

BOARD OF COUNTY COMMISSIONERS

Tal Siddique, District 3 – Chair
Amanda Ballard, District 2 – First Vice Chair
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George W. Kruse, At Large
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MANATEE COUNTY, FLORIDA

Charlie Bishop, County Administrator
Pamela D'Agostino, County Attorney

Manatee County Administration Building
Honorable Patricia M. Glass Chambers, First Floor
1112 Manatee Avenue West, Bradenton
9:00 A.M. - September 22, 2026

Board of County Commissioners **Revised** Agenda and Notice of Public Meeting Tuesday, September 22, 2026 - Regular Meeting

This meeting can be viewed live on <https://www.mymanatee.org/services-and-amenities/service-listing/service-details/watch-live-county-meetings> and on Manatee Government Access (MGA) Spectrum Channel 644, Frontier Channel 30, and Comcast Channel 20 (within Manatee County).

Written comments can be submitted at <https://mymanatee.org/services-and-amenities/service-listing/service-details/submit-public-comment>. For non-quasi-judicial items only, the public can offer comments by phone by dialing 1-888-788-0099 or 1-877-853-5247. Enter Meeting ID Number: **896 7916 2805** (followed by #).

Dial-in Instructions:

- Dial one of the zoom numbers and enter the Meeting ID number: **896 7916 2805** (followed by #)
- There are no participant IDs, please press (#)
- You will be placed into the call on mute
- (*) 9 to raise hand
- (*) 6 to unmute

Walk-in comments are welcome during the meeting in the Honorable Patricia M. Glass Chambers at the Manatee County Administration Building located at 1112 Manatee Avenue West, Bradenton, for individuals who did not sign-up to speak prior to the meeting. The request form displays upcoming meetings 24 hours before the meeting date and will close 10 minutes prior to the meeting start time. To sign in to speak prior to the meeting go to: [Public Speaker Sign-Up Form](#).

A. CALL TO ORDER

B. INVOCATION (The Commission does not endorse the religious beliefs of any speaker.)

Invocation led by Pastor Mark Gibbens, Mill Creek Baptist Church

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Cameron Lochner, Senior Veterans Services Counselor and Marine Corps Veteran

D. ANNOUNCEMENTS

Generic Public Comments

Updates to Agenda - September 17, 2026

E. AWARDS/PRESENTATIONS/PROCLAMATIONS

Proclamations (Motion required to adopt proclamations)

1. POW/MIA Recognition Day
2. I Voted Sticker Winner
3. Ovarian Cancer Awareness Month – No Presentation Scheduled
4. Stand Against Veteran Suicide Day

F. REQUESTS BY COMMISSIONERS (Items to be pulled from Consent Agenda)

Items removed from the Consent Agenda will be taken up for discussion and vote following the approval of the Consent Agenda.

G. CITIZEN COMMENTS (Consent Agenda Items Only)

Each person wishing to speak to Consent Agenda items will be limited to three (3) minutes per item; provided, however, that each person will be limited to speaking for a total of ten (10) minutes regardless of the number of items being discussed.

H. CONSENT AGENDA

Clerk of Circuit Court

5. Approval of the Clerk's Consent Agenda dated September 22, 2026

Attorney

6. Three Proposals for Settlement to Manatee County in Manatee County Circuit Court Case Hilaire Michael Vandooren, III, Hilaire Michael Vandooren, Jr., and Virginia Ann Vandooren v. Manatee County, Florida, Case No. 2026-CA-000841 **Snyderman**

Community and Veterans Services

7. Adoption of Resolution R-26-124, authorizing Submission and Acceptance of the FY 2026 Edward Byrne Memorial Justice Assistance Grant (JAG) Program - Local Formula Award for Manatee County Sheriff's Office Public Safety Needs, Dr. Renese M. Remy, Criminal Justice Policy Coordinator - Countywide
8. Adoption of Resolution R-26-125, amending the 2024–2027 Local Housing Assistance Plan to Add a Mobile/Manufactured Housing Strategy Required by Chapter 2026-173, Laws of Florida (SB 594), Deborah Ash, Housing and Community Development Coordinator
9. Adoption of Resolution R-26-131 on behalf of the Housing Finance Authority of Manatee County (the "Authority"), approving the issuance within the meaning of Section 147(f) of the Internal Revenue Code of 1986, as amended, of the Authority's Single Family Mortgage Revenue Bonds in the principal amount of not to exceed \$75,000,000 (the "Bonds"), pursuant to a plan of financing, Angela Abbott, Housing Finance Authority Attorney

10. Adoption of Resolution R-26-132 on behalf of the Housing Finance Authority of Manatee County (the "Authority"), approving the issuance within the meaning of Section 147(f) of the Internal Revenue Code of 1986, as amended, of the Authority's Multifamily Housing Revenue Bonds (Lotus Vyne Project), in the principal amount of not to exceed \$71,775,045 (the "Bonds"), Angela Abbott, Housing Finance Authority Attorney
11. Adoption of Resolution R-26-133 on behalf of the Housing Finance Authority of Manatee County (the "Authority"), approving the issuance within the meaning of Section 147(f) of the Internal Revenue Code of 1986, as amended, of the Authority's Multifamily Housing Revenue Bonds (DeSoto Apartments Project), in the principal amount of not to exceed \$30,000,000 (the "Bonds"), Angela Abbott, Housing Finance Authority Attorney
12. Adoption of Resolution R-26-134 on behalf of the Housing Finance Authority of Manatee County (the "Authority"), approving the issuance within the meaning of Section 147(f) of the Internal Revenue Code of 1986, as amended, of the Authority's Multifamily Housing Revenue Bonds (Luminara Place Project), in the principal amount of not to exceed \$70,000,000 (the "Bonds"), Angela Abbott, Housing Finance Authority Attorney
13. Adoption of Resolution R-26-135 on behalf of the Housing Finance Authority of Manatee County (the "Authority"), approving the issuance within the meaning of Section 147(f) of the Internal Revenue Code of 1986, as amended, of the Authority's Multifamily Housing Revenue Bonds (Harborline at Sarasota Project), in the principal amount of not to exceed \$67,000,000 (the "Bonds"), Angela Abbott, Housing Finance Authority Attorney
14. Adoption of Resolution R-26-136 on behalf of the Housing Finance Authority of Manatee County (the "Authority"), approving the issuance within the meaning of Section 147(f) of the Internal Revenue Code of 1986, as amended, of the Authority's Multifamily Housing Revenue Bonds (Orange on 14th Street Project), in the principal amount of not to exceed \$38,650,000 (the "Bonds"),
15. Execution of Agreement to Terminate the Land Use Restriction Agreement for 2206 53rd Avenue East, Bradenton, FL 34203, Deborah Ash, Housing and Community Development Coordinator - District 2
16. Execution of Amendment 003 to the State FY 25/26 Home Care for the Elderly (HCE) Funding Agreement with Senior Connection Center, Inc., Tracie Adams, Community & Veterans Services Deputy Director - Countywide
17. Execution of Amendment 001 to the State FY 26/27 Alzheimer's Disease Initiative Agreement ADI-26/27-MAN with Senior Connection Center, Inc., and Adoption of Budget Amendment Resolution B-26-099, Tracie Adams CVS Deputy Director - Countywide
18. Execution of Amendment 001 to the State FY 26/27 Community Care for the Elderly (CCE) Agreement CCE-26/27-MAN with Senior Connection Center, Inc., and Adoption of Budget Amendment Resolution B-26-115. Tracie Adams, CVS Deputy Director - Countywide
19. Execution of Amendment 001 to the State FY 26/27 Home Care for the Elderly (HCE) Agreement HCE-26/27-MAN with Senior Connection Center, Inc., and Adoption of Budget Amendment Resolution B-26-116, Tracie Adams, CVS Deputy Director - Countywide

Convention and Visitors Bureau

20. Execution of Amendment Two to Interlocal Agreement with the City of Bradenton Beach for the Dock Repair Project, Extending the Agreement Term and Amending the Project Scope - District 3 Commissioner Tal Siddique

Development Services

21. Authorization for staff to record Satisfactions of Multiple Code Enforcement Liens, Stephanie Charles, Deputy Director, Tom Wooten, Code Enforcement Chief, County Wide
22. Authorization for Staff to Record the Satisfaction of Lien for Case Number CE2018010290, Stephanie Charles, Deputy Director, Tom Wooten, Code Enforcement Chief, District 1

Financial Management

23. Adoption of Budget Amendment Resolution B-26-107 and Budget Amendment Resolution B-26-111 for Infrastructure Sales Tax, Claudia Campos, Chief Financial Officer
24. Adoption of Resolution R-26-121 authorizing the First Amendment to the County's Revenue Improvement Note, Series 2024B, and related non-revolving line of credit with Wells Fargo in an amount not to exceed \$140,000,000.- Claudia Campos, Chief Financial Officer **DeCarlo**
25. Authorization to Allocate Additional Departmental Budgeted Funding to Piggyback Blanket Purchase Order No. P2601144 for Emergency Repairs and Installation of Utility Infrastructure, Patrick Shea, Utilities Director - Multiple Districts
26. Authorization to Allocate Additional Departmental Budgeted Funding to Blanket Purchase Order No. T2400728 for Backflow Preventer Services, Mark Molinaro, Cross Connections Control Supervisor - Multiple Districts
27. Execution of Agreement No. 26-R090083RB for Professional Services for the Owner's Advisor, Patrick Shea, Utilities Director – Multiple Districts
28. Execution of Agreement No. 26-R090428LP for Pump Storage Building, Erik Gibson - District 3

Property Management

29. Adoption of Budget Amendment Resolution B-26-112; and Execution of Deed of Rural Lands Protection Easement for Mossy Island Ranch in Partnership with the Florida Department of Agriculture and Consumer Services, Rural and Family Lands Protection Program, Kara Koenig, Environmental Lands Program Section Manager - District 1 **Monahan**
30. Adoption of Budget Amendment Resolution B-26-113; and Execution of Deed of Rural Lands Protection Easement for Thundercloud Ranch in Partnership with the Florida Department of Agriculture and Consumer Services, Rural and Family Lands Protection Program, Kara Koenig, Environmental Lands Program Section Manager - District 1 **Monahan**

31. Execution of Sovereignty Submerged Lands Fee Waived Lease between Board of Trustees of the Internal Improvement Trust Fund of the State of Florida and Manatee County for submerged property known as the Kingfish Boat Ramp – Peter Morrow, Property Acquisition Division Manager – District 3 **Snyderman**
32. Execution of Subordination Agreement for Temporary Easements to the Florida Department of Transportation for Parcels 765.2 and 766.2, located on 14th Street West, Bradenton, Florida, 34207, Peter Morrow Property Acquisition Division Manager-District 4
33. Acceptance and Recording of a Warranty Deed from Collier Conway RD Sarasota LLC, for the Shade Avenue Right-of-Way Improvements, for property located at 2347 University Parkway, Sarasota, Florida 34243- Peter Morrow, Property Acquisition Division Manager – District 4.
34. Acceptance and Recording of Warranty Deed from KH Woodland Preserve LLC for property located at Woodland Preserve, Parrish, Florida 34219 (Parcel Identification Number 491600129), Peter Morrow, Property Acquisition Division Manager - District 1

Public Safety

35. Adoption of Resolution R-26-123, authorizing the Public Safety Department to Participate in the Intergovernmental Transfer Program with the State of Florida Agency for Health Care Administration, Sean Dwyer, Chief of Emergency Medical Services - Countywide
36. Adoption of Resolution R-26-128, Low Income Pool and Graduate Medical Education Program Funding - Thu Le, Health Information Services Manager – Countywide
37. Approval of Amendment 1 to Purchase Agreement PL274 between Central Florida Behavioral Health Network (CFBHN) and Manatee County for the Coordinated Opioid Recovery (CORE) Program, Thu Le, Health Information Services Manager - Countywide

Public Works

38. Authorization to Install Speed Humps on 47th Street W/NW Between 3rd Avenue West and Riverview Boulevard, Vishal S. Kakkad, PE, PTOE, RSP2I, Traffic Engineering Division Manager - District 3
39. Approval and Execution of the Third Amendment to Cooperative Agreement for Central County Complex with Musgrave Real Estate Holding, Limited Partnership, Scott May, P.E., County Engineer– District 5 **Hodges**
40. Execution of a Construction and Maintenance Agreement with Legacy Preserve Neighborhood Homeowners Association, Inc. for Right-of-Way Improvements for Rye Ranch, Phases IIA, IIB, and IIC (Tract R-1), Scott May, P.E., County Engineer – District 1

Sports & Leisure Services

41. Adoption of Resolution R-26-126, authorizing the submission and acceptance of a State Aid to Libraries Grant and authorization for the Chairman to execute a State Aid to Libraries Grant Agreement with the Florida Department of State, Division of Library and Information Services, under the State Aid to Public Library Program. Andy Sulavik, County Librarian - Countywide

42. Approval of Manatee County Public Library System Annual Plan of Service for FY27, Andy Sulavik, County Librarian – Countywide
43. Execution of Certification of Credentials – Single Library Administrative Head, Molly White, Director – Countywide.

Utilities

44. Authorization to Write off Bad Debts of the Utilities Department, Patrick Shea, Utilities Director

I. APPROVAL OF CONSENT AGENDA

J. CITIZEN COMMENTS (Consideration for Future Agenda Items - 30 Minute Time Limit)

Each person will be limited to three (3) minutes. If the thirty (30) minute time period has been exhausted, the Board will entertain any remaining comments near the end of the meeting with the same three (3) minute per person time limitation.

K. ITEMS REMOVED FROM THE CONSENT AGENDA

L. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Scheduled

45. Adoption of Ordinance 26-36, regulating Simulated Gambling Devices and Memorandum of Understanding (MOU), Stephanie Charlies, Development Services Deputy Director - Countywide **Stratton**
46. Adoption of Ordinance 26-42, Data Center Moratorium - PLN2609-0022 - Legislative - Jay Stearman, Planner I - Countywide
An Ordinance Manatee County, Florida establishing a temporary moratorium on the submission and acceptance of applications for building permits, site plans, development orders, development agreements, special permit uses, rezonings, and comprehensive plan amendments related to data centers, large-scale data centers and other large load customers within unincorporated Manatee County; providing for authority; legislative findings of fact; temporary moratorium imposed; duration of temporary moratorium; providing for severability; and an effective date. **Schenk**

M. REGULAR

Financial Management

47. Appointment of two (2) Manatee County residents living in the Unincorporated area of the County to the Citizens Oversight Committee for Infrastructure Sales Tax Advisory Board to serve the remainder of a two-year term ending April 4, 2028, Claudia Campos, Chief Financial Officer

48. Continued Discussion Regarding County Reserve Policy, Claudia Campos, Interim Chief Financial Officer

Property Management

49. **ITEM WAS DEFERRED TO OCTOBER 6, 2026;** Execution of License Agreement with Sema Construction, Inc., Concerning a Portion of the County Property located in Cortez, Florida 34215, Peter Morrow, Property Acquisition Division Manager - District 3 **D'Agostino**

N. REPORTS

Natural Resources

50. Report on the Duette Preserve Hunt Program, Charlie Hunsicker, Natural Resources Director, and Michael Elswick, Division Manager - District 1

O. COMMISSIONER AGENDA ITEMS

P. CITIZEN COMMENTS (Continuation of Consideration for Future Agenda Items, if needed)

Q. COUNTY ATTORNEY COMMENTS

R. COUNTY ADMINISTRATOR COMMENTS

S. COMMISSIONER COMMENTS

T. ADJOURN

The Board of County Commissioners of Manatee County, Florida, does not discriminate on the basis of an individual's disability. Manatee County is committed to providing full access to facilities, programs, and services to all, as well as supporting the employment of qualified individuals with disabilities in its workforce in accordance with federal and state laws and regulations, including the Americans with Disabilities Acts of 1990 (ADA) and as amended ("ADAA"), and 503 and 504 of the Rehabilitation Act of 1973. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any of these documents, should contact Carmine DeMilio, ADA Compliance Coordinator, at (941) 748-4501, ext. 6016 or carmine.demilio@mymanatee.org, at least 3 business days prior to the scheduled meeting. If you are deaf/hard of hearing and require the services of an interpreter, please contact the Florida Relay Service at 711.

