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Ligier Connors -
Future Stars 4/12/26

The Key Metrics to Extract:

"Clearance Time" Models: Look for the mathematical clearance times for Level A through E evacuation scenarios. You want the data showing how many hours it takes to clear the network under "critical" and "worst-case" storm conditions.

Critical Bottleneck Segments: The SRESP identifies specific road segments that experience severe gridlock during an evacuation.

The Secondary Source: Manatee County Emergency Management & FDOT District 1

Ask for the local Emergency Management Evacuation Toolkit (SRESP Volume VI) and FDOT's regional evacuation traffic models.

Match this with Manatee County's own Comprehensive Plan Technical Support Document for daily Level of Service (LOS) data to show where daily failure overlaps with emergency failure.

Part 2: How to Implement It into the Comprehensive Plan

A Comprehensive Plan is broken into chapters called Elements. To create a legally airtight growth cap based on evacuation capacity, you must inject the SRESP data into three specific elements simultaneously.

1. The Coastal Management Element

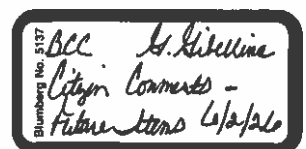
This is your primary legal anchor. Florida Statute Section 163.3178 explicitly mandates that local comprehensive plans must limit development density in coastal high-hazard areas to protect public safety during evacuations.

This BOCC has had this in it's toolbox for years and not once has it bee a concern to this board?

For the Record

Glen GADFLY Gibellina

Glen Gibellina
— ★ ★ ★ ★ —
for Manatee County Commissioner
District 4



FORM BASED CODE

Including the enabling language or a policy framework for Form-Based Code (FBC) in a Comprehensive Plan is incredibly important, even though the actual, detailed technical regulations usually live inside the Land Development Code (LDC).

In Florida land use law, the Comprehensive Plan serves as the "constitution" for local growth, while the LDC serves as the enforcing mechanism. For an innovative regulatory tool like Form-Based Code to effectively reshape a community, it needs a rock-solid foundation in the Comp Plan first.

Why Having Form-Based Code Policy in the Comp Plan Matters

1. The Legal Consistency Requirement

Pursuant to Chapter 163 of the Florida Statutes, all local zoning and land development regulations must be strictly consistent with the adopted Comprehensive Plan.

The Risk: If a county tries to implement a strict Form-Based Code or mixed-use "Urban Corridor" zoning district within its LDC without explicit supporting policy, goals, or objectives in the Comp Plan, those regulations are legally vulnerable to consistency challenges by opposing parties.

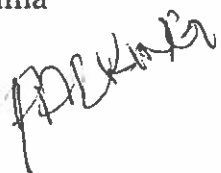
The Solution: The Comp Plan needs text that explicitly authorizes, encourages, or mandates the use of form-based techniques in specific geographic areas (like the Urban Service Area, designated activity nodes, or redeveloping corridors).

2. Shifting the Focus from "Use" to "Form"

Traditional Euclidian zoning separates land uses (keeping housing far away from retail and offices), which often worsens traffic congestion and leads to urban sprawl. Form-Based Code flips this script by regulating the physical form, scale, and placement of buildings rather than just what happens inside them.

To make this shift, the Future Land Use Element of the Comp Plan must establish policies that permit a vertical and horizontal mix of uses by right, rather than forcing projects through costly, unpredictable Planned Development (PD) rezoning processes.

Glen GADFLY Gibellina





Overlooked when is issuing building permits is the mandatory capacity for evacuation or the lack of proper evacuation within the mandatory 24 hour window. You don't have to look far just look at the day-to-day rush-hour traffic and you can see the capacity is not there. Let's not forget they're already tens of thousands of building permits that have been issued but not built yet.... Let that sink in

To successfully weave the Statewide Regional Evacuation Study Program (SRESP) into Manatee County's upcoming Comprehensive Plan update, you have to gather precise, legally defensible datasets and map them directly into specific "Elements" of the plan.

If this data is adopted incorrectly or left vague, the county loses its legal shield against developer lawsuits. If done right, it becomes a binding regulatory gatekeeper.

Here is exactly where to extract the data and how to physically write it into the Comprehensive Plan.

