTIES? Not just for a few hours, but for days or weeks, week after week, month after month, year after year...

EXAMPLE #1) This listing is 3 houses away from where we have lived for 32 years and just became an Airbnb 4 or 5 months ago:

Airbnb website description:

About this space

Bradenton's largest private backyard resort — sleeps 22, with a heated pool, hot tub, full-size pickleball court, playset, bocce ball, mini golf, arcade game room, and fire pit. All private, all yours. Superhost managed, minutes from Anna Maria Island. We provide 2 high chairs, 2 pack n plays, plus children utensils, plates, and bowls. We all provide all your beach needs with 2 wagons, 2 umbrellas, chairs, and a cooler.

THE SPACE

If you're traveling with a big group and you want everyone — from toddlers to grandparents — fully entertained the entire trip, this is the home you've been searching for.

Designed specifically for large families, multi-family vacations, reunions, and group getaways, this 5-bedroom, 4-bathroom home sleeps 22 and delivers a true resort experience without sharing a single amenity with strangers.



THE BACKYARD RESORT

This is where your trip happens. Your private, fully fenced backyard is unlike anything else in the Bradenton area:

- Heated pool
- Hot tub

- Full regulation pickleball court (60'x30')
- Mini golf course
- Bocce ball court
- Kids' playset
- Fire pit with seating

- Covered gazebo with 85" outdoor TV
- Outdoor dining and lounge areas

Every single amenity is 100% private — your group only, no shared spaces, no strangers.

GAME ROOM & ENTERTAINMENT

When it's time to cool down indoors, the game room keeps all ages busy:

- Air hockey, foosball & skee ball
- Arcade games
- Smart TVs throughout
- Fast WiFi

Rainy afternoon? Nobody will even notice.

SLEEPING FOR 22

Five bedrooms plus a bonus sleeping area — everyone gets a comfortable spot:

- Bedroom 1: King bed + 2 twin beds
- Bedroom 2: King bed
- Bedroom 3: King bed
- Bedroom 4: King bed
- Bedroom 5: Bunk room — perfect for kids or teens
- Bonus: Queen bed in living area for overflow guests
- Premium mattresses, quality linens, Smart TVs in every room
- 4 full bathrooms — no morning bathroom battles

KITCHEN & GATHERING SPACES

Feeding a crowd is easy with a fully stocked, open-concept kitchen:

- Full kitchen with stainless appliances
- Large dining area
- Spacious living room
- Seamless flow between indoor and outdoor living

BUILT FOR FAMILIES WITH LITTLE ONES

Traveling with babies or toddlers? We thought of everything:

- Kids' playset in the backyard
- 2 high chairs & 2 pack-n-plays
- Kids' utensils and plates
- Beach chairs, umbrellas & 2 beach wagons — just grab and go

LOCATION

Ideally situated for the best of Florida's Gulf Coast:

- 15 min to Anna Maria Island beaches

- Minutes from IMG Academy — perfect for sports families & tournaments
- Easy access to restaurants, grocery stores & shopping
- Short drive to downtown Sarasota and Siesta Key
- * 1 minute from GT Bray Park with covered pickleball courts and multiple playgrounds and walking trails.

 THIS HOME WAS MADE FOR:

Family reunions · Multi-family vacations · IMG Academy families · Sports teams & tournaments · Wedding parties · Bachelor/bachelorette groups · Corporate retreats · Holiday gatherings

 A NOTE ON SIZE

With 5 bedrooms, 4 bathrooms, and capacity for 22 guests, this is one of the only homes in the Bradenton area that can truly accommodate a large group under one roof — with enough space, bathrooms, and entertainment that nobody feels crowded.

 BOOK WITH CONFIDENCE

Professionally cleaned and maintained before every stay. Superhost host with a 100% response rate, responding within an hour. Have questions? Reach out — we'll make sure your group trip is everything you planned.

Guest access

You will have access to the entire home, and your own backyard resort.

PHOTOS from the Airbnb listing:



Notice the basketball court and pickleball court, both of which are very loud and annoying to the neighbors.



Notice the basketball court and pickleball court are LIGHTED at the back of the yard, which are very annoying to the neighbors, especially those right behind the fence to the south.



Notice the Acacia Palms planted underneath the power line that is already an issue with storms and FP & L will not do anything until these are tall enough to cause an issue. Which will be a Pain in the @\$\$ for the neighbors when the power is out in the heat of summer, which we are on this power feed. One neighbor has already called Code Enforcement, so hopefully something will be done, before it becomes an issue.