The Board of County Commissioners of Manatee County and the Manatee County Port Authority may elect not to convene, if no business is scheduled; however, each reserves the right to take action on any matter during its meeting, including items not set forth within this agenda. The Chair of each governing body at his/her option may take business out of order if he/she determines that such a change in the schedule will expedite the business of the governing body.

All public comment on quasi-judicial agenda items is required to be under oath and must occur at a duly noticed public hearing. The Citizens' Comments portion of the agenda is not an advertised public hearing, and no comments on quasi-judicial agenda items are authorized during the Citizens' Comments portion of the agenda.

PUBLIC NOTICE: According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners (or the other entities that are meeting) with respect to any matter considered at said public hearing/meeting will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

From: Laura Liddell <thx4jesus@live.com>

Sent: Monday, August 31, 2026 11:41 PM

To: Tal Siddique <tal.siddique@mymanatee.org>

Cc: Robert McCann <drbob.mccann@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>

Subject: Bishop Animal Shelter - Email #7 Please Read !

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 Commissioner Siddique;

I am writing to you since I have learned the Bishop Animal Shelter is in your district.

In addition to the growing list of concerns with the prefabs; namely their living conditions with no permanent shade, living in extreme heat, poor drainage, the tiny crate sized indoor kennels they're stuck in 23 hours per day, there are even other concerns that have come to light. I have shared some of these issues with Commissioner Ballard who is willing to look at funding solutions, and I have copied the other commissioners on this email to save time.

First, I was horrified to hear about the Parvo cases. I do realize parvo has been treated at Palmetto, but these are the first cases in the prefabs. With the current drainage issues, rain and amount of pebbles on the outside, there are valid concerns about it remaining contaminated. While the community is hopeful that staff are able to contain the Parvo, this facility and the amount of manual labor required to sanitize it puts an extreme burden on the staff. And more burden on the staff often results in less much needed time out for the dogs..

Second, our upcoming winter is forecasted to be colder and wetter than normal. I wanted to ask if the drainage repairs at this facility can please be expedited if they have not already been? This is an extremely high priority and is desperately needed, since we are now having rain almost every day!

Third, as learned from the sales tax meeting this past week, animal welfare does qualify for more of these funds. What is the process to request them? The 2.1% listed in the Infrastructure Sales Tax has been one of the lowest uses for Animal Services for years! We request your thoughtful consideration for an increase to at least 7.5% for which there are plenty of funds to utilize. In addition if needed, at the last BOCC meeting you yourself also recommended the release of Reserve Monies to reduce and spend them on necessary other, long overdue and needed projects. I feel this much needed project upgrade qualifies! Especially when the Animal Arts Report made it clear that the prefabs are a temporary solution!

Fourth, Commissioner Ballard mentioned looking at what less urgent projects on the CIP can wait, and advised that the public is welcome at the budget meetings. I do remain hopeful that funding efforts for the brick and mortar kennel addition to the adoption center will be considered

urgent for budgeting purposes; and a top priority assignment for input and approval from the advisory board so implementation can move forward as quickly as possible.

We simply cannot go through another summer there. Winter isn't even here yet, and the clock is ticking.

In summary what I ultimately am requesting, and what many others in the community want and strongly feel we need for our growing county is to have a safe and functional brick and mortar kennel addition to the adoption center for our almost 500,000 residents with permanent shade, the same adequate air conditioned indoor space the other kennel buildings on that property have, sufficient drainage for rain, and basic laundry and bathing areas, as soon as possible.

And we would really like a projected timeline and to know who is responsible for this project.

After waiting over ten years with so many broken promises, it is high time to fix this. This isur district now and honestly, the community really needs your help. We are counting on you to make this happen for the dogs, your amazing and dedicated animal welfare staff and the volunteers.

Thank you so much for your consideration in this very, very important matter.

Sincerely,

Laura Liddell

Ellenton, Florida

Sent from my iPhone

From: Kim E. <kimandcolerock@gmail.com>
Sent: Monday, August 31, 2026 11:39 AM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Build the Brick & Mortar!!

You don't often get email from kimandcolerock@gmail.com. [Learn why this is important](#)

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.

Hi Jason,

I'm a fairly recent transplant to Florida. I used to live in St. Petersburg years ago. I'm a huge animal activist.

The state that these animals are living in is abhorrent. You need to be one of the ones that make sure something is done for these poor babies. They cannot speak for themselves. From what I understand this brick and mortar has been promised for a couple years now. Can you please get on it? And please bring the other Commissioners with you. These poor babies cannot live like this.

Thank you,

Kim Elzea

From: Cristina Souza <cristina.souza@verizon.net>

Sent: Tuesday, September 1, 2026 1:44 PM

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

Subject: Build a safe shelter for our vulnerable and homeless dogs!

You don't often get email from cristina.souza@verizon.net. [Learn why this is important](#)

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Dogs are enduring high temperatures and humidity in the trailers. IT IS JUST NOT FAIR AND TOTALLY UNNECESSARY.

Be companionate and responsible politicians:

build a safe, efficient, functional brick and mortar shelter on the Bishop property.

Cristina Souza

From: Nancy Newby <nannewby@aol.com>

Sent: Tuesday, September 1, 2026 3:31 PM

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

Subject: BISHOP ANIMAL SHELTER

You don't often get email from nannewby@aol.com. [Learn why this is important](#)

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Why is this facility such a disgrace to our county and all the people who try to help animals?????

Why can't you just stop ignoring it and fix the problem?????

Please for the sake of these poor defenseless animals do the right thing.

FIX THE SHELTER. PERMANENT BRICK AND MORTOR.

Sincerely

Nancy Newby

[Sent from the all new AOL app for iOS](#)

From: Kerri Hughes <kerrih44@aol.com>

Sent: Tuesday, September 1, 2026 4:42 PM

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

Subject: Shelter staffing

You don't often get email from kerrih44@aol.com. [Learn why this is important](#)

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Commissioners,

I am very concerned that today Animal Welfare has just one person working adoptions for a facility housing approximately 70 dogs, this one staff member was also expected to make the adoptions desk. That is not adequate. (I was on property and witnessed this.)

If permanent staffing levels are not currently sufficient, then the County should be looking at immediate solutions — including **hiring temporary employees, as Animal Welfare has done in the past** — while working toward appropriate long-term staffing levels.

Understaffing cannot become the normal operating model for a facility responsible for caring for and placing this many animals.

I hold Charlie Bishop and the BOCC accountable for ensuring Animal Welfare has the staffing and resources it needs.

We are also still waiting on the feasibility study, and I will be paying close attention to the upcoming budget meetings. I want to hear concrete options for getting the necessary Animal Welfare improvements onto the CIP.

We have roughly nine days. I hope to see meaningful action.

Kerri Hughes

Manatee County Resident

[Sent from the all new AOL app for iOS](#)

From: Jill Abell <abelljill@gmail.com>
Sent: Tuesday, September 1, 2026 4:47 PM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Urgent Action Needed to Protect Animals

You don't often get email from abelljill@gmail.com. [Learn why this is important](#)

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The Honorable Jason Bearden,

The true measure of a community is how it cares for its most vulnerable. I am writing to respectfully ask you and the other Manatee County Commissioners to make the health, safety, and well-being of the animals and staff at the Bishop Animal Shelter an immediate priority.

These dogs and cats have no voice of their own. They depend entirely on us to protect them, care for them, and speak up when something isn't right. Please take immediate action to improve shelter conditions, ensuring every animal is safe and properly cared for while equipping the staff with the essential tools and resources they need to deliver that care.

I hope that you, our elected leader, will show the compassion and leadership needed to give these animals the safe, humane environment they deserve. I ask you to honor that trust and ensure the Bishop Animal Shelter once again becomes a source of pride for our entire community.

Thank you for your time, dedication, and immediate attention to this critical matter.

Sincerely,

Jill Abell, MPH, PhD

Manatee County Resident

From: Julie Madison <julie.madison@toptierk9.com>
Sent: Tuesday, September 1, 2026 5:21 PM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Bishop Animal Shelter

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Can we please set up a meeting to discuss Bishop Animal Shelter?

--

Julie Madison
Top Tier K9 - Bradenton
820 33rd St. W.,
Bradenton, Florida, 34205
203-733-7183
www.toptierk9.com/bradenton-florida

From: Becky Brothers <thebeckybrothers@gmail.com>

Sent: Tuesday, September 1, 2026 9:49 PM

To: Amanda Ballard <amanda.ballard@mymanatee.org>

Cc: Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal.siddique@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>

Subject: Manatee County Animal Welfare — Immediate Action Needed

You don't often get email from thebeckybrothers@gmail.com. [Learn why this is important](#)

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Dear Commissioners,

Today, there are 70 dogs at Manatee County Animal Welfare and only one staff member working in the adoptions office. There are also awnings, poles, shelter materials and debris around the facility. This is not an acceptable situation, and **additional staffing is needed immediately**. That cannot wait for a feasibility study or a future facility.

This is a **public safety, infrastructure and animal welfare issue**. The County is responsible for operating this facility, and the animals and staff deserve an environment that is appropriately staffed, safe and functional.

We are still waiting for the **fiscal and feasibility study** the BOCC directed staff to prepare regarding replacing the existing prefabricated kennel structures at the Bishop Campus with a permanent brick-and-mortar facility. We also expect the County to identify a clear path and funding strategy for getting a permanent Animal Welfare facility into the **Capital Improvement Plan (CIP)**.

What we are asking for is straightforward: **provide adequate staffing now, complete the feasibility study, and put forward a concrete plan and funding strategy for a permanent Animal Welfare facility.**

This situation cannot continue to deteriorate while the County waits. Please act with the urgency this requires.

Sincerely,

Becky Brothers
Manatee County, District 2

From: Sylvia 8463 <sylvia8463@yahoo.com>
Sent: Wednesday, September 2, 2026 1:27 PM
To: Jason Bearden <jason.bearden@mymanatee.org>
Cc: Syliva <sylvia8463@yahoo.com>
Subject: Bishop Shelter

You don't often get email from sylvia8463@yahoo.com. [Learn why this is important](#)

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Dear Commissioner Bearden,

I personally visited Bishop on August 30 because I did not want to base my concerns solely on photographs. The photographs are concerning enough on their own and raise serious questions about what the shelter is like when it rains, not to mention during Florida's severe weather and hurricane season. August 30 was a beautiful day, which allowed me to see the facility under relatively favorable conditions and experience the space firsthand.

I went into the prefabricated kennel area, although I was not permitted to go behind the door. I was told that the walkway is only as wide as the door itself. That alone was concerning when considering how little space there actually is.

Once inside the sitting area, the reality of the space became much more apparent. What may not be obvious from photographs is just how small and claustrophobic it feels in person. The sitting area is extremely limited, and that is without even walking down the aisle where the dogs are actually housed.

The size of the interior is deceiving. From the outside, or even in photographs, it is difficult to appreciate just how tight and confined the space feels when you are actually standing inside it.

There are also other concerns that are difficult to overlook. Tents should not be relied upon as a covering or long-term solution when they are being anchored with ties and sandbags, particularly when we are talking about protecting animals during Florida's severe weather and hurricane season. That does not give me confidence that the facility provides the level of safety, stability, and security that should be expected.

Even the sink and basic utility setup struck me as inadequate and impractical for what was supposed to be a state-of-the-art animal facility. These details may seem minor individually, but collectively they raise serious questions about whether the facility actually meets the standard that was promised to the community.

I have also been told that three employees have left because of the conditions. If that information is accurate, I believe it deserves serious consideration. When the people working inside a facility are struggling with the conditions, it should cause us to question whether the environment is truly appropriate for the animals as well.

Perhaps most importantly, this is supposed to be an adoption facility, not simply a place to house dogs.

The environment should encourage successful adoptions. Potential adopters need a clean, comfortable, welcoming, and functional space where they can meet an animal, spend meaningful time with that animal, and determine whether they are the right match for one another.

A cramped and claustrophobic environment with limited space for meet-and-greets does not appear conducive to that goal. Successful adoptions should be one of the primary measures of whether a shelter is truly serving its purpose. The facility should be designed to help animals put their best paw forward and give potential adopters every reasonable opportunity to form that connection.

This is not about criticizing for the sake of criticizing. It is about asking whether what was delivered actually fulfills the promise that was made.

We were promised a state-of-the-art facility. What the community should have is a facility that is safe, stable, functional, humane, and appropriately designed for the animals, staff, volunteers, and potential adopters—a facility that genuinely supports the ultimate goal of successful adoptions and finding these animals permanent, loving homes.

If the job had been done correctly from the beginning, these concerns would not have to keep coming back. We should not have to repeatedly ask for improvements to something that was supposed to have been done right the first time.

I understand that you may be tired of hearing about this request. Please understand that the community is tired of having to make it. We are tired of repeating the same concerns and asking for something that should already have been properly addressed.

This is not an unreasonable request. We are simply asking that the commitment made to our community be honored.

If a facility is going to be presented as state-of-the-art, then it should actually meet that standard. It should not simply look presentable from the outside. It should be safe, functional, stable, humane, and thoughtfully designed to serve the animals, the staff and volunteers caring for them, and the people who come through the doors hoping to adopt.

The ultimate purpose of this facility should be to give these animals the best possible opportunity to find permanent, loving homes. Every aspect of the facility should support that goal.

The community should not have to repeatedly ask for what was already promised.

We are asking that this finally be done right—for the animals, for the staff and volunteers, for potential adopters, and for the community that was promised better.

That is the standard we should be holding this facility to.

Thank you for taking these concerns seriously and for doing what is necessary to finally bring this facility to the standard that should have been achieved from the beginning.

Sylvia Brauler

Manatee Resident

From: Patricia Grady <pgrady404@gmail.com>

Sent: Wednesday, September 2, 2026 7:52 AM

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

Cc: Manatee Shelter Watch <manateeshelterwatch@gmail.com>; Dave Manatee Daniels <DavidD4300@gmail.com>

Subject: Manateeshelterwatch.org

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.

Something you can do before you go in November is advocate for these dogs.

There is no money in the buget which means there will be no action till fiscal 27???

I understand they are waiting for a viability study to come back but a placeholder amount should be put in the budget for a much needed option

Portable Kennels should never have been implemented.

Please talk with David and Julie and go visit the shelter after it rains.

<https://manateeshelterwatch.org/bishop-kennels-in-the-news-2/>

<https://manateeshelterwatch.org/bishop-kennels-in-the-news-2/>

Patty Grady

603 759 5668

check your registration <https://iwillvote.com/>

From: Melissa Mau <jamie699@earthlink.net>

Sent: Wednesday, September 2, 2026 9:32 PM

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

Subject: Bishop Animal Shelter

[You don't often get email from jamie699@earthlink.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Please note that I moved her a little over a year ago. I am a big animal lover and supporter. If we don't speak for them, who will?