Part 1: Where to Get the Data

You cannot use general traffic counts. You need the specialized hurricane evacuation data compiled by the state and regional agencies.

The Primary Source: The Tampa Bay Regional Planning Council (TBRPC)

What to ask for: The SRESP Volume IV (Evacuation Transportation Analysis) and Volume V (Supplemental Data Report) specifically for the Tampa Bay Region (which covers Manatee, Hillsborough, Pasco, and Pinellas).

Home Meet Charlie Property Search E-File Exemptions/Classifications Forms/Requests Reports/Data General Info Links

Property Card Trim Notice Tax Bill Aerial Map Oblique Imagery

Parcel ID: 2423100059

Ownership MEMPHIS CEMETERY

Owner Type CORPORATION

Mailing Address MEMPHIS CEMETERY, 1112 MANATEE AVE W BRADENTON FL 34205

Situs Address 202 25TH ST W PALMETTO FL 34221

Jurisdiction UNINCORPORATED MANATEE COUNTY

Tax District 0307 NORTH RIVER FIRE DISTRICT

Sec/Twp/Rge 11-34S-17E

Neighborhood 7001 PALMETTO-NORTH OF RIVER WEST OF I-75

Short Description BEGIN AT SE COR OF NE 1/4, THENCE N 620 FT TO T S RR R/W THENCE SWLY WITH R/W TO POINT W OF BEGIN, E 328 FT TO BEGIN P-16 TOGETHER WITH A PARCEL MARKED RESERVED IN PLAT OF [Full Description]

FEMA Value \$0 as of January 1 2025

Zoning/Flood Info View this parcel on Manatee County's website

Land Use 7600, CEMETERIES NO VALUE REMAINING

Land Size 3.0900 Acres or 134,600 Square Feet

Living Units 0



Manatee County Government is legally responsible for the long-term maintenance and annual upkeep of The Old Memphis Cemetery. [1, 2, 3]
 Within the local government hierarchy, operational tasks are managed and carried out through specific departments and specialized task forces:

Department Operations & Upkeep Responsibilities

- **Internal Care:** The [Manatee County Property Management Department](#) supplies the field staff and crews responsible for hands-on, routine physical maintenance. This includes tasks such as weed cutting, tree trimming, landscaping, and clearing overgrowth.
- **Task Force Oversight:** The county utilizes a dedicated **Neglected Cemetery Task Force** to directly oversee the general preservation, monitoring, and administrative upkeep strategy for abandoned historical properties like Old Memphis

Pay	Print	Year	Property Id	Name/Location	Status	Amount Paid	Date Paid	Due
Pay Now	Print Bill	2025	2423100059	MEMPHIS CEMETERY 202 25TH ST W	Minimum Tax	0.00	-	Tax bill less than \$15.00 - no taxes are due under this parcel number for this year
Pay Now	Print Bill	2024	2423100059	MEMPHIS CEMETERY 202 25TH ST W	Minimum Tax	0.00	-	Tax bill less than \$15.00 - no taxes are due under this parcel number for this year
Pay Now	Print Bill	2023	2423100059	MEMPHIS CEMETERY 202 25TH ST W	Minimum Tax	0.00	-	Tax bill less than \$15.00 - no taxes are due under this parcel number for this year
Pay Now	Print Bill	2022	2423100059	MEMPHIS CEMETERY 202 25TH ST W	Minimum Tax	0.00	-	Tax bill less than \$15.00 - no taxes are due under this parcel number for this year
Pay Now	Print Bill	2021	2423100059	MEMPHIS CEMETERY 202 25TH ST W	Minimum Tax	0.00	-	Tax bill less than \$15.00 - no taxes are due under this parcel number for this year
Pay Now	Print Bill	2020	2423100059	MEMPHIS CEMETERY 202 25TH ST W	STL CH95	0.00	-	0.00
Pay Now	Print Bill	2019	2423100059	MEMPHIS CEMETERY 202 25TH ST W	STL CH95	0.00	-	0.00
Pay Now	Print Bill	2018	2423100059	MEMPHIS CEMETERY 202 25TH ST W	STL CH95	0.00	-	0.00

THE COUNTY HAS BEEN RECEIVING TAX BILLS FROM 1988 TO THIS ADDRESS.