Also I only see one permit issued for the pool, that has not been closed but the pool is in use. I wonder if a permit was needed for the rest of the resort activities, like the pickleball/basketball court?

From the Manatee County Property Assessor's Office website, note that this investor is from TN:

Parcel ID:

4038200004

Ownership:

BET INVESTMENTS V LLC

Owner Type:

CORPORATION

Mailing Address:

BET INVESTMENTS V LLC, 308 US HWY 412F, JACKSON TN 38305

Situs Address:

4503 22ND AVE W, BRADENTON, FL 34209-5725 Go to Situs Address details on www.google.com in a new tab

Jurisdiction:

UNINCORPORATED MANATEE COUNTY Go to Jurisdiction details on www.mymanatee.org in a new tab

Tax District:

0001; UNINCORPORATED MSTU

Sec/Twp/Rge:

33-34S-17E

Neighborhood:

2630; BRADENTON COUNTRY CLUB TO 64

Subdivision:

4036000; WILLOW WOODS UNIT ONE; LOT 8; BLOCK B; [PB 12/27](#) Go to Subdivision details on records.manateeclerk.com in a new tab

Short Description:

LOT 8 BLK B WILLOW WOODS UNIT ONE PI#40382.0000/4 [Full Description]

FEMA Value:

\$316,966 as of January 1, 2025

Zoning/Flood Info:

[View this parcel on Manatee County's website](#) Go to Zoning Flood Info details on www.mymanatee.org in a new tab

Land Use:

0100; SINGLE FAMILY RESIDENTIAL

Land Size:

0.3574 Acres or 15,570 Square Feet

Building Area:

2,760 SqFt Under Roof / 2,072 SqFt Living or Business Area / 2,760 SqFt

Residential Impervious Area

Living Units:

1

UNDER PERMITS SECTION on Prop Appr site:

COBLD260	01/13/202	ELECTRICAL	Power	Kekumi		CLOSE	01/30/202
1-0985	6	L RES	Service	Tuaone	\$1,800	D	6
		ALTERATION	Replacement				
		N					
			NCQRD:				
			**PP/PR				
			SANDS				
COBLD251	12/09/202	SWIMMING	ENGINEERING	Brandi	\$55,00	ISSUED	
1-1373	5	POOL	G LLC*; IN	Bartman	0		
			GROUND				
			POOL/SPA;				
			BET				
			INVESTMENT				

S; SF OLD/
LOT 8
WILLOW
WOODS UNIT
ONE

THIS IS THE INFORMATION THAT I COULD FIND ON-LINE REGARDING SHORT TERM RENTALS:

Manatee County Regulations

Manatee County's regulatory framework is more complex and restrictive than Sarasota County's, particularly on Anna Maria Island. If you're investing in Bradenton, Holmes Beach, Bradenton Beach, or the City of Anna Maria, you must navigate multiple layers of regulation.

Manatee County (Unincorporated Areas)

- County Business Tax Receipt required
- DBPR license required
- 5% Tourist Development Tax (same total rate as Sarasota when combined with state tax)
- Vacation rentals are generally allowed in most zoning districts in unincorporated Manatee County
- Standard operational requirements for noise, parking, and occupancy apply

Enforcement & Violations

All violations of City of Bradenton Code of Ordinances, Chapter 22, Article III, Section 22-67 shall be enforced in accordance with Chapter 162 of the Florida Statutes and the City's Code of Ordinances. In order to ensure compliance, Code Enforcement will be addressing complaints related to vacation rentals including, but not limited to, excessive occupancy, parties, excessive noise, parking issues and unsanitary accumulations of trash.

Note: Each day a violation exists shall constitute a separate and distinct violation.

Vacation Rentals & Noise

The City of Bradenton Code Enforcement Division and Police Department are actively enforcing the City's Noise Ordinance. [Ordinance 2868 - Sound Control, opens PDF document](#)

Report Issues with Short-Term Vacation Rental Properties

If there is a short-term vacation rental registered to operate in your neighborhood and it is in violation of any section of the Vacation Rental Ordinance or Noise Ordinance, you can report it 24 hours a day, 7 days a week to a live operator using the dedicated customer service telephone number, or via a real time website. To report an issue:

- **Call 941-655-9454**
- [Log on to report an issue](#)

The 24/7 hotline and website both allow for:

- Improved response time with real-time outreach to registered Designated Responsible Party
- Easy tracking of properties and issues associated with a vacation rental
- Full documentation of evidence of non-compliance to easily identify problem properties
- Efficient and convenient reporting tools available 24/7.