Needless to say, I started following the issues at Bishop and was just disgusted at all the information I was reading about the concerns at the shelter. I don't understand how money could have been approved for a brick and mortar shelter that ended up as a bunch of trailers. And the conditions there for the staff are terrible. Don't get started how terrible it is after a good rain and windstorm. What did you think was going to happen?

I am urging every commissioner to go back and take a hard look at yourselves and try to get to the bottom of what happened. Where did the money go....another pet project for some developer? I only wish I had millions of dollars to do this myself. But you and the rest of the commissioners can do something.....allocate the proper funds to fix your mistake. Putting a band aid on this issue over and over is not going to work. We must speak up for those that don't have a voice.

A concerned animal lover

Melissa M

Palm Aire/Sarasota

From: Cristina Souza <cristina.souza@verizon.net>

Sent: Monday, September 7, 2026 1:54 PM

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

Subject: Dog kennel trailers are inhumane - Build a safe shelter for our dogs in Manatee County

You don't often get email from cristina.souza@verizon.net. [Learn why this is important](#)

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Dogs are enduring high temperatures and humidity, rain and in very constrained air conditioned

space in those unsafe trailers.

IT IS JUST NOT FAIR AND TOTALLY UNNECESSARY.

Be companionate and responsible politicians:

build a safe, efficient, functional brick and mortar shelter on the Bishop property.

Cristina Souza



Public Comment

Manatee County Government

Submitted On:
Sep 8, 2026, 02:21PM EDT

Full Name	First Name: Brigitte Last Name: Baumgartner
Email	baumgartner.brigitte@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 10, 2026
Topic/Agenda Item	Bishop animal shelter
Comment	The animals at the bishop shelter deserve better. Please budget for a brick and mortar building for the animals, staff and volunteers. Thank you!

From: Mike Herron <herron.mike@yahoo.com>
Sent: Tuesday, September 8, 2026 3:14 PM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Bishop Shelter

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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 Manatee County Commissioner,

I am writing to urge the Manatee County Commission to make ****adequate funding for Manatee County Animal Services and the development of a safe, efficient, properly designed animal services facility**** a priority in the Fiscal Year 2027 budget.

Animal Services is a ****public safety service****, yet its current level of funding does not adequately reflect the essential services it is expected to provide to the residents of Manatee County.

A \$6 million operating budget is not sufficient to provide the level of public safety and animal welfare services required by a rapidly growing county.

For Fiscal Year 2027, I respectfully ask the County Commission to increase Animal Services' General Fund allocation to ****at least 7% of the Infrastructure sales tax AND find a project to delay to prioritize the replacement of the prefabs.**

Funding personnel alone will not solve the problems facing Animal Services. The County must also provide Animal Services with a ****safe, efficient, hurricane-resilient and appropriately designed permanent facility**** that allows employees and volunteers to perform their jobs effectively while providing humane conditions for animals in County care.

The continuing controversy surrounding the Bishop Animal Shelter demonstrates why this issue deserves serious attention.

The Bishop expansion included approximately ****\$12 million in prefabricated kennel buildings****, adding capacity for approximately 120 dogs. Since the expansion opened, however, residents, volunteers and animal advocates have documented concerns regarding kennel design, indoor space, heat exposure, noise, storm preparedness, staff safety, and the efficiency of the facility's layout.

More recently, County commissioners have continued to hear public concerns about the facility, including questions about heat, safety, capacity and whether the current design adequately meets the County's long-term needs. In June 2026, commissioners even considered obtaining a cost estimate for replacing the prefabricated structures with a permanent facility. The next step is budgeting.

This should not simply be viewed as a disagreement over one shelter design. ****It is a warning about the consequences of attempting to meet a growing county's long-term animal services needs without adequate investment in planning, infrastructure and operational efficiency.****

Manatee County is now going to have to budget for piecemeal investments in facilities that ultimately prove inefficient or inadequate AND a long term solution thanks to the improper planning of the County Administrator and the BoCC. We must establish a long-term capital plan for Animal Services and ensure that future facilities are designed specifically for the realities of a modern, high-volume animal services operation in Florida.

That facility should be:

- **Safe for animals, employees, volunteers and the public.**
- **Hurricane-resilient and capable of maintaining critical operations during severe weather.**
- **Appropriately climate-controlled for Florida's extreme heat.**
- **Designed for efficient staff workflow and animal movement.**
- **Equipped with appropriate veterinary, isolation, intake, adoption, laundry, cleaning and animal-care spaces.**
- **Designed to minimize disease transmission and facilitate appropriate sanitation.**
- **Large enough to accommodate the County's current population and anticipated growth.**
- **Designed with adequate indoor space rather than relying excessively on outdoor or minimally conditioned kennel areas.**
- **Efficient enough that staff can spend their time caring for animals and responding to public safety needs rather than overcoming deficiencies in the physical layout.**
- **Built with the input of shelter medicine professionals, animal welfare experts, staff and experienced volunteers.**

The County's own history demonstrates that the need for appropriate animal services infrastructure is not new. Earlier County planning documents recognized the need for significant investment in shelter facilities as Manatee County's population and animal population grew.

Animal Services Is a Public Safety Investment

The County's budget priorities should recognize that Animal Services performs many functions that directly protect the public.

Animal Services responds to dangerous and stray animals, animal bites, cruelty and neglect complaints, abandoned animals, animal-related emergencies and other situations that can affect public health and safety. It also provides sheltering, enforcement, disease prevention, veterinary care, licensing and community education.

When Animal Services is underfunded or lacks appropriate facilities, the consequences do not fall exclusively on animals. They affect **residents, neighborhoods, law enforcement, public health, County employees and the overall quality of life in Manatee County.**

For comparison, the **Manatee County Sheriff's Office receives nearly 42% of the General Fund**, or approximately **\$269 million**. Law enforcement is appropriately recognized as an essential public safety function and receives the resources necessary to fulfill that mission.

Animal Services deserves to be recognized in the same public-safety framework.

It is important to point out that you recently approved an additional \$10 million dollars for 33 staff for the Sheriff's Department, \$303,000 an employee, while Animal Services has been begging for properly paid staff at living wages for over a decade.

I am asking the County to recognize that Animal Services has been historically underfunded and to bring its funding level more appropriately in line with the responsibilities the County has assigned to it.

FY 2027 Requests

I respectfully ask the County Commission to:

1. ****Increase Animal Services' FY 2027 to 7% from the infrastructure sales tax**
2. ****Provide dedicated capital funding for a safe, efficient, permanent Animal Services facility** designed to meet the County's current and future needs.**
3. ****Commission an independent professional assessment and long-term facility plan** that evaluates the current Bishop campus, its operational efficiency, hurricane resilience, climate control, animal welfare, staff safety, capacity and future expansion needs.**
4. ****Require meaningful input from shelter medicine professionals, Animal Services employees, experienced volunteers and community stakeholders** when determining the County's long-term facility design.**
5. ****Develop a multi-year Animal Services capital improvement plan** so the County is not repeatedly forced into expensive short-term solutions.**
6. ****Ensure that future Animal Services facilities are designed for operational efficiency** , allowing staff to spend their time providing public safety and animal care rather than working around an inefficient physical layout.**
7. ****Provide adequate ongoing operational funding** for staffing, veterinary care, equipment, maintenance, enforcement, emergency response and community programs.**

Manatee County is one of the fastest-growing communities in Florida. Its public safety infrastructure must grow with it.

The County cannot expect Animal Services to protect the public, enforce animal-related laws, respond to emergencies and care for vulnerable animals while providing it with inadequate operating resources and facilities that remain the subject of significant community concern.

****A community's commitment to public safety should include every agency responsible for protecting that community.****

I respectfully ask you to make Animal Services a genuine FY 2027 budget priority by providing a dedicated plan and funding mechanism for a safe, efficient, permanent Animal Services facility.

Manatee County residents deserve an Animal Services system that is adequately staffed, properly funded and housed in a facility designed to meet the demands of a modern, growing community.

Thank you for your consideration and for your service to the residents of Manatee County.

Sincerely,

Mike & Melissa Herron permanent residents

34210

mnte1973@yahoo.com

herron.mike@yahoo.com

248 227 4886

248 397 4735

From: Susan Stickle <susanjstickle@gmail.com>

Sent: Tuesday, September 8, 2026 3:49 PM

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

Subject: Request for Adequate FY 2027 Funding and a Safe, Efficient Facility for Manatee County Animal Services

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More recently, County commissioners have continued to hear public concerns about the facility, including questions about heat, safety, capacity and whether the current design adequately meets the County's long-term needs. In June 2026, commissioners even considered obtaining a cost estimate for replacing the prefabricated structures with a permanent facility. The next step is budgeting.

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It is important to point out that you recently approved an additional \$10 million dollars for 33 staff for the Sheriff's Department, \$303,000 an employee, while Animal Services has been begging for properly paid staff at living wages for over a decade.

I am asking the County to recognize that Animal Services has been historically underfunded and to bring its funding level more appropriately in line with the responsibilities the County has assigned to it.

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Manatee County residents deserve an Animal Services system that is adequately staffed, properly funded and housed in a facility designed to meet the demands of a modern, growing community.

Thank you for your consideration and for your service to the residents of Manatee County.

Sincerely,

Susan J Stickle

Manatee County resident, voter and Bishop Volunteer

973.885.3203



Public Comment

Manatee County Government

Submitted On:

Sep 8, 2026, 03:59PM EDT

Full Name	First Name: Erica Last Name: Derreberry
Email	ederreberry@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 09, 2026
Topic/Agenda Item	Bishop animal shelter
Comment	The BOCC needs to take the construction of the brick and mortar building for the animal shelter seriously, as there has been multiple safety concerns since the moving of the dogs and staff to the trailers in March. I have been a volunteer for 2.5 years, and I have more concerns for the safety for the dogs, staff, and volunteers than I ever did at Palmetto. The lack of adequate drainage is a major problem as I was there just yesterday and was ankle deep in sitting water. There are concerns for the spread of Parvo as well as the attraction for mosquitoes that love sitting water. Increase in mosquitoes also causes increase risk of dogs contracting heart worms. When you are standing in the catch pens when it is raining, the water is pouring in between the kennels and the tents. The water is going right into the kennels that also goes into their water bowls and food bowls as well. The trailers are already having structural damage, and we have not even been there for a year. The trailers will not withstand a bad hurricane that comes through. To be honest, they probably would not be able to handle a tropical storm as there is already water leaking into the trailers. The trailers are spread out all over the place making it hard to find staff or a fellow volunteer to assist if needed. I was caught inside a catch pen when it started to rain, and was unable to seek safety as it was lightening outside. I even saw a staff member running from one trailer to the next during that time in an attempt to get to the other dogs and to get to safety herself. The dogs are having more behavioral issues due to the limited space and increase in noise and stress. The material in between each kennel is weakening and some dogs have been able to start to chew through them. The concern I have there is if they are able to chew a big enough hole either in the bottom and be able to escape, or through the side and be able to get into the next kennel and attack/kill the other dog that is housed by there. Staff continue to feed the dogs in the outside kennels that is attracting flies and I'm sure rodents as well. Rodents can be incredibly damaging to structural buildings, including biting through wires, doors, walls, etc. They also carry diseases that the dogs should not be subjected to. Staffing has become a huge concern, and they are running incredibly short staffed on a daily basis. That is a huge safety concerns, and increases risk of

accidents and injuries. They are so short staffed that they are having potential adopters/fosters walk themselves around the trailers to look at the dogs. That is a HUGE liability in itself. I have watched it with my own eyes, and there are so many safety concerns there that is truly frightens me for the potential adopter as well as the dogs. Several individuals that I met over the weekend were very disappointed and how the county has allowed this to happen. He made a good point in saying how is he supposed to know about the dogs, and who is he able to ask questions to when walking through? He stated that he was looking for specific things, and had no one to ask because the 3 staff members that were there to oversee roughly 70 dogs were busy with other visitors. It is time the county steps up and take responsibility for their obligations. We NEED staff!! There is a reason 3 staff members left all at the same time. They need adequate pay to stay with the cost of living. They NEED temp workers there to help until permanent staff is established. The county cannot solely rely on volunteers to show up to provide free labor on a daily basis. Changes needs to happen, and it needs to happen NOW!!

From: Hollie James <holliejames10@gmail.com>

Sent: Tuesday, September 8, 2026 5:17 PM

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

Subject: Animal welfare

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What is happening at the shelter is horrific. How can you treat a living being with such little dignity and compassion while collecting a pension based off what you do for the county you live in.

I rescued my dog from manatee county in 2019 and in the 7 YEARS that I have had her I have never seen her tongue as long as I did when she was in your shelter panting from the heat. It took weeks to get her out because she got sick while under the care of your shelter. It was overcrowded then and understaffed. I can't imagine how bad it's gotten with you working for us. You are doing the entire county a disservice by not doing your job and protecting these animals. We can only hope you choose to DO YOUR JOB and make things better in our shelters or quit and let someone who cares take over.

You should be ashamed.

With love for shelter animals everywhere,

Hollie Decker



Public Comment

Manatee County Government

Submitted On:
Sep 8, 2026, 05:24PM EDT

Full Name	First Name: Patrcia Last Name: GRADY
Email	pgrady404@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 10, 2026
Topic/Agenda Item	Bishop Kennel
Comment	Please set aside some money to fix the inadequate drainage and questionable Hurricane prepadness at Bishop Kennel. The modular kennels were NOT reocomended in 2023. Maybe Bishop is better than Palmetto was. But you all made a mistake. Please plan for a solution that the feasibility study will uncover. The dogs cant wait til 2028. Thank you.

From: Sylvia 8463 <sylvia8463@yahoo.com>
Sent: Tuesday, September 8, 2026 11:00 AM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Adequate Funding

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For comparison, the **Manatee County Sheriff's Office receives nearly 42% of the General Fund**, or approximately **\$269 million**. Law enforcement is appropriately recognized as an essential public safety function and receives the resources necessary to fulfill that mission.

Animal Services deserves to be recognized in the same public-safety framework.

It is important to point out that you recently approved an additional \$10 million dollars for 33 staff for the Sheriff's Department, \$303,000 an employee, while Animal Services has been begging for properly paid staff at living wages for over a decade.

I am asking the County to recognize that Animal Services has been historically underfunded and to bring its funding level more appropriately in line with the responsibilities the County has assigned to it.

FY 2027 Requests

I respectfully ask the County Commission to:

1. **Increase Animal Services' FY 2027 to 7% from the infrastructure sales tax
2. **Provide dedicated capital funding for a safe, efficient, permanent Animal Services facility** designed to meet the County's current and future needs.
3. **Commission an independent professional assessment and long-term facility plan** that evaluates the current Bishop campus, its operational efficiency, hurricane resilience, climate control, animal welfare, staff safety, capacity and future expansion needs.
4. **Require meaningful input from shelter medicine professionals, Animal Services employees, experienced volunteers and community stakeholders** when determining the County's long-term facility design.
5. **Develop a multi-year Animal Services capital improvement plan** so the County is not repeatedly forced into expensive short-term solutions.
6. **Ensure that future Animal Services facilities are designed for operational efficiency**, allowing staff to spend their time providing public safety and animal care rather than working around an inefficient physical layout.
7. **Provide adequate ongoing operational funding** for staffing, veterinary care, equipment, maintenance, enforcement, emergency response and community programs.

