
Geri B. Haynes

August 6, 2026

Manatee County Board of County Commissioners – Land Use Mtg Comments

Re: Protect the Overlays That Protect Our Whitfield Ballantine Neighborhoods

My name is Geri Haynes, and I live in Whitfield Ballantine in southern Manatee County. I'm here because the Whitfield Residential Overlay {WRO} - a legally adopted zoning protection - has been disregarded in the approval of Legacy Village 2 (LV2).

The Whitfield Residential Overlay requires **950-square-foot minimum for dwelling units**. LV2 has **none**. The staff applied the Urban Corridor Overlay instead, but the LDC clearly states: **the most restrictive provision shall prevail**. That is the WRO.

Overlays exist to protect neighborhoods with unique characteristics - historic areas, coastal zones, environmentally sensitive areas, and long-established communities like ours.

If the County can ignore the WRO, then **every overlay in Manatee County is at risk**. This sets a precedent that threatens neighborhoods countywide.

This is not about stopping housing. It is about enforcing the law and respecting adopted zoning protections.

I urge the Commission to uphold the WRO and require LV2 to comply with the 950 square-foot minimum, and the maximum density of 36 units for a 1.15 acre parcel.

Sincerely,



Geri B. Haynes

8155 LONGBAY BOULEVARD, SARASOTA, FL 34243

TEL. & FAX 941/355-8021 EMAIL geribhaynes@verizon.net

Hannah Bishop

From: Vicki Tessmer
Sent: Friday, August 7, 2026 1:54 PM
To: Hannah Bishop
Subject: FW: Public Comment re: Legacy Village 2 FW: Cancelled Land Use Meeting

Vicki Tessmer
Board Records Supervisor

For Angelina "Angel" Colonnese, Esq.
Manatee Clerk of the Circuit Court & Comptroller
(941) 749-1800 Ext. 4081
1115 Manatee Ave W, Bradenton, FL 34205
www.ManateeClerk.com

To Protect the Public Trust through Integrity and Transparency

Under Florida law, e-mail addresses and all correspondence sent to this email address are public records and may be subject to disclosure. If you do not want your e-mail address or correspondence released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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

From: Bobbi Roy <Bobbi.roy@mymanatee.org>
Sent: Friday, August 7, 2026 1:53 PM
To: Anthony Gigliotti <anthony.gigliotti@mymanatee.org>; Cindy Nelson <cindy.nelson@mymanatee.org>; Clarke Davis <clarke.davis@mymanatee.org>; Dana Summers <dana.summers@mymanatee.org>; James McDevitt <james.mcdevitt@mymanatee.org>; Kathleen Davis <Kathleen.Davis@mymanatee.org>; Kelli OMalley <kelli.omalley@mymanatee.org>; Maria Zuleta <maria.zuleta@mymanatee.org>; Marianne Bejster <marianne.bejster@mymanatee.org>; Nicole Knapp <nicole.knapp@mymanatee.org>; Prony BonnaireFils <prony.bonnairefils@mymanatee.org>; Rachel Layton <rachel.layton@mymanatee.org>; Robert Wenzel <robert.wenzel@mymanatee.org>; Selena Cunningham <selena.cunningham@mymanatee.org>; Staci Tippins <staci.tippins@mymanatee.org>; Stephanie Garrison <stephanie.garrison@mymanatee.org>; Tom Gerstenberger <tom.gerstenberger@mymanatee.org>; Amanda Ballard <amanda.ballard@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>; Tal Siddique <Tal@mymanatee.org>

Cc: Sarah Schenk <sarah.schenk@mymanatee.org>; Denise Greer <denise.greer@mymanatee.org>; Abigail Bonds <abigail.bonds@mymanatee.org>; Vicki Tessmer <vicki.tessmer@manateeclerk.com>
Subject: Public Comment re: Legacy Village 2 FW: Cancelled Land Use Meeting

[NOTICE: This message originated outside of Manatee County Clerk's Office -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Commissioners,

Please see public comment below.

This was from the continued land use meeting yesterday.

Bobbi Roy | Supervisor, Planning and Zoning - Agenda Division Manatee County Government
Development Services Department Mailing Address: P.O. Box 1000, Bradenton, FL 34205 Office
Location: 9000 Town Center Parkway, Lakewood Ranch, FL 34202
Office: 941-748-4501 ext. 6878
Mobile: 941-392-1086
Website: mymanatee.org

We are officially open to welcome customers at our new office location! Stop by and see us at 9000 Town Center Parkway, Lakewood Ranch, FL 34202.
For convenience, services are also available via the Accela Online Services Portal at mymanatee.org.

Under Public Records Act, email communications sent to and from this address may be subject to public disclosure. Please be advised that any correspondence may be retained as a public record and could be disclosed upon request.

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

From: sue kehoe <suekehoe2@gmail.com>
Sent: Thursday, August 6, 2026 2:45 PM
To: Bobbi Roy <Bobbi.roy@mymanatee.org>
Subject: Cancelled Land Use Meeting

[You don't often get email from suekehoe2@gmail.com. Learn why this is important at https://protect.checkpoint.com/v2/r01/___https://aka.ms/LearnAboutSenderIdentification___.YzJ1Om1hbmF0ZWVjbGVya29mY2lyY3VpdGNvdXJ0MTpjOm86Zjk1NTdiYzVzM2E5OGQ4OGMxMGE1OWE4Y2Q3MWZmNTA6NzoxYjQ5OjhkYjg1MzA1MzdiNzBhNWQxY2NhOTdhZWQzMjdjZWFiZDM4ZTUyZGNkMDRIOGJmYTU4YjUyNTIzZmZhNzk2MmM6cDpUOKY]

CAUTION: This email originated from an external source.
Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

Dear Supervisor Bobbi Roy,

I would like to reach out with my comments to be included in public comments of today's Land Use Meeting, please kindly cc the Commissioners and Attorney Schwenk.

Following the protocols to sign up for time to speak and appear within The Manatee County Commission Chambers at a Land Use Meeting, I, and several of my neighbors and concerned citizens, changed our work, worship, and volunteer schedules to be present in person. Our backgrounds include nursing, plumber, telephone technician, teaching, librarian, landscaper, accountant, construction worker among others. Some still actively employed, others retired and community volunteers. Our time is valuable, but today was disregarded.

Arriving at Chambers, we were advised that today's meeting agenda was cancelled, placed on continuance if I am to understand that correctly. The County Staff Workers and Security team was very kind and understanding of our frustration as this was not publicized and in fact was still allowing Kiosk public comment speakers to register 15 minutes prior to the meeting. We were told that due to the continuance, the Commissioners were likely not to attend but that typical protocol would still allow for a public comment period, that would be taped and become part of the meeting public record. Many opted to stay as we had changed our work schedules and were passionate about our concerns. Just before the meeting start, Attorney Schwenk arrived and conveyed to the Council Clerk that NO general public comments would be heard today.

Graciously, the Scheduled Minister was NOT denied from speaking and his time was acknowledged and appreciated. He gave a beautiful invocation for this non-meeting. His words and blessings were poignant. He prayed for wisdom by our county officials.

I am sad that this meeting was cancelled. I am curious if timing has anything to do with upcoming primary elections. I am frustrated that our time and efforts to be personally heard were disregarded. I am grateful to Commissioner McCann for participating in the meeting from a remote access. Thank you for at least accepting our written comments and to the County staff for always giving 100%.

Thank you for allowing this commentary,
Sue Kehoe

315 Somerset Ave (Whitfield Balentine Neighborhood) Sarasota, 34243. (Southern Manatee County) Suekehoe2@gmail.com