Reporting Licenses Short Term Vacation Rentals

When reporting an issue by phone, be sure to request that the operator contact the Designated Responsible Party directly. When submitting a complaint online, the Designated Responsible Party will automatically be contacted directly.

Once a report has been received, the Designated Responsible Party will immediately be notified and will have 60 minutes to resolve most issues. For complex issues, City staff will work with the Designated Responsible Party towards a satisfactory resolution. If there is no response from the Designated Responsible Party, or the problem persists, the issue will be escalated accordingly.

The City of Bradenton has partnered with the Granicus Host Compliance System in order to provide these services. This will help to ensure all properties are operating in compliance with the rules and regulations in order to improve the quality of life for the residents of the City.

Additional Resources:

[Ordinance 3093 - Vacation Rentals, opens PDF document](#)

[Ordinance 4001 - Vacation Rentals \(Updated\), opens PDF document](#)

[Ordinance 4011 - Vacation Rentals \(Updated\), opens PDF document](#)

[Resolution 22-36 - Vacation Rentals - Fees, opens PDF document](#)

[Ordinance 2868 - Sound Control](#)

Requirements & Standards for Short-Term Vacation Rentals

Minimum Safety Requirements:

(a) A swimming pool, spa or hot tub shall comply with the current standards of the Residential Swimming Pool Safety Act, Chapter 515, Florida Statutes.

(b) The Vacation Rental shall have a functioning smoke and carbon monoxide detection and notification system which shall be installed and continually maintained consistent with the requirements of Section R314, Smoke Alarms and Section R315, Carbon Monoxide Alarms of the Florida Building Code-Residential.

(c) A portable, multi-purpose dry chemical 2A:10B:C fire extinguisher shall be installed, inspected and maintained in accordance with NFPA 10 on each floor of the Vacation

Rental. The extinguisher shall be installed on the wall in an open common area or in an enclosed space with appropriate markings visibly showing the location.

Minimum Posting Requirements:

The following information shall be posted in a conspicuous location on an interior wall inside the vacation rental for the safety and convenience of occupants:

1. The location of the nearest hospital
2. The non-emergency police telephone number
3. The dates and times of trash pickup and recycle locations
4. The street address of the vacation rental and land line number (if applicable)
5. The name and phone number of the Designated Responsible Party
6. Emergency evacuation instructions.

The following additional information shall also be posted in a conspicuous location on an interior wall inside the vacation rental in close proximity to the main entrance:

1. The maximum occupancy of the vacation rental
2. The maximum number of vehicles that are permitted to park at the vacation rental based on the number of off-street parking spaces on-site, including enclosed spaces as determined by City Staff
3. A notice of the need to respect the peace and quiet of neighboring residents which shall state as follows: "You are vacationing in a residential area. Please be a good neighbor by not making excessive noise or engaging in boisterous behavior, especially after 11:00 p.m. Such behavior can deprive your neighbors of the peaceful enjoyment of their homes."
4. A statement that sound is audible beyond the property lines of the vacation rental unit is regulated by the City's Noise Ordinance and that violation of the noise ordinance could result in fines to the occupants.
5. A statement that dogs which are not within a fenced area must be on a leash pursuant to County ordinance, and failure to adhere to such requirements could result in fines.
6. A statement that recreational vehicles, boats and trailers may not be parked in the front of the house, except for temporary loading, unloading and cleaning.

A copy of the Certificate of Registration for the vacation rental shall be posted next to or on the interior side of the primary door to the vacation rental.

Parking

All vehicles associated with the vacation rental shall be parked within a driveway or parking area located on the premises and in compliance with all applicable City ordinances. The owner shall provide one space of off-street parking for every four persons of occupancy permitted pursuant to Section 22-64. Where structures existing as of the effective date of this Article are unable to provide off-street parking, the vacation rental shall be permitted to a maximum occupancy of four persons, unless otherwise limited pursuant to Section 22-64. **Recreational vehicles, boats and trailers may not be parked within the front yard, except for temporary loading, unloading and cleaning.**

Advertising

Any advertising of the vacation rental shall conform to the information submitted with the application for registration of the vacation rental and to the information shown on the Certificate of Registration specifically including, but not limited to, Maximum Occupancy. It shall be a violation of the Ordinance for an owner to advertise a vacation rental as being available for occupancy at a level that exceeds the Maximum Occupancy established for the vacation rental.