Manatee County is one of the fastest-growing communities in Florida. Its public safety infrastructure must grow with it.

The County cannot expect Animal Services to protect the public, enforce animal-related laws, respond to emergencies and care for vulnerable animals while providing it with inadequate operating resources and facilities that remain the subject of significant community concern.

****A community's commitment to public safety should include every agency responsible for protecting that community.****

I respectfully ask you to make Animal Services a genuine FY 2027 budget priority by providing a dedicated plan and funding mechanism for a safe, efficient, permanent Animal Services facility.**

Manatee County residents deserve an Animal Services system that is adequately staffed, properly funded and housed in a facility designed to meet the demands of a modern, growing community.

Thank you for your consideration and for your service to the residents of Manatee County.

Sincerely,

Sylvia Brauler

[Sent from Yahoo Mail for iPhone](#)

From: Jonna Koellhoffer <jkoellhoffer@gmail.com>

Sent: Tuesday, September 8, 2026 12:05 PM

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

Subject: Shelter Staffing

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.

There are reportedly **only two staff members working at the shelter today.**

As of 11:00 this morning, they were still working on the first outs—walking dogs, cleaning kennels, and feeding the animals. The shelter manager, TJ, is out there helping clean kennels and walk dogs. Stephanie, the behavior manager, is doing the same. They even had to pull someone from medical to help.

This is not an acceptable staffing situation for a county shelter.

And these are the employees who are stepping up and doing whatever they can to keep things moving. They shouldn't have to.

Yesterday was a holiday, and the dogs had early last outs because the facility was finished for the day around 4:00 p.m. So today, staff are coming in already facing the enormous workload created by an inadequate staffing level—and they're trying to catch up with only two people.

No wonder employees are leaving. Honestly, who can blame them?

This organization has been understaffed for years, and the current setup has only made the problem worse. When you take an already understaffed operation and put the majority of the dogs into an inefficient trailer compound, the workload doesn't magically disappear. It becomes harder and more labor-intensive to properly care for the animals.

And ultimately, **the dogs pay the price.**

The county needs to stop treating staffing at Animal Services like an afterthought. This is a county operation providing an essential public service & is a public safety issue. It is a large part of our infrastructure. It needs enough qualified staff to properly care for the animals **every single day.**

- ➡ **Staff Animal Services appropriately.**
- ➡ **Stop expecting a handful of employees to carry an impossible workload that was created when the brick and mortar shelter was replaced by a city of inefficient, dysfunctional kennel trailers.**
- ➡ **Address the chronic understaffing that has existed for years.**
- ➡ **Recognize that the current trailer-based setup requires MORE staffing and resources, not less.**
- ➡ **Make the welfare of the animals and the safety and wellbeing of employees a priority.**

The people working at that shelter deserve better.

The dogs deserve better.

And Manatee County taxpayers deserve a properly staffed, properly functioning Animal Services operation.

The shelter serves the entire county, and is the responsibility of all commissioners.

Thank you

Jonna Koellhoffer

Manatee County resident & voter



Public Comment

Manatee County Government

Submitted On:
Sep 8, 2026, 12:32PM EDT

Full Name	First Name: Heidi Last Name: Hamm
Email	hhamm69882@aol.com
Which meeting is this public comment for? (Please select date of meeting)	September 22, 2026
Topic/Agenda Item	Manatee County Animal Shelter
Comment	To our Manatee County Commissioners, I'm asking you to take meaningful action to properly staff our animal shelter and finally provide a permanent, brick-and-mortar facility for the dogs in your care. The current staffing levels are dangerously inadequate, leaving only a handful of people to manage feeding, cleaning, enrichment, medical needs, and safety for an entire population of animals. This has been a decade-long issue, and it is now at a breaking point. The animals suffer when there aren't enough hands to care for them, and the staff and volunteers who show up every day are stretched far beyond what is humane or sustainable. A permanent, storm-resilient building and appropriate staffing are not luxuries — they are the minimum standard for responsible animal welfare in our county. Please prioritize this. The animals, the staff, and the community deserve better. Thank you for the consideration.

From: Susan Stickle <susanjstickle@gmail.com>

Sent: Tuesday, September 8, 2026 12:44 PM

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

Subject: Bishop Staffing Crisis

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Dear Commissioners and County Administrator,

There are reportedly only two staff members working at the Bishop shelter today.

As of 11:00 this morning, they were still working on the first outs—walking dogs, cleaning kennels, and feeding the animals. The shelter manager, TJ, is out there helping clean kennels and walk dogs. Stephanie, the behavior manager, is doing the same. They even had to pull someone from medical to help.

This is not an acceptable staffing situation for a county shelter.

And these are the employees who are stepping up and doing whatever they can to keep things moving. They shouldn't have to.

Yesterday was a holiday, and the dogs had early last outs because the facility was finished for the day around 4:00 p.m. So today, staff are coming in already facing the enormous workload created by an inadequate staffing level—and they're trying to catch up with only two people.

No wonder employees are leaving. Honestly, who can blame them?

This organization has been understaffed for years, and the current setup has only made the problem worse. When you take an already understaffed operation and put the majority of the dogs into an inefficient trailer compound, the workload doesn't magically disappear. It becomes harder and more labor-intensive to properly care for the animals.

And ultimately, the dogs pay the price.

The county needs to stop treating staffing at Animal Services like an afterthought. This is a county operation providing an essential public service. It needs enough qualified staff to properly care for the animals every single day—not just when everything goes perfectly.

Please email the County Commissioners and tell them:

Staff Animal Services appropriately.

Stop expecting a handful of employees to carry an impossible workload.

Address the chronic understaffing that has existed for years.

Recognize that the current trailer-based setup requires MORE staffing and resources, not less.

Make the welfare of the animals and the safety and wellbeing of employees a priority.

The people working at that shelter deserve better.

The dogs deserve better.

And Manatee County taxpayers deserve a properly staffed, properly functioning Animal Services operation.

Sincerely,

Susan J Stickle

Manatee County resident, voter and Animal Services Volunteer.

973.885.3203



Public Comment

Manatee County Government

Submitted On:
Sep 8, 2026, 11:24AM EDT

Full Name	First Name: Ida Last Name: Weiss
Email	i_weiss1@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 10, 2026
Topic/Agenda Item	Bishop Shelter
Comment	PLEASE ! Budget for brick and mortar buildings at Bishop Shelter. Thank you...

From: Melanie Johnson <melaniebythebeach@gmail.com>

Sent: Wednesday, September 9, 2026 1:30 PM

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

Subject: Bishop Animal Shelter

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Commissioners,

Please hire more staff IMMEDIATELY for the shelter.

In addition, developers should be required to fund the construction of a new animal shelter to receive any housing permits. More housing brings more people with more pets. This is a no-brainer.

You can certainly cut funding for mosquito control and road sweepers because those services are basically non-existent or, at best, a joke.

I'm sure there are many items in the budget that can be transferred for the construction of a new state-of-the-art animal shelter.

Respectfully,

Melanie Johnson

Melanie Johnson

941-704-7394

melaniebythebeach@gmail.com

From: Kelly Lehman <kelly.lehman.lmhc@gmail.com>

Sent: Wednesday, September 9, 2026 2:37 PM

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

Subject: Concerns about the Bishop Shelter

You don't often get email from kelly.lehman.lmhc@gmail.com. [Learn why this is important](#)

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My name is Kelly Lehman, and I am writing this email as both a concerned Manatee County resident and an MCAW volunteer of almost 2 years. I have been actively engaged in animal rescue throughout my adult life, and I derive a great deal of enjoyment working with our county's homeless pets. As a licensed mental health therapist for 22 years and a business owner, I am grateful that I have a flexible schedule which allows me to volunteer on a frequent basis. I am currently a black level walker, have fostered, and I am active in networking the adoptable dogs on social media. I volunteer because I truly care about the dogs.

I would like to emphasize that this email is intended to express my concerns related to things I have observed while volunteering. I understand that no agency is perfect, and I fully understand that transitions can be difficult. I empathize with the humans and dogs who are struggling with the transition to the new Bishop location.

I was at the shelter this past Friday, Saturday, Sunday, and Monday, and spent somewhere around 18 hours at the shelter during those days. One of the biggest concerns I have is the shortage of staff. I understand this is not groundbreaking news for you all, and you are aware that there is a need for more front lines staff, as you are actively hiring. I am glad to see that new staff are being sought. However, I imagine this takes time. Having been a therapist as long as I have been, it is clear to me that there is burn out actively happening with current staff. I am tuned in to human behavior. I see the burn out and I hear it. This is not an attack on them. Their jobs are very difficult. Volunteering for 3-4 hours at the new location feels like 6-7 hours at the old Palmetto location. I can only imagine how 10 hour days feel. I am confused because it seems as though the same staff are actively working the kennels, while other staff do not seem to be visible. When I am there for 5-6+ hours, I would think I would see more staff presence, but I don't. The staff I do see are typically red-faced, sweating, and appear exhausted. The same staff seem to sit at the desk in the adoption trailer. While I am just a volunteer, and I am sure there are things that go into the decision making that I am not aware of, it seems to me that it might be beneficial to rotate staff, so that they all get time during their shift in the AC to sit and cool off. This would likely reduce the frequency of staff sitting in cabins when dogs need out, etc. I do not fault staff for needing breaks, but there have been many times where I have seen this happening during "crunch time" when dogs need out or kennels need addressed, particularly in the final 1-2 hours before close.

As I am sure you know, there is an abundant amount of work that needs done from feeding dogs, cleaning kennels, filling water buckets, and interacting with possible adopters to name just a few things. Volunteers do what we can to help, but we are limited due to rules placed upon us. This past weekend, I saw numerous potential adopters walking around the property, to include walking inside the interior kennel hallways, where volunteers are not permitted. I was taken

aback by this, especially when a family with a couple rather unruly young boys walked out from the staff only door. They were not accompanied by staff. This seems to be rather risky, as anyone who has interacted with children knows that they don't always listen to instructions. Leaving people to wander freely around puts them and the dogs at risk. A child putting fingers into the kennel of the wrong dog could end poorly for all involved. A couple weeks prior, I actually witnessed a random woman standing between two kennels (Bijou and Joy), and she was putting her face close to Bijou's kennel and barking in her face. My first thought was 'what grown woman does that?' It was very distressing to Bijou, who as you know has kennel stress. These dogs have a difficult enough existence. They do not need harassed by people who don't understand basic appropriate behavior.

Over the weekend, staff were hustling to manage shelter responsibilities and the potential adopters. However, it was evident that several of these people from the community were overwhelmed and irritated by the lack of attention they received. When adopters walk out, it is the dogs who lose out. It seems like there could be a better way to engage with the public, so as not to lose possible adopters, while also not inundating staff when they are already overwhelmed. I, for one, would be more than willing to volunteer my time to assist with community interaction. My entire career has been built on building connections and communication. Having a volunteer walk visitors through could free staff. They could then take a list of dogs that the visitors want to meet to a staff member, who could then take over. However, at bare minimum, I think it is concerning that people are just allowed to wander unattended and have access to dogs. Two and three staff members for all those dogs and possible adopters is not enough.

Another concern I have is for the basic needs of the dogs. Again, I am emphasizing that this is not me bashing on staff. There is only so much they can do when consumed by so many tasks. However, I have consistently seen, since the shortage in staff, water buckets that are filthy or empty. The sinks are often filled with dirty dishes and trash is often overflowing or without bags (cant there be a greater push for community service members?). Over the weekend, several of the cabins reeked of urine, rotten food, and mold. It is shocking to see how quickly these cabins are deteriorating. For my own personal interest, I became a certified mold assessor, and I can see very clear problems that are not going to go away. They are only going to worsen in coming months. In addition, the drainage is a real problem. Again, I realize I am stating the obvious. I have just decided to keep my rain boots in my truck at all times because the grounds become flooded during rather minor storms. Given the potential for disease, especially as we are currently on Parvo restrictions, this seems ineffective for overall shelter management and canine health. Not to mention, the safety risks for the dogs and human who are on site. The amount of dry and wet dog food found all over is also a concern, as this smells and is a potential feeding source for rodents. I don't understand why dogs are fed outside, often without bowls, as this becomes a breeding ground for flies and other unwanted creatures which can create health issues for both humans and the dogs.

With the frequent Florida storms, it seems necessary to establish a clear protocol. Currently, staff seem confused, and this trickles down to volunteers. When the storms hit, it is nice to be able to take the more stressed dogs into the cabin areas for 1:1 attention, but there is no clear way to know when it is all clear. It is hard to communicate clearly in these circumstances. Is an intercom system possible? Similar to those found in neighborhood pools where announcements are made? This could be valuable during storms, but also if there is ever an incident when a dog

gets loose, a human gets injured, or there is some other imminent issue that needs to be communicated. I am often there during times when I can't find a staff member for assistance. This is not an efficient use of time, but even more so it poses a safety risk for volunteers, staff, and dogs alike.

As a black level walker, I have gotten to know the more challenging dogs, and they are actually some of my favorites. There are many high energy dogs that are struggling in the kennels, especially with the yard and grass restrictions from the Parvo event. I understand the need for such restrictions, but the reality is that some of these dogs need exercise. Real exercise. They need to run and play, not just walk down a sidewalk or stand in an empty yard alone. When I interact with the dogs, I frequently use the play yards. I feel like the dogs get better exercise and interaction than a quick loop around the sidewalks. We play in the pools, play fetch, or work on commands. This has been beneficial for the dogs because it reinforces the training some have gotten while at Alpha, but it also helps them to develop positive relationships with people. I have gotten to know the dogs better by doing this. I can tell you which dogs love the ball, which love the pool, which like to sit with you on a bench, etc. I can name numerous dogs who start to mentally spiral without exercise. With the heat of this summer requiring lockdown periods and many days only allowing for 2 outs for the dogs because of staff shortages and low volunteers, it just isn't enough. A kennel stressed dog is going to be more likely to become reactive, be harder to adopt out, and possibly be a bite risk. Nobody wants this. I have an idea to allow for safe exercise for these high energy dogs during the hotter months, and I would love to submit my proposal for review.

In closing, I have been fairly quiet throughout much of the dissent surrounding this new shelter. I tend to be a personality that focuses more on getting the job done, so I have focused on what I can do for these dogs, as that is what I can control. However, I feel we are at a point where my sitting silent is not truly advocating for the dogs. I am not a keyboard warrior looking to bash the staff or anyone else. I walk the walk. I put the hours in and have been present enough to see these concerns firsthand. I am willing to do whatever I can to make a difference for these dogs...they deserve it. I am willing to offer my time and talents for free because I care about these dogs. And I am not alone in that. There are volunteers willing and eager to help. I am requesting that you consider these issues and actively prioritize the need for immediate action steps. Bad decisions were made, but more bad decisions do not need to follow. I am not interested in pointing fingers, rather I just want to see positive change. Please prioritize a brick and mortar shelter, for the health and safety of all involved. In the meantime, more staff are needed immediately. Is it possible to use temps until new hires are trained? I know that was done in the past. Create protocols to make function and flow easier. Create an adoption counselor role (no budget, no problem....there are volunteers with professional experience who are willing to help...and we work for free!!).

I have seen this issue devolve on social media over past months, but there are people who have experience and insights that could be of value. It is time to work together and do the right thing.

Thank you for your attention.

Respectfully,

Kelly Lehman, LMHC

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From: Erica Derreberry <ederreberry@yahoo.com>
Sent: Wednesday, September 9, 2026 3:59 PM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Bishop's staffing as well as other concerns

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Mr. Bearden,

I know recently you have been publicly speaking out on the ongoing issues that you have personally witnessed firsthand within the board of county commissioners. First, I would like to thank you for standing up and speaking out! That takes an incredible amount of bravery, and passion for wanting to be transparent and speak the truth.

I wanted to forward you the email that I sent to Tal, Amanda, Geroqe, Mike, Dr. McCann, and Charlie to speak on behalf of the staff members at Bishop, as well as point out the continued ongoing concerns with certain issues only getting worse and increasingly unsafe. We continue to fight for what is right. To see the staff burned out and exhausted is an understatement. It shouldn't be this way in a county that has plenty of funds to do what is right for the staff, volunteers, and animals. The lack of compassion is palpable, and incredibly disheartening. The members of Mantee County were promised a properly built animal shelter years ago, and instead we were given single wide trailers that are unsafe and inefficient. I know you have a lot of battles to fight right now, but if you are able to shed light of the concerns of the Bishop animal shelter, I know myself as well as MANY others would be so incredibly thankful and grateful!

Hi, my name is Erica Derreberry, and I am a current volunteer at Bishop Animal Shelter. I wanted to address several ongoing concerns that have been discussed many of times, but unfortunately it appears things have gotten worse instead of better. First, the severe staffing shortage is becoming an increased level of concern, and I am curious as to what you are doing to address this? Not only have we asked over the years in improving staffing ratios, but now they are in even more dire need of staffing. The current staffing shortage is quickly becoming unsafe and truly unacceptable. Just recently they lost three fulltime employees all at the same time. They were short staffed to begin with, and this has now caused an even bigger concern, as well as function and safety of the shelter. For example, yesterday (Tuesday) there were only two staff members that care for the animals, TWO!! This does not include TJ the manager and Stephanie the behavioral manager. Not only were they pulled away from their duties, but they also had to pull a staff member from medical at Bishop intake to step in and assist as well. How can you expect two staff members to safely and efficiently care for approximately 70 dogs? Their duties include: walking dogs, cleaning/scrubbing kennels, and feeding them in the morning. This is all supposed to be completed by 11am so they are able to go on their mandatory (and well deserved) lunch break. Yesterday, and most days, these duties are not completed by that time, unless there are multiple volunteers that show up to help. At 12pm, they are open to the public for adoptions/fosters/ meet and greets. Around 2ish PM, it is time for the dogs to receive their second meal of the day. At 3 PM is when they start their last outs for the dogs, meaning every single dog needs to be walked prior to closing.

I do understand that there is a process with hiring and training staff, but what happened to hiring temps to assist in the daily requirements? I remember temps were often used at Palmetto, and they were incredibly helpful with the morning duties. Also, how do we push for community service workers to help as well? They can help wash kennels, take out trash, clean the yards, wash dishes, etc.

I volunteered this past Sunday and Monday (Labor Day). There was a total of four staff members on Sunday, and three on Monday. The shelter was busy on Sunday with many potential adopters/fosters coming to the shelter to look at dogs. Due to staffing shortage, the visitors were asked to please tour the outside trailers without staff accompanying them as there was simply not enough staff to meet the demands of the influx of visitors. I witnessed firsthand the safety issues of staff having to resort to this due to not having enough staff being present. The goal is to find every dog a forever home as it was publicly stated that this is their "temporary home", yet potential adopters are walking away due to the lack of staff being available. Several people came up to me and voiced their irritation and frustration with the set up, and being asked to tour the shelter alone without staff present to properly show them the dogs and answer their questions. On three separate occasions, I had individuals come up to me as well as other volunteers and ask which dog(s) were dog friendly or cat friendly. Unfortunately, I did not know the answer to their questions. The only answer I could give is that they would have to ask staff. One gentleman said, "what staff?". This is not only embarrassing, but unsafe and unacceptable. I also witnessed individuals touring the isolation trailers and going into areas that say "staff only". There was another volunteer that saw a family with two young children coming out from the inside kennels! This is just ridiculous and incredibly unsafe!! This shelter represents Manatee County and the choices you have made. It is extremely disheartening the lack of care you show for the animals, staff, and volunteers. These are lives that they are caring for.

The budget also needs to include a well-deserved and needed raise for the staff members to meet the increased cost of living in Manatee County. Better pay, improved staffing ratios, and humane work environment = staff retention. I felt terrible for staff on Sunday, so I stayed for six hours to help...for free. At the end of the day, I was exhausted and felt defeated. I walked over 14,000 steps that day...in 6 hours. It shouldn't be this way. The staff should not have to depend on volunteers showing up to help them complete their duties. We should be the icing on the cake, not the main ingredient.

I would also like to address that the dogs continue to be fed in the outside kennels. This is attracting flies, and I'm sure rodents as well. We all are well aware of the safety concerns with rodents as they carry harmful diseases and can cause structural issues. The food is going all over the ground and getting stuck in the inefficient drainage system. Speaking of the drainage issue, I was walking in ankle deep water Monday after the thunderstorm. That is unsanitary and intolerable. Standing water poses multiple issues including flooding, spreading diseases, and attracting mosquitoes. Having an increase in the presence of mosquitoes increases the risk of dogs contracting heart worms. We had a dog come back positive for parvo, yet the ability for adequate staff to be present as well as an inefficient drainage system is exactly what we DON'T need during a time when a life threatening and very contagious virus has been found in a dog that resided on the property.

I would also like to address the ongoing plea to build a brick-and-mortar building as it IS crucial for many reasons, including the safety of staff, volunteers, visitors, and dogs. There is already structural damage to the trailers, and the dogs were moved there six months ago. There is

water leaking in, A/C's leaking on the floor, dogs chewing holes in the flooring, and the weakening of the barriers that are in between each kennel. The shelter houses mainly larger breed dogs, and the trailers are not built for large breeds that are strong and some that also have behavioral issues causing them to chew or bounce off the kennel walls. In time, this will cause them to weaken and collapse. I can almost guarantee you that there will be a dog that is successful in chewing a hole in the flooring and/or the siding. This will allow the dog to get out and harm or even worse kill another dog. At what point do you look at the situation and realize that the decision that were made does not fit the demands of Mantee County municipal shelter?

Lastly, I was recently at the shelter when a serious thunderstorm came through. I was stuck in one of the outside catch pens because it was lightening, and I was unable to leave to seek shelter inside a trailer. The water was pouring into the kennels and all over their food and flooring. The water was also pouring into their water buckets as well. I saw a staff member run from one trailer to the next when it was lightning as she was trying to get to the other dogs to check on them. Her responsibilities were put on hold as the storm did not allow her to continue her tasks at hand due to only being able to access the other trailers by walking outside. How is this safe or OK? I beg of you to please open your eyes and truly evaluate the multiple issues that are at hand with the trailers, and know it will only get worse. It is time for you to build what was promised years ago, and that is an actual building that consist of brick and mortar, not single wide trailers that are not able to withstand the needs for Manatee County animals, or the weather conditions that we are all too familiar with in Florida.

When we know better, we do better. Let's please all pull together and do better, for all that is involved.

Thank you for your time.

Erica Derreberry

From: r S <rorimedina@gmail.com>

Sent: Wednesday, September 9, 2026 5:53 AM

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

Subject: Animal welfare services

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It is my understanding That there are not Enough staff to care for animals properly at animals services. The least we can do for these animals is to provide basic care and a timely manner. I am in Sarasota County, honestly, but would be willing to volunteer. I have just looked up to see if they have a volunteer program . Will be looking into that immediately. In the interim, please find resources to fill the gaps. I know there's a lot of gaps beyond the Manatee County animal shelter. But It may be the simplest place to start.

Thank you For your attention to this matter.

Respectfully yours,

Rory Seger

From: rhuey2@tampabay.rr.com <rhuey2@tampabay.rr.com>

Sent: Wednesday, September 9, 2026 9:23 AM

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

Subject: Animal shelter

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Please do the right thing and make the animal shelter humane for the animals Sent from my iPhone



Public Comment

Manatee County Government

Submitted On:
Sep 9, 2026, 11:31PM EDT

Full Name	First Name: Melanie Last Name: Johnson
Email	melaniebythebeach@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 10, 2026
Topic/Agenda Item	Citizen Comments
Comment	Please immediately allocate funds for more staff at the Bishop Animal Shelter and allocate money for a new permanent shelter for the dog population at the shelter.

From: Dave Deyo <duodeyo@aol.com>

Sent: Thursday, September 10, 2026 1:26 PM

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

Subject: manatee county bishop animal shelter

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.

Commissioners,

I have copied this letter from a Social Media site a few day ago. It says everything I agree with. If this shelter had been built as a Brick and Mortar State of the Art Kennels I wouldn't have to write this. As it stands the inadequate inferior trailer kennels are a big failure. The animal are suffering and so are the volunteers and staff.

This is an infrastructure problem that concerns all of you, not just Tal Siddique because it happens to be in his district.

Make them understand that this is not acceptable. There are reportedly only two staff members working at the shelter today. As of 11:00 this morning, they were still working on the first outs—walking dogs, cleaning kennels, and feeding the animals. The shelter manager, TJ, is out there helping clean kennels and walk dogs. Stephanie, the behavior manager, is doing the same. They even had to pull someone from medical to help. This is not an acceptable staffing situation for a county shelter. And these are the employees who are stepping up and doing whatever they can to keep things moving. They shouldn't have to. Yesterday was a holiday, and the dogs had early last outs because the facility was finished for the day around 4:00 p.m. So today, staff are coming in already facing the enormous workload created by an inadequate staffing level—and they're trying to catch up with only two people. No wonder employees are leaving. Honestly, who can blame them? This organization has been understaffed for years, and the current setup has only made the problem worse. When you take an already understaffed operation and put the majority of the dogs into an inefficient trailer compound, the workload doesn't magically disappear. It becomes harder and more labor-intensive to properly care for the animals. And ultimately, the dogs pay the price. The county needs to stop treating staffing at Animal Services like an afterthought. This is a county operation providing an essential public service. It needs enough qualified staff to properly care for the animals every single day—not just when everything goes perfectly. Please email the County Commissioners and tell them:

- ➡ Staff Animal Services appropriately.
- ➡ Stop expecting a handful of employees to carry an impossible workload.
- ➡ Address the chronic understaffing that has existed for years.

➡ Recognize that the current trailer-based setup requires MORE staffing and resources, not less.

➡ Make the welfare of the animals and the safety and wellbeing of employees a priority. The people working at that shelter deserve better. The dogs deserve better. And Manatee County taxpayers deserve a properly staffed, properly functioning Animal Services operation.

Carol Deyo

Bradenton, FL 34203



Public Comment

Manatee County Government

Submitted On:

Sep 10, 2026, 01:29PM EDT

Full Name	First Name: Carol Last Name: Deyo
Email	duodeyo@aol.com
Which meeting is this public comment for? (Please select date of meeting)	September 10, 2026
Topic/Agenda Item	Manatee County Bishop Animal Shelter
Comment	Commissioners, I have copied this letter from a Social Media site a few day ago. It says everything I agree with. If this shelter had been built as a Brick and Mortar State of the Art Kennels I wouldn't have to write this. As it stands the inadequate inferior trailer kennels are a big failure. The animal are suffering and so are the volunteers and staff. This is an infrastructure problem that concerns all of you, not just Tal Siddique because it happens to be in his district. Make them understand that this is not acceptable. There are reportedly only two staff members working at the shelter today. As of 11:00 this morning, they were still working on the first outs—walking dogs, cleaning kennels, and feeding the animals. The shelter manager, TJ, is out there helping clean kennels and walk dogs. Stephanie, the behavior manager, is doing the same. They even had to pull someone from medical to help. This is not an acceptable staffing situation for a county shelter. And these are the employees who are stepping up and doing whatever they can to keep things moving. They shouldn't have to. Yesterday was a holiday, and the dogs had early last outs because the facility was finished for the day around 4:00 p.m. So today, staff are coming in already facing the enormous workload created by an inadequate staffing level—and they're trying to catch up with only two people. No wonder employees are leaving. Honestly, who can blame them? This organization has been understaffed for years, and the current setup has only made the problem worse. When you take an already understaffed operation and put the majority of the dogs into an inefficient trailer compound, the workload doesn't magically disappear. It becomes harder and more labor-intensive to properly care for the animals. And ultimately, the dogs pay the price. The county needs to stop treating staffing at Animal Services like an afterthought. This is a county operation providing an essential public service. It needs enough qualified staff to properly care for the animals every single day—not just when everything goes perfectly. Please email the County Commissioners and tell them: ➡ Staff Animal Services appropriately.

➡ Stop expecting a handful of employees to carry an impossible workload.

Address the chronic understaffing that has existed for years.

Recognize that the current trailer-based setup requires MORE staffing and resources, not less.

➡ Make the welfare of the animals and the safety and wellbeing of employees a priority. The people working at that shelter deserve better. The dogs deserve better. And Manatee County taxpayers deserve a properly staffed, properly functioning Animal Services operation.

Carol Deyo
Bradenton, FL 34203

From: Cathi <cathi.shannon@tampabay.rr.com>

Sent: Thursday, September 10, 2026 2:01 PM

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

Cc: Charlie Bishop <charlie.bishop@mymanatee.org>; Sarah Brown <sarah.brown@mymanatee.org>; Animal Welfare <animal.welfare@mymanatee.org>; Claims <claims@mymanatee.org>; HR <hr@mymanatee.org>

Subject: FORMAL NOTICE: Dangerous Conditions and Workers' Compensation Exposure at Bishop Animal Shelter

Some people who received this message don't often get email from cathi.shannon@tampabay.rr.com. [Learn why this is important](#)

CAUTION: This email originated from an external source.
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To: All Manatee County, commissioners, and Manatee County GOVT

I am formally placing the Manatee County Board of County Commissioners on public notice regarding the increasingly dangerous conditions reportedly affecting employees, volunteers, visitors, and animals at Bishop Animal Shelter.

The public has raised thousands of complaints and concerns about this situation. Employees are reportedly being required to walk through flooded areas and standing water while working during thunderstorms and lightning. Dogs remain housed in temporary trailer-type facilities and tents, some of which are reportedly deteriorating or falling down. Sidewalks and employee working areas are flooding. I have also been informed that nearly the entire staff has resigned, leaving only two employees. These reports demand an immediate investigation.

These conditions could create foreseeable risks of slips and falls, electrical injuries, lightning-related injuries, heat illness, animal-handling incidents, and other serious harm. The County is now on notice that continuing to require employees to work under these reported conditions may create substantial workers' compensation exposure and other potential liability if an employee, volunteer, visitor, or animal is injured.

This situation did not arise without warning. County officials were repeatedly advised that a safe, permanent facility was needed. The public was promised a secure, permanent masonry-type structure on more than one occasion, yet that structure was never provided. The public also deserves a complete accounting of any money that was intended or expected to be used for the shelter but was instead redirected to other County purposes.

The County's own 2023 planning report recognized inadequate conditions and the need for proper animal housing, covered connections, and facilities that safely serve employees,

animals, and the public. In addition, the County accepted approximately \$18 million in assets and responsibility for these operations through the December 14, 2021 Bishop Asset Donation Agreement.