Maximum Occupancy

The Maximum Occupancy of a vacation rental shall be stated in the vacation rental Certificate of Registration Form, and shall be limited to the lessor of:

1. Two persons per bedroom, plus two (2) additional persons; or
2. One person per 150 square feet of temperature-controlled living space within the vacation rental; or
3. **Twelve (12) persons.**

The Maximum Occupancy restrictions do not apply when the property is occupied by the owner of the vacation rental.

Short-Term Rental Regulations in Sarasota County

Sarasota County is well-known for its beautiful beaches and sunny weather. It's no wonder that so many people want to rent vacation homes here. However, there are some things to keep in mind when it comes to short-term rental regulations in Sarasota County.

First of all, all vacation rental properties must be properly licensed and registered with the county. This is important for both the safety of the guests and the compliance with local laws. The next thing to keep in mind is that there are limits on how many people can stay in a vacation rental property. For example, in Sarasota County, the maximum amount of people that can stay in a vacation rental property is six.

Furthermore, all vacation rental properties must have a minimum of two weeks worth of rent paid upfront. This is to ensure that the property is being used for its intended purpose and not for something else, such as a party house. Last but not least, it's important to make sure that you are familiar with the Sarasota County noise ordinance. This is to ensure that your guests are not disturbing the peace and quiet of the neighborhood.

All in all, following these regulations will help to make sure that your vacation rental experience in Sarasota County is a positive one. By being a good neighbor and respecting the rights of others, you can help to ensure that everyone enjoys their time here.

Why Did Pinellas County Create a Certificate of Use Program?

Pinellas County launched the Certificate of Use program to help keep neighborhoods safe, peaceful and enjoyable for both residents and visitors. The program ensures that short-term rentals in unincorporated Pinellas County follow safety standards and local regulations. It also addresses common issues like excessive noise and parking problems before they start.

Pinellas County's short-term rental ordinance applies to properties rented for less than 30 days at a time, more than three times a year. This includes single-family homes, duplexes, condos and accessory units. Owners must obtain a ***Certificate of Use*** which requires rental operators to follow safety rules and local laws. The ordinance sets rules for maximum occupancy, parking, noise and trash to help keep neighborhoods safe and peaceful. Rental operators must pay required state and local taxes. Violating the ordinance can lead to daily fines and penalties.

Key Highlights of the Ordinance

- **Certificate of Use:** All STR property owners must [apply for a Certificate of Use](#) , pass an inspection and pay the required fees.
 - **Fees:**
 - \$450 Certificate of Use fee (split into two payments for the first year).
 - \$150 initial inspection fee (a \$100 re-inspection fee applies if the property does not pass the initial inspection).
 - Annual renewal fee of \$450.
 - Re-inspection fee of \$100 (required every two years).
 - **Fees are non-refundable.** Please ensure that you only submit an application if a Certificate of Use is required for your property, and that all supporting information is accurate and complete to avoid unnecessary costs or delays.
 - **Occupancy Limits:** Maximum of two guests per bedroom, plus up to two extra guests in one common area. The total occupancy cannot exceed 10 guests. Guests of all ages are considered occupants.
 - **Parking Rules:** Provide one off-street parking space for every three occupants, rounded up to the next whole number. Parking on the front lawn does not count toward the minimum requirement of spaces per number of occupants. Each marked parking space must be big enough for a standard car that is 8 feet wide and 18 feet long.
 - **Clear Information for Guests:** Display key rules and emergency details prominently inside the property. [This fillable form](#) may be completed and posted on your STR property.
 - The name, address and phone number of the short-term vacation rental responsible party
 - The maximum occupancy of the unit (see above)
 - The maximum number of vehicles that can be parked at the unit (see above), along with a sketch of the location of the off-street parking spaces
 - Noise standard (quiet hours listed above)
 - The days of trash pickup and recycling
 - The location of the nearest hospital
-

How to Be a Great Neighbor

- Respect the Pinellas County Noise Ordinance and encourage guests to do the same. Remember that quiet hours are from 10 p.m. to 9 a.m. every day.
- Ensure parking is confined to your property's designated spaces.
- Be available as the responsible party to address any issues promptly.

EXAMPLE #2) THIS IS ANOTHER Airbnb one block north of where we live. Again, why does Manatee County allow a party house short-term rental in family neighborhoods that sleeps 19 people. This is noisy and disruptive and the number allowed should be capped at 12 maximum with no backyard lighting on the easement or shining in to a neighbor's property.