I respectfully request that the Board immediately:

1. Order an independent inspection of all temporary buildings, trailers, tents, electrical connections, walkways, drainage areas, kennels, and employee workspaces.
2. Suspend the use of any area that presents a flooding, electrical, structural, lightning, heat-related, or animal-handling danger.
3. Provide safe temporary accommodations for employees and animals until a permanent facility is completed.
4. Investigate the reported loss of employees and determine whether unsafe working conditions contributed to their resignations.
5. Preserve and review all complaints, photographs, videos, inspection reports, incident reports, workers' compensation claims, maintenance records, employee safety reports, resignation records, and related communications.
6. Publicly disclose what happened to the money previously discussed, promised, budgeted, or intended for permanent shelter facilities, including whether any of it was redirected to other County projects.
7. Provide the public with a written corrective-action plan identifying the responsible County officials, funding source, immediate safety measures, and firm completion timeline for a safe permanent facility.
8. Place this matter on a public County Commission meeting agenda so employees, volunteers, residents, and animal advocates may be heard and the commissioners must respond publicly.

Respectfully,

Cathi Shannon

From: Marty Burton <martyb1@tampabay.rr.com>

Sent: Thursday, September 10, 2026 3:31 PM

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

Cc: manateeshelterwatch@gmail.com; ddkelly14@gmail.com; julie.madison@toptierk9.com

Subject: Resident Comments on need for Improved County Animal Shelter

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To BCC -

Please read & consider our comments about the need for a Manatee County "brick & mortar" shelter for the impounded dogs of Manatee County. From the pictures we have seen & the materials we have read, after the Bishop property donation, most of us understandably (but wrongly) believed that our County animal shelter problems were over, that the pitiful old Palmetto shelter would be replaced with a new state-of-the-art facility, & that our County would finally catch up to other surrounding counties that provided for their rescued animals in a much better & more humane manner. Therefore, many of us stopped donating our time & money, thinking it was no longer needed.

However, we have now learned that the Bishop donation only included one building, used for intake & medical care, but no shelter runs or cubicles for the animals. Then, to make matters worse, the BCC contracted to build metal prefab trailer shelters for the dogs, with individual spaces too small & too far away from the yards, inadequate drainage & shade, with poor fencing & gate closures outside. This is not an acceptable animal facility to withstand the weather of Florida. The dogs are too close to each other & the noise levels are high, resulting in additional stress for the animals & making them act out, thus appearing to be less adoptable.

Please reconsider prior BCC actions & determine to provide adequate funding for a "brick & mortar" facility that is suitable for the animals and reflects the increased population of Manatee County. We should no longer be the poor stepchild of surrounding counties, with the worst facilities in the area. Unfortunately, we hear that the old Palmetto shelter is no longer available as a temporary spot for the dogs while construction is underway, as it has been contracted to a bird sanctuary. (Not a bad idea, just no longer usable for the dogs.) There are many non-profits in the county, but none that could take on such a large expense, although in the future, with adequate planning, joint services are possible. Manatee County needs a fulltime animal services director to manage these issues, as well as adequate animal control officers & facility staffing in order to achieve these goals.

Sincerely,

Martha & Mark Burton

11015 Bullrush Terrace

Lakewood Ranch, FL 34202

941-587-1727 Cell

From: Danielle DeVane <ddevane48@gmail.com>

Sent: Friday, September 11, 2026 5:56 AM

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

Subject: Bishop Animal shelter failure

You don't often get email from ddevane48@gmail.com. [Learn why this is important](#)

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From a volunteer:

The need county needs to give a shit about the staffing issues at the shelter as well. There is only 2 staff members there today. TJ manager is out there helping clean kennels/walk dogs, and Stephanie the behavior manager is as well. They had to pull someone from medical to come help. It's 11am and they are STILL working on first outs, walking dogs, cleaning kennels, and feeding them. Absolutely unacceptable. No wonder staff is leaving left and right...honestly you can't blame them. The dogs suffer every day, and the commissioners don't give a shit. Each dog had early last outs yesterday too because it was a holiday and they were done by 4pm.

This organization has been under staffed for a decade, and now it's worse because of how inefficient the set up is.

This is ANIMAL ABUSE!!!!!!!



Public Comment

Manatee County Government

Submitted On:
Sep 13, 2026, 01:07AM EDT

Full Name	First Name: Margaret Last Name: Haas
Email	mhaas@pipeline.com
Which meeting is this public comment for? (Please select date of meeting)	September 22, 2026
Topic/Agenda Item	Proper brick and mortar building for pet shelter in county.
Comment	Please please please vote for brick and mortar building for animal shelter for manatee county.

From: Tammy Schrader <tammyschrader75@aol.com>

Sent: Tuesday, September 1, 2026 4:46 AM

To: Governor Ron DeSantis <governorron.desantis@eog.myflorida.com>; James Fishback <james@fishback2026.com>; Grant Warrington <grant@grantgwarrington.com>; mayor@bradentonfl.gov; The Honorable Jason Bearden @Large DISTRICT Manatee Cty BOCC (Lakewood <kelli.o'malley@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>

Subject: New problems with ai cameras opening a whole new illegal can of worms!

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Dear Governor DeSantis, Mayor Gene Brown, Honorable Jason Beardsley, Honorable Amanda Ballard, James Fishback znd Grant Warrington:

Seems ai keeps violating those contracts and constitutional rights of citizens!

Please watch:

<https://www.instagram.com/reel/DZ53VOCOoAG/?igsi=MXNzeTNyaHB4cjBhYw==>

Time to remove it all.

The amount of crimes solved in this state vs the a mount of money spent per town is outrageous.

You would have been better to hire more police than spy and violate our rights.

Your ai owners continue to violate the contracts and go way beyond being plate readers.

I encourage you all break the contracts and get that garbage out of Florida due to thr fact ai changing terms of being just plate readers to much more!

Law suits are literally lining up for infringing on constitutional rights, spying and tracking and tax payer money wrongfully spent! The state and federal laws are crystal clear. You cannot spy on nor track citizens.

Tammy Schrader

6707 9th Avenue West Bradenton, FL 34209

941-290-2951

From: Peter Mills <pj_mills15@yahoo.com>

Sent: Monday, August 31, 2026 4:51 PM

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

Subject: Re: Please Remove Flock Cameras from Unincorporated Manatee County

You don't often get email from pj_mills15@yahoo.com. [Learn why this is important](#)

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.

Good Afternoon Comissioners,

I am following up on my previous email requesting that the Commission take action to remove automated license plate readers from unincorporated Manatee County.

Today, the Florida Department of Transportation issued Engineering and Operations Memorandum No. 26-01, revoking all existing approvals for automated license plate readers within State Highway System rights-of-way and discontinuing approval of all future LPR placement requests. Existing devices subject to the memorandum must be removed within 30 days.

I have attached the memorandum for your review.

What is particularly significant is FDOT's stated reasoning. The Department cited the rapid expansion of these systems along Florida roadways, along with reports of misuse, data privacy concerns, and surveillance schemes, as warranting immediate action to protect Floridians' sovereignty and quality of life.

These are substantially the same concerns I raised to you last week.

To be clear, I understand that FDOT's memorandum pertains specifically to areas under FDOT's jurisdiction. It does not, by itself, remove every Flock camera in Manatee County. But that is precisely why action by this Commission remains necessary.

Your county attorney advised the Commission that you possess authority within unincorporated Manatee County. The State of Florida has now determined that the concerns surrounding widespread ALPR deployment are serious enough to revoke existing permits within its own rights-of-way rather than merely impose additional safeguards. Last week's vote prohibiting these cameras from county parks, facilities, and buildings was an important first step. Today's action by FDOT demonstrates that concerns about these systems extend well beyond a handful of privacy advocates. They are now resulting in concrete action at the state level.

I therefore renew my previous two requests to you:

1) Place ALPR removal in unincorporated Manatee County on an agenda this fall.

2) Direct that the county not renew or expand any arrangement with Flock Safety in the meantime.

Thank you for your time and consideration to this extremely consequential matter.

Sincerely,

P.J. Mills

(941) 713-2155

I serve as VP of Business Development and Marketing at Hi-Lite Airfield Services, a national airfield pavement maintenance firm of roughly 500 employees located in Manatee County. I write as a resident of Manatee County; not on behalf of my employer.

Success is not final; failure is not fatal; it is the courage to continue that counts. –Winston Churchill

On Thursday, August 27, 2026 at 06:33:09 PM EDT, Peter Mills <pj_mills15@yahoo.com> wrote:

Commissioners,

I'm a resident of Parrish, in unincorporated Manatee County. Thank you for Tuesday's unanimous vote keeping Flock cameras off county parks, facilities, and buildings, and for requiring future applications to come before you. I believe it was absolutely the correct decision. I do believe there is more that can and should be done to protect the privacy of citizens in this county though.

Your county attorney advised you on the record that the Commission's authority extends to unincorporated Manatee County. The Sheriff's Office operates 79 Flock cameras and 134 license plate readers countywide, several of them in Parrish. I am asking the Commission to exercise the authority you were told you have and direct the removal of automated license plate readers from unincorporated Manatee County, and also to decline any renewal of the county's arrangement with Flock Safety.

Tempe, AZ, Austin, TX, Plugerville, TX, Flagstaff, AZ, Kendall County, (just to name a few cities and counties) have all terminated their Flock contracts. Manatee can do the same. A current list of counties and cities across the country who are completely canceling Flock cameras can be found here for your reference --> <https://ij.org/institute-for-justice-unveils-new-database-tracking-cancelations-of-license-plate-reader-contracts/>

My case for removal, briefly:

The abuse of these cameras is documented, not speculative. A Washington Post investigation identified dozens of officers nationwide accused of using ALPR systems to stalk women:

<https://www.washingtonpost.com/technology/2026/08/19/we-found-cops-who-misused-flock-their-police-departments-didnt-know/>

<https://www.cnn.com/2026/08/26/us/flock-kentucky-police-officer-arrest>

Officers in Haines City (<https://people.com/fla-cop-allegedly-tracked-estranged-wife-using-flock-cameras-on-over-700-occasions-12059224>) and Sarasota (<https://www.mysuncoast.com/2026/08/24/former-sarasota-officer-charged-after-flock-license-plate-data-investigation/>) (both in this region) have been arrested for querying Flock data outside official cases. One Florida officer allegedly tracked his ex-wife for two years. Sheriff Wells points to a two-week audit cycle and 30-day deletion. But here's the issue: audits catch misuse after it happens, and a policy that can be changed by the next administration is not a protection. Federal agencies have also accessed locally collected ALPR data outside the terms local departments agreed to. Whatever Manatee's own policy says, once a plate enters a national network of roughly 80,000 cameras across 49 states, the county has surrendered control of who reads it. Errors propagate across a shared hot list faster than anyone can retract them and this should alarm anyone who is concerned about upholding and protecting the 4th ammendment. The technology is also not reliable enough to justify the exposure. Plate misreads are routine and in one instance, an Ohio driver was mistakenly stopped at gunpoint due to a license plate misread. These misreads are frequent; more on that here -- > <https://ij.org/dozens-of-innocent-motorists-have-been-pulled-over-detained-at-gunpoint-or-jailed-due-to-ai-license-plate-camera-errors/>

The case for keeping these cameras keeps shrinking day by day. Governor DeSantis said Wednesday that ALPR use in Florida is "out of control" and that he does not want this to become a surveillance state. Flock's own CEO just this week went on Fox News and said Americans must prioritize "compromise" between privacy and safety. I don't think residents of this county owe a private surveillance vendor a compromise on the Fourth Amendment. I do think our commissioners owe us the duty of protecting this right through all lawful means though. Your lawyers advised you that you have this right and I am requesting you follow the example of the hundreds of cities and counties across this country that have terminated and restricted Flock contracts in order to protect their citizens.

I recognize the Sheriff's Office has used this technology in real cases, and I don't dismiss that. But every surveillance system in history has been justified by its successful cases and best possible uses. The question isn't whether the tool ever works. It's whether a permanent record of every resident's movements, held in a national database we don't control, is a price this county is willing to pay for it. I adamantly argue that it is NOT and history time and again proves this to be true.

Keeping cameras off county parks protects residents at the park. It does nothing for the resident driving to work down 301, or to church on Fort Hamer Road, or to a doctor's appointment in Ellenton. That's where the cameras are, and that's where the record is being built. I am grateful for the vote banning cameras at the county locations but with all due respect, I believe we need to go further.

Specifically, I am asking you all for two things:

- 1) Place ALPR removal in unincorporated Manatee County on an agenda this fall.
- 3) Direct that the county not renew or expand any arrangement with Flock Safety in the meantime.

Thank you for your time and consideration.

Respectfully,

Sincerely,

P.J. Mills
(941) 713-2155

I serve as VP of Business Development and Marketing at Hi-Lite Airfield Services, a national airfield pavement maintenance firm of roughly 500 employees located in Manatee County. I write as a resident of Manatee County; not on behalf of my employer.

Success is not final; failure is not fatal; it is the courage to continue that counts. –Winston Churchill



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

ENGINEERING AND OPERATIONS MEMORANDUM NO. 26-01

DATE: August 31, 2026
TO: Local Agency Permitholders
FROM: Will Watts, P.E., Chief Operating Officer, Assistant Secretary
COPIES: State Agency Officials
Rudy Powell, P.E., Chief Engineer of Operations

SUBJECT: **Revocation of General Use Permits for Automated License Plate Readers**

The purpose of this memorandum is to notify local law enforcement agencies of updates related to the Florida Department of Transportation's (Department) authority regarding the placement or use of automated license plate recognition systems (LPR) within the right of way of a road on the State Highway System by local agencies.

Automated License Plate Recognition Systems (LPR)

Pursuant to s. 316.0777, Florida Statutes, FDOT is provided with broad authority to approve or deny a local law enforcement agency's request to place a LPR within the right-of-way of a road on the State Highway System—and the authority to remove such at the Department's discretion.

While Florida law limits the issuance of permits for LPR systems to law enforcement agencies, the recent exponential increase in deployments along our roadways, coupled with concerning reports of misuse, data privacy concerns, and surveillance schemes merit immediate action to preserve Floridians' sovereignty and quality of life.

Active Permits

Approvals for the placement of assets in state rights-of-way by the Department are considered temporary in nature. As such, all LPR-related LPR related approvals issued by the Department to a local law enforcement agency are hereby revoked and must be removed by the permittee within 30 days of the date of this memorandum. If such removal has not occurred within the 30-day period, the Department will remove any remaining devices subject to this memorandum.

To that end, nothing in this memorandum prevents or restricts the Department from immediately removing any individual LPR device that is an immediate safety concern or that is causing an unsafe condition.

Discontinuance of All Future LPR Placement Requests

Further, as of the date of this memorandum, the Department will use its discretionary authority to cease the issuance of all future requests for LPR systems within its jurisdictional authority.

From: Tammy Schrader <tammyschrader75@aol.com>

Sent: Wednesday, September 9, 2026 9:27 PM

To: Governor Ron DeSantis <governorron.desantis@eog.myflorida.com>; James Fishback <james@fishback2026.com>; Grant Warrington <grant@grantgwarrington.com>;
mayor@bradentonfl.gov

Cc: Jason Bearden <jason.bearden@mymanatee.org>; Tal Siddique <tal@mymanatee.org>;
Amanda Ballard <amanda.ballard@mymanatee.org>

Subject: Fw: First Bill Introduced to Ban Superintelligent AI

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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 Governor DeSantis, Mayor Gene Brown, Honorable Manatee County Commissioners:

I am forwarding a very alarming news article that should make you all run in the opposite direction of ai!

It is exasperating thinking any of you want ai overseeing taxpayer money or taxpayer spending of the county is pure insanity.

71 % error ratio and easy hacking ability should wake you all up!!! If not you should step down from office!

Kindly read below:

----- Forwarded Message -----

From: "ControlAI" <ctrlai@substack.com>

To: "tammyschrader75@aol.com" <tammyschrader75@aol.com>

Cc:

Sent: Wed, Sep 9, 2026 at 7:07 PM

Subject: First Bill Introduced to Ban Superintelligent AI

First Bill Introduced to Ban Superintelligent AI

Two weeks and three legislative breakthroughs for ControlAI

Forwarded this email? [Subscribe here](#) for more

First Bill Introduced to Ban Superintelligent AI

Two weeks and three legislative breakthroughs for ControlAI

[Andrea Miotti](#)

Sep 10

[READ IN APP](#)

Yesterday, Anthropic researcher Jacob Coxon [resigned](#), [stating](#) that AI companies are “racing straight to self-improving superintelligence and gambling with our lives” and that they believe it “could kill us all by the end of the decade”.

At the same time, momentum is building to change course. These have been two historic weeks in the fight to prevent [human extinction from superintelligence](#), with

[three major legislative breakthroughs](#) for ControlAI and everyone working to keep humans in control.

A little less than two years ago, we set out to inform lawmakers and the public about the extinction risk from superintelligence and help them act on it. Since then, we have directly briefed nearly 400 lawmakers across the US, UK, Canada, and Germany, and over 170 in the [UK](#) and [Canada](#) now publicly [back](#) our [campaigns](#): the start of an international coalition to prevent superintelligence and keep humanity in control.

This work has led directly to three major legislative breakthroughs in the last two weeks:

1. ControlAI's bill to ban superintelligence was [introduced](#) in the UK Parliament by Alex Sobel MP, the first bill of this kind to be introduced in any legislature around the world.
2. Senator Bernie Sanders and Representative Greg Casar have [announced](#) a US bill to ban superintelligence, which ControlAI [consulted](#) on.
3. Lord Clement-Jones [introduced](#) in the UK legislature an amendment drafted by ControlAI that would establish an emergency AI kill switch for the government.

The First Bill to Ban Superintelligent AI Introduced in Any Legislature

ControlAI team members heading into Parliament yesterday to watch it happen.

On September 8, [Alex Sobel](#) MP [introduced](#) ControlAI's UK [Artificial Superintelligence Security Bill](#) on the floor of the UK House of Commons, with cross-party support.

This bill, first [announced](#) in May, [prohibits the development of superintelligence](#) to address the national security risk it poses, while ensuring the UK can still pursue its AI ambitions for economic prosperity and defense.

A domestic ban protects the UK from threats on its own soil, but not from the development of superintelligence abroad. No matter who builds ASI, or where they build it, we are all in danger: truly addressing the threat requires a worldwide prohibition on ASI development. The bill recognizes this, requiring the UK government to work with other countries to negotiate an international agreement prohibiting superintelligence worldwide.

It is feasible to detect and deter superintelligence development. It is a large-scale industrial process, akin to uranium enrichment. It requires massive data centers, visible from orbit and detectable through thermal imaging satellites, filled with state-of-the-art AI chips produced through narrow supply chains that can be restricted. Specific markers also help distinguish superintelligence development from most AI development, giving governments the means to establish a “trust, but verify” regime.

And momentum is growing on both sides of the Atlantic.

Sanders and Casar Announce the First US Bill to Ban Superintelligent AI

Last week, Senator Bernie Sanders and Representative Greg Casar [announced the first US bill to ban superintelligence](#). This announcement comes after Representatives Nathaniel Moran and Ted Lieu [introduced](#) the [AI Kill Switch Act](#) in July, [which we were happy to endorse](#).

As reported by the Washington Post, ControlAI [consulted on the Sanders-Casar framework](#). Our wider US advocacy has included [briefing over 200 congressional offices](#) and holding over 20 meetings directly with members of Congress in a little over a year.

It is fantastic that the first bill in the US banning superintelligence recognizes that any national ban must be coupled with an effort to prevent superintelligence development worldwide. This is crucial for any framework on preventing superintelligence.

The framework also proposes a temporary pause on advanced AI development. Our own approach is narrower: prohibit the development of superintelligence specifically, and treat a specific subset of AI capabilities as superintelligence precursors to be monitored and restricted.

We look forward to seeing how the full bill balances these goals. In the meantime, you can read our [US Ban ASI Bill discussion draft](#).

Lord Clement-Jones Introduces an Emergency AI Kill Switch in the UK

Last week, on September 1, Lord Clement-Jones [put forward](#) ControlAI's [kill switch amendment](#) to the UK's [Cyber Security and Resilience Bill](#), marking the second time

ControlAI has worked with UK parliamentarians to advance such a measure in this bill, after Alex Sobel [introduced](#) another [kill switch amendment](#) earlier this year.

The [amendment](#) recognizes superintelligence as a national security threat, and provides a stopgap measure allowing the government to shut down data centers and AI systems deployed at scale in the UK in case AIs are threatening national security.

An AI kill switch is a common-sense measure that governments should put in place, though it will not be sufficient if we do reach superintelligence, as such systems would undermine any attempt to shut them down.

What Comes Next

Two years ago, no legislature in the world had seen a bill to ban superintelligence. Now one has been introduced, with a second bill announced.

What these bills and amendments do is set out measures countries can adopt domestically, and set the path for them to negotiate international deals to enforce them around the world. And importantly, they open up the public conversation we need to have to get a ban on superintelligence in place.

Get AI OUT OF GOVERNMENT, COUNTY AND CITY MUNICIPALITIES AND STOP USING THIS FOR OVERTAKING CARS OR ANYTHING. THEY CONTINUE TO PROVE IT IS AN INSANE PROGRAM THAT SEEKS TO ULTIMATELY DESTROY AND ANY HACKER CAN PROGRAM IT TO DO WHAT THEY WANT AND ONLY GOD KNOWS WHAT IT CAN DESTROY....

RECORDS, CARS, THE MASSIVE HARM IT POTENTIALLY CAN CAUSE AND WITH 71 % ERROR RATIO YOU WILLING TO PUT YOUR NECK ON THE LINE FOR THE HACKERS OR ERRORS?

STOP PUTTING FLORIDA CITIZENS LIVES ON THE LINE WITH AI IN BANKING SYSTEMS, GOVERNMENT RECORDS, JAIL RECORDS, OUR CARS, OUR FOOD, OUR LIVES!!!

Thank you.

Tammy Schrader

6707 9th Avenue West Bradenton, FL 34209

941-290-2951

From: Tammy Schrader <tammyschrader75@aol.com>

Sent: Wednesday, September 9, 2026 10:11 PM

To: Governor Ron DeSantis <governorron.desantis@eog.myflorida.com>; Jason Bearden <jason.bearden@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>

Subject: May we remind you of your oath to protect US NOT BRING IN over crowding, over population, ai hacking with 71% error rate etc.

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 Governor DeSantis and Honorable Manatee County Commissioners:

First of all, kindly look up the FEDERAL AND STATE LAWS ON SPYING AND TRACKING!!!

Sometimes it is helpful to remind you who you took an oath to in your office...

It's

certainly not to ai owners or contractors who careless about the overcrowd Manatee County, Sarasota County or any County in Florida, nor the State of Florida in Governor's case. It's not to allow spying and tracking which you all really should look up both

federal and state of Florida laws because you all invited a law breaker into this county and state wide municipalities.

Puzzling is why you ignore the 71% error ratio of ai or the easily hackable systems and you so carelessly sign up to bring in something

we all call out loudly we do not want! We do not trust and we certainly do not want to foot the bill for.

Please watch:

<https://www.facebook.com/share/v/1HeZMacf1M/>

When will you wake up and listen to common sense constituents???

Cease and desist on all ai in Florida.

It is not trustable.

It is hackable!

It has massively high error ratio and misidentification ratio of 71%!!!

Stop the insanity.

We do not want this garbage nor the giving of our info to elite rich control freaks who do not care about those problems and the fact they keep changing the rules once you sign the contracts!

Lastly, I will be damned if you use my hard earned tax money for this vile unconstitutional monster program of massive flaws in errors.

You ignore the obvious. We have all said we do not want this!!!!

I remind you all, you do not work for contractors or elite rich. You work for we the people.

Stop violating our constitutional laws and rights. That is an act of treason when you do

Thank you.

Tammy Schrader

6707 9th Avenue West Bradenton, FL 34209

941-290-2951

From: Tammy Schrader <tammyschrader75@aol.com>

Sent: Tuesday, September 1, 2026 4:33 AM

To: Jason Bearden <jason.bearden@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>

Cc: James Fishback <james@fishback2026.com>; mayor@bradentonfl.gov

Subject: Flock cameras are being removed in Florida. You looking for mass class action law suit for invasion of privacy????

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.

To the Honorable county Commissioners of Manatee County, Mayor Gene Brown:

Unsure why you have the cameras up as its an invasion of our privacy and the laws both federal and state are

clear as well as constitutional laws... spying and tracking is illegal both federally and state wide yet you have these cameras up and on street!

Please watch:

<https://www.facebook.com/share/r/1DYuJTtwEM/>

Wake up... a very large class action law suit is about to go public over this and it has all your names on it for all involved. You do not have the right to track innocent citizens nor spy on them. It is unspoken harrassment.

America is not the Nanny state

and you ckearly overstepped your lines into our rights. When you fetter Americans, you break constitutional law!

AI violates their own policies and your names are on those contracts!

Cease and desist. Take the cameras down.

The amount of money spent for the amount of solved crimes does not compute the value and thus is abuse of taxpayer funds.

Tammy Schrader

6707 9th Avenue West Bradenton, FL 34209

941-290-2951 /-0

From: Tammy Schrader <tammyschrader75@aol.com>

Sent: Monday, September 14, 2026 1:09 AM

To: Governor Ron DeSantis <governorron.desantis@eog.myflorida.com>; James Fishback <james@fishback2026.com>

Cc: mayor@bradentonfl.gov; Jason Bearden <jason.bearden@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>

Subject: Shut down gwen towers!

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 Governor DeSantis, Mayor Gene Brown and Honorable Manatee County Commissioners:

Again, more spying in our homes by ai ILLEGALLY!

Please Watch:

<https://www.facebook.com/share/r/1DsrN1A8Fe/>

SHUT THESE GWEN TOWERS DOWN NOW!! The constitution forbids this and by these gwen towers you illegally allowed this!!

This is an act of treason!

Tammy Schrader

6707 9th Avenue West Bradenton, FL 34209

941-290-2951

From: Tammy Schrader <tammyschrader75@aol.com>

Sent: Friday, September 11, 2026 8:05 PM

To: Governor Ron DeSantis <governorron.desantis@eog.myflorida.com>;
mayor@bradentonfl.gov; Jason Bearden <jason.bearden@mymanatee.org>; Amanda Ballard
<amanda.ballard@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Tal
Siddique <tal.siddique@mymanatee.org>

Cc: James Fishback <james@fishback2026.com>; Grant Warrington
<grant@grantgwarrington.com>

Subject: This is very sage advice to heed!!

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 Governor DeSantis, Mayor Gene Brown and Honorable Manatee County Commissioners:

I implore you to listen to the message so eloquently given to the powers to be, because it
applies

to each and every one of you elected.

Please watch:

<https://www.instagram.com/reel/Db9UzmDOchQ/?stkn=YTk0Yjg0NDgxZDE2>

I pray you receive this well spoken message and apply it to any ai or business dealing or
contractor who wants an NDA or behind door dealings.

Let it serve as a very loud message to each and every one of you and may it never give you the
ability to think you are the exception to the rule as a special election not only can fire your
position, it allows us to look at class action suits, fraud or other criminal crimes just a few to
mention.

This is not by any remote mention a threat. It serves to just remind you that bribes, decision
based on palm padding will never be tolerated and it further serves as a reminder that you serve
the greater good, WE THE PEOPLE, WHO HAVE RIGHTS. YOU DO NOT SERVE CORRUPT
CONTRACTORS OR CORRUPT ELITE. SO ENSURE YOUR DECISIONS ARE BASED ON
THE TEMPERATURE OF THE PEOPLE AND THE MAJORITY WILL ALWAYS RULE. I ASK
YOU TO WEIGH YOUR DECISIONS PRUDENTLY, JUDICIOUSLY AND BE WISE ASKING IS
IT FOR THE GOOD OF THE PEOPLE OR JUST THE GOOD OF 2 PEOPLE, THE ONE
PAYING AND THE ONE RECEIVING?

I PRAY YOUR HEART IS A SERVANTS HEART AND WE DO NOT want ai in Florida at all! No
data centers, no spying on us all. Not that we have done anything but to be treated like you are
a criminal and eyes on you or ears in your home day in and day out is not only wrong its wholly
illegal.

Shut pandorahs box. Stop the insanity.

Thank you.

Tammy Schrader

6707 9th Avenue West Bradenton, FL 34209

941-290-2951

From: Tammy Schrader <tammyschrader75@aol.com>

Sent: Friday, September 11, 2026 7:49 PM

To: Governor Ron DeSantis <governorron.desantis@eog.myflorida.com>;
mayor@bradentonfl.gov; Jason Bearden <jason.bearden@mymanatee.org>; Amanda Ballard
<amanda.ballard@mymanatee.org>; Tal Siddique <tal.siddique@mymanatee.org>

Cc: James Fishback <james@fishback2026.com>; Grant Warrington
<grant@grantgwarrington.com>

Subject: More on ALP Cameras

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 Governor DeSantis, Mayor Gene Brown and Honorable Manatee County Commissioners:

I am sure if you take a few seconds to watch this video you will see how invasive these plate readers

went from just reading plates to actually spying, tracking and listening in on conversations.

I remind you there are laws on the books both Federal AND State that to this day uphold in courts of law.

It stands on constitutional rights in violation
due to ai owners.

As elected you must obey constitutional laws and you CANNOT ignore Federal and State laws.

Please watch:

<https://www.instagram.com/reel/DcvzeqyBRhZ/?stkn=NTA4Nzg4dmR3bWtz>

This is why people are furious with you all. Essentially you stood on the constitution you swore an oath to uphold and then you violated citizen rights which NO ONE gets to do.

Take down the cameras and do not use the ai lightbulbs which have hidden cameras unless you desire massive personal law suits and possible facing crimes yourselves for spying and tracking.

Thank you for your time and dedication to your positions but stop spitting on citizens rights. I remind you INNOCENT TILL PROVEN GUILTY DOES NOT GIVE YOU RIGHT TO USE THESE CAMERAS.

71% error ratio is a red flag you all keep ignoring.

Thank you.

Tammy Schrader

6707 9th Avenue West Bradenton, FL 34209

941-290-2951

From: Sylvia Rivera <riverasylv8969@gmail.com>
Sent: Thursday, September 10, 2026 12:10 PM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Corruption

You don't often get email from riverasylv8969@gmail.com. [Learn why this is important](#)

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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.

Hi Jason. I viewed your message on tic toc and totally agree with you on manatee county.....
I've been living in Bradenton for 4 years and have started to dislike what I see and hear.