From the Airbnb website:

☆☆ KEY FEATURES ☆☆

*** 6 spacious bedrooms (4 king beds)**

*** 3 full and 2 half full bathrooms**

*** Sleeps 19 with over 3,000 sq ft of air-conditioned living space**

*** Private Resort style backyard w/ FREE heated saltwater pool, hot tub, private water park / splash pad, pickleball, basketball, 3 hole mini-golf, children's swing set, gas fire pit, 2 outdoor showers, an outdoor kitchen and private dog park.**

*** Incredible air-conditioned game room with pool table, ping pong, 2 video game arcades (Ms. Pac-Man & Golden Tee) and Skee-Ball**

*** 7 flat-screen smart TVs including a massive 75" TV in the Living Room**

*** Family-friendly w/ Crib, Pack 'n' Play, highchair, stroller, & kids' dinnerware**

*** Fully loaded kitchen w/ stainless steel appliances & Keurig & drip coffee maker**

*** Plenty of beach gear including chairs, towels, umbrella, cooler & beach buggy**

*** Free driveway parking for up to 8 cars**

*** Mont Alpi outdoor kitchen with BBQ grill & mini-fridge, Free propane provided**

*** Dual washer & dryers - perfect for big groups**

*** Pet friendly w/ doggy play area**

*** Fast WiFi**

☆☆ OUTSIDE SPACE ☆☆

Step through the expansive sliding glass doors onto the pool patio and you'll immediately be immersed in the lavish ambiance reminiscent of a 5-Star Resort. The initial panoramic view features a gorgeous, heated, saltwater swimming pool & hot tub accompanied by a massive covered patio with dining table that comfortably seats 12 and an outdoor sofa that seats an additional 10. With each space carefully thought out and designed to offer a variety of options for relaxation, unwinding, and complete immersion in the serene surroundings, you'll never want to leave.

Looking to beat the Florida heat and make some unforgettable memories? Step into your own mini water park, right in the backyard!

Surrounded by tropical landscaping and swaying palms, this exclusive water feature offers a vibrant play area with interactive sea creatures spraying refreshing streams of warm water in every direction.

Gather around the centerpiece – a giant mushroom waterfall that cascades cool water in a mesmerizing sheet, perfect for playful hide-and-seek or a gentle rinse.

It's the kind of amenity you'd expect at a high-end resort—yet it's yours to enjoy in total privacy.

Whether you're running through the spray or lounging nearby, the giggles are guaranteed.

But the allure of this remarkable property extends way beyond the watersports. Engage in various activities including pickleball, a versatile sport that combines elements of tennis, badminton, and ping pong, suitable for all skill levels and guaranteeing hours of entertainment. The newly constructed pickleball court features a 16' x 38' playing area with a total court surface of 20' x 44'.

If that's not enough, refine your putting skills on our exclusive, 3-hole mini-putt golf course — an enjoyable way to elevate your short game while enjoying the company of friends and family.

For those of you who like to swing and play, the children's playground with swing set and slide will keep the children smiling and laughing for hours.

If it's an extra dose of excitement you're looking for, challenge your friends and loved ones to an exhilarating game of ax throwing! With plastic axes of course :)

When the weather cools down, gather your loved ones and sit around the fire pit to roast marshmallows and make memories they will never forget.

Whether you're lounging by the pool, perfecting your serve, or savoring the laughter of loved ones, the outdoor space offers endless opportunities for relaxation and fun.

A review on Airbnb:

“Wow, wow, WOW! This property was truly exceptional. We stayed here with our family of 13 and still had a bedroom to spare. The amenities were top-notch, and everything was impeccably clean—which we especially appreciated while traveling with little ones.”



I know this is a lot of information, but we need ACTION by our County Commissioners because it has already gotten out of control and needs reeled in, and ordinances need changed for both noise and backyard lighting within the easements, next to other homes. And there NEEDS TO BE A MAXIMUM SHORT TERM RENTAL OCCUPANCY like there is the City of Bradenton and neighboring counties. This needs to be a priority to get this under control and you need to work for your constituents, not these investors who are not even from Manatee County, using our neighborhoods to make money. We don't understand why our county has let this happen.

Please make an ordinance regarding the maximum allowed and DO NOT GRANDFATHER anyone in.

Thank you and we look forward from hearing back from each and every one of you very soon.

Tammy and Steve Jagosh
2310 45th Ct. W.
Bradenton, FL 34209