I've been suffering with property boundary issues and NO ONE is will to help me.....! I got 4 surveys done by licensed surveyors and I can't seem to get my neighbor to agree. I am being told it's a "civil matter". The entire block I live in is off and everyone has boundary issues. How is this possible??? Who buys their dream home and wants this??? I am at a loss for words.... I hope you can change things!!!

Thank you,
Sylvia Rivera
856 498 0853

From: Shaina chaps <shainachaps@gmail.com>

Sent: Tuesday, September 1, 2026 1:59 PM

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

Subject: A park for all ages

You don't often get email from shainachaps@gmail.com. [Learn why this is important](#)

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Susan

Solz

ember 1, 2026

Sept

5024 Carova Way

Lakewood Ranch, FL 34211

shainachaps@gmail.com 516-860-8187

Commissioners of Manatee County

1112 Manatee Avenue West

Bradenton, FL 34205

Subject: Proposal for the Development of a Community Park at Rangeland and Uihlein

Dear Commissioners,

I was at today's meeting and could honestly say I was so proud to be a Manatee County resident after listening to how you questioned the developer. So thank you from the bottom of my heart for not moving forward with Project Grace.

Our community has grown significantly in recent years with people of all ages. A park with spaces where residents can gather, exercise, and enjoy nature. A well-designed park would not only enhance the beauty of our community, but also promote physical activity and mental well-being, and stronger community connections.

I envision a park that includes:

Walking and biking trails for all ages

Playground equipment and a splash park for children

Shaded seating areas for relaxation

Native landscaping to support local wildlife

Ramps to walk over parts of the park to observe and protect the wildlife

I have outlined a more detailed envision on the attached link.

I believe this park would be a lasting investment in the health, happiness, and unity of our community.

Thank you for your time, dedication, and service to Manatee County.

Sincerely,

Susan Solz

From: Shaina chaps <shainachaps@gmail.com>

Sent: Tuesday, September 1, 2026 1:59 PM

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

Subject: A park for all ages

You don't often get email from shainachaps@gmail.com. [Learn why this is important](#)

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Susan

Solz

September 1, 2026

Sept

5024 Carova Way

Lakewood Ranch, FL 34211

shainachaps@gmail.com 516-860-8187

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1112 Manatee Avenue West

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I believe this park would be a lasting investment in the health, happiness, and unity of our community.

Thank you for your time, dedication, and service to Manatee County.

Sincerely,

Susan Solz

From: Matthew Smith <matt@spacecoasticeplex.com>

Sent: Tuesday, September 1, 2026 6:20 PM

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

Subject: Military Day at Ellenton

You don't often get email from matt@spacecoasticeplex.com. [Learn why this is important](#)

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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.

Commissioner Bearden,

Today you asked the tough questions and I believe you made the correct decision.

That being said, Ellenton Ice has been under utilized by the community. It's time we did something about it. If you think it's a good idea, I suggest a military day, active and retired, have a day to skate at the rink as an appreciation for serving our country.

As a retire marine I hope this resonates with you. Let me know what you think.

Matt Smith

President

Ellenton Ice

Space Coast Iceplex

From: Susan Scherer <schere9139@msn.com>
Sent: Tuesday, September 1, 2026 6:24 PM
To: BCC Agenda <bcc.agenda@mymanatee.org>
Subject: Some ideas about parking on Anna Maria Island

You don't often get email from schere9139@msn.com. [Learn why this is important](#)

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.

To whom it may concern,

I am a six year resident with my husband and our dog and we live in parrish.

I have seen great opposition to putting parking meters on Anna-maria island because it will take money away from local businesses. Eateries shopping you name it.

I would like to offer a few suggestions on how we could save people who live in florida and those tourists that we depend on to come visit this beautiful island.

1. The easiest and most efficient way would be to charge a fee. Be it \$5 or \$10. A vehicle going over the bridge. With the bridge expansion that would bring in a lot of money and would not be a deterrent when you're going to the beach and want to spend half a day or a whole day and have to worry about paying a forty dollar bill, which would take away from people eating at local places or shopping as well.
2. Locate the parking area in Bradenton, just outside of Anna Maria and charge parking there and then have buses every 10 minutes that take visitors Uber to the island now, this may not be a good option because people will have chairs and umbrellas and other things they need to carry with them. So this might not be a good option. But it was worth mentioning.
3. Provide small manatee, buses, similar to the monkey bus and charge five dollars per person for all day. We've purchased some manatee buses that will also provide that same ability.
4. Beefing up, the ferries would also help. But in bad weather, it's not really a good idea.

If I was you and I was on the board, I would choose number one, it makes the most sense. It doesn't cost thousands of dollars to implement, and it would bring a lot of money into our county. Sarasota has no one visiting their local shops. Because the cost to park is outrageous and certainly for floridians, who live here, it doesn't make sense, why would we want to visit? You're just making people pay an exorbitant amount of money to park their vehicle and not enjoy the island you really need to think very hard about this. Because it's not working in Sarasota and Clearwater is way more touristy than Anna Maria Island is so it might work for them. But I can tell you, it's not going to work for us. So you really need to think long and hard about what you're doing, and how you go about doing it.

I hope that this suggestions offered our helpful.

Regards,

Sudan Scherer

River Woods, Parrish resident

Get [Outlook for Android](#)

From: Anna Drapkin <hanchik@gmail.com>

Sent: Tuesday, September 1, 2026 11:09 PM

To: Robert McCann <DrBob.McCann@mymanatee.org>

Cc: Tal Siddique <Tal@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>

Subject: Subject: Please Reconsider Project Grace / Find a New Location

You don't often get email from hanchik@gmail.com. [Learn why this is important](#)

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 Commissioners,

I am extremely disappointed by the decision regarding Project Grace. While I understand and respect the concerns expressed by residents living near the proposed location, I strongly believe that abandoning this project altogether would be a significant loss for Lakewood Ranch and Manatee County.

I followed the public discussion, and one thing concerns me greatly: the residents who were able to fill the room and speak at the hearing do not necessarily represent the entire Lakewood Ranch community. Many of those present appeared to be older or retired residents. Their voices absolutely deserve to be heard, but so do the voices of the enormous and growing number of young families who have moved to Lakewood Ranch and eastern Manatee County.

Our community is changing rapidly. Families with children are moving here in tremendous numbers, and our infrastructure and recreational opportunities need to grow with us. Unfortunately, working parents and families with school-age children are not always able to attend a weekday government hearing and spend hours waiting to speak. Their absence from the room should not be interpreted as a lack of support or a lack of interest.

We desperately need more indoor recreational facilities. Florida's heat, rain and thunderstorms make year-round indoor sports facilities particularly important. A complex offering ice hockey, figure skating, volleyball, basketball, cheer and other activities would provide children and teenagers with opportunities that are currently extremely limited in our area.

Project Grace also represents something else our area badly needs: economic opportunity. Lakewood Ranch has experienced extraordinary residential growth, but employment opportunities have not expanded at the same pace. A major sports and entertainment facility would create jobs directly and could generate additional business for hotels, restaurants, retail establishments and other local businesses by bringing tournaments, events and visitors to Manatee County.

I recognize that residents near the originally proposed site have legitimate concerns about traffic, noise and the proximity of such a large facility to their homes. Those concerns should be addressed. But a problem with one location should not become a reason to eliminate an excellent project for the entire community.

If the original site is not appropriate, I respectfully urge the Commission to work with the developer to find another suitable location in Manatee County rather than allowing Project Grace to disappear.

Lakewood Ranch is not only a retirement community. It is increasingly a community of young families raising children here, and our needs and our voices deserve to be part of decisions about its future.

Please reconsider the future of Project Grace and find a way to bring this type of indoor sports facility to our growing community.

Thank you for your consideration.

Sincerely,

Anna Brovkinе

Lakewood Ranch Resident

From: dadamm <dadamm@aol.com>

Sent: Wednesday, September 2, 2026 2:12 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: Noise Ordinance Question

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Commissioners,

According to a copy of the Manatee County Noise Ordinance, sent to me by Manatee County in 2017, with the approval date of September 13, 2016:

Sec. 2-21-34 Prohibited acts. Subsection (1) Noise Disturbance states that sound measurements are not necessary for enforcement as long as one of the standards is met. Subsection (a) gives a 1-9 list of standards.

We have brought this up multiple times, yet no one will offer an opinion as to why this is not considered for enforcement? Has this been removed from the ordinance?

We mentioned it again today, but the County Attorney did not offer her opinion even though it was clear that she corrected Code Enforcement Chief Wooten and stated that Code Enforcement was not correctly enforcing for constant noise.

One of the main problems with the noise ordinance is not the ordinance itself, but the fact that Code Enforcement and its employees do not know how to properly enforce the code. This has been an ongoing issue since before 2016 and continues today.

I gave the clerk a copy of the ordinance today. We would like an opinion on this please.

Respectfully,

Diana Adams

From: Scotty Schmidt <sschmidt@masterword.com>
Sent: Wednesday, September 2, 2026 2:59 PM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Zoning fights may not pause for translation

You don't often get email from sschmidt@masterword.com. [Learn why this is important](#)

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Hi Jason

Local governments are navigating intense debate over industrial growth, data center placements, and shifting state rules like SB 484, which redefine how rural and urban land is used. Public hearings on these decisions draw residents who need to understand what's being proposed and weigh in before the vote.

If a rezoning notice, environmental impact summary, or hearing agenda only reaches English speakers, a portion of the affected community never gets a real voice in the process. That's a gap in civic participation, not just paperwork.

MasterWord provides no-cost support for Florida cities and counties building the language access side of that process.

- Plans and processes: a Language Access Plan, department workflows, staff training, job aids.
- Reporting: utilization, spend, and compliance in one view.
- On-demand interpreting and translation: phone, video, on-site, plus ASL, Deaf and Hard-of-Hearing services, and rare languages.

I'd like to hear how you handle this today, and share what we're seeing statewide.

If someone else owns this, a nudge in the right direction would help.

Would 5 to 10 minutes work?

Scotty Schmidt

sschmidt@masterword.com

Manager, Strategic Solutions

Strategic Solutions Executive

Fort Lauderdale, FL

Mobile: (337) 630-0603

Connecting People Across Language and Culture®

From: Mark vanderee <vanderee2@gmail.com>
Sent: Wednesday, September 2, 2026 3:11 PM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: BOCC Regular Meeting Sept. 1, 2026

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.

Good Afternoon Jason,

Thank you for standing up for many of us County citizens who see it the way you see it. Many of us, especially in east county believe the county administration and management needs to be cleaned up. We are weary of the lack of candor, misleading statements, mismanagement, and back-room dealings by the administration and some upper level staff.

Thank you for calling it out. Thank you for trying to level the playing field and trying to remove bias towards special interests. And, thank you for your service and sacrifices for our County and our Country.

Sincerely,

Mark VanDeRee, P.E.

Waterline Road Preservation Group

From: Thomas Rubino <trubino100@aol.com>

Sent: Wednesday, September 2, 2026 6:56 PM

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

Subject: Board and Staff Behavior

You don't often get email from trubino100@aol.com. [Learn why this is important](#)

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I watched the last two meetings. You are another dysfunctional board of commissioners. Bearden needs anger management counseling, and your staff Falcione and the blond that was just elevated seems to be getting cash under the table with their support of things that are not good for the citizens of manatee county.

Things need to change or changes will happen.

Sincerely,

Thomas Rubino

From: Nicole Jergovic <jergovicnicole@gmail.com>

Sent: Saturday, September 5, 2026 7:36 AM

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

Subject: Urgent Concerns Regarding Manatee County Animal Shelter Staffing and Conditions

You don't often get email from jergovicnicole@gmail.com. [Learn why this is important](#)

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Dear Commissioners,

I am writing as a Manatee County resident who is deeply concerned about the conditions and apparent staffing shortages at our county animal shelter.

I was extremely concerned to learn that, with approximately 70 dogs currently at the shelter, **only one person was assigned to handle adoptions**. That is not simply an inconvenience. It directly undermines the shelter's ability to move animals into homes.

Every unnecessary barrier to adoption has consequences. When prospective adopters encounter excessive waits or cannot receive assistance, some will leave. They may adopt elsewhere, purchase an animal elsewhere, or simply decide that the process is too difficult. Meanwhile, dogs remain in kennels longer, shelter capacity remains strained, and staff and volunteers are placed under even greater pressure. At a time when shelters everywhere are struggling with capacity, facilitating adoptions should be one of the highest operational priorities.

I am also concerned about the physical conditions at the facility and the continuing need for a long-term solution. I understand that the community is awaiting the feasibility study and that upcoming budget and Capital Improvement Plan decisions may provide an opportunity to address these problems. I urge the Board to treat the shelter as a serious infrastructure and public-service priority and to identify a concrete path for necessary improvements through the CIP.

The Manatee County community cares deeply about animals, and **residents care about how animals entrusted to our local government are treated**. The condition and operation of our county animal shelter reflect directly on the priorities, competence, and values of county government. When residents see animals housed in inadequate conditions or a shelter so understaffed that willing adopters cannot efficiently adopt them, it reflects poorly on Manatee County and its leadership.

These animals have no ability to advocate for themselves. Once they enter county custody, their welfare becomes the County's responsibility. That responsibility includes humane housing and care, but it also includes operating the shelter effectively enough to **get adoptable animals out of kennels and into homes as quickly as reasonably possible**.

I respectfully ask the Board to address both the immediate and long-term problems: ensure adequate staffing for adoptions and animal care; determine whether current staffing levels are sufficient for the number of animals in the County's custody; move the feasibility study forward without unnecessary delay; and identify realistic options for including needed shelter improvements in the Capital Improvement Plan.

Manatee County residents should be able to expect an animal shelter that reflects the compassion of the community it serves. The animals in the County's care deserve that as well.

Thank you for your attention to this issue. I hope the Board will treat it with the urgency it deserves.

Sincerely,

Nicole Jergovic

15710 High Bell Place

Bradenton FL 34212



Public Comment

Manatee County Government

Submitted On:

Sep 6, 2026, 12:46PM EDT

Full Name	First Name: Jim Last Name: Koch
Email	jimrkoch@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	Street lights
Comment	Street lights in 45 St West area Bradenton. I'm against any effort you are making to move forward with a totally unnecessary plan to place street lighting in the 45th Street West neighborhood. Here's why: 1. You have planned to place lights in "dangerous or distress " areas. A quick check with crime statistics from the County Court records clearly show the presence of chronic crime is not in the area in question. 2. There has been very little (if any) discussion your plans including but not limited to the design of said lights and poles. 3. Importantly you project and to the light pollution. I have been involved with a Cornell Laboratory decades long study of bird mortality. Outside of domestic cats (# 1 killer of birds-by far) bird building collisions are the second largest cause of death. The primary reason for this is the confusion birds are likely to hit buildings. Especially during migration times. Regrettably efforts to shine lights down on streets creates a sheet of light on the road which amplifies the conditions that confuses birds. 4. There has been cost of a street lighting plan should be used in a more needy project. For these reasons and more I need you to know my strongest possible objection to your expensive plans to place street lighting in the 45th Street West neighborhood J koch

From: Steven Carnes <steven.l.carnes@gmail.com>

Sent: Monday, September 7, 2026 12:46 PM

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

Cc: Nicole Knapp <nicole.knapp@mymanatee.org>; Robert Wenzel <Robert.Wenzel@mymanatee.org>

Subject: FI Fire and Building Codes and Occupancy

You don't often get email from steven.l.carnes@gmail.com. [Learn why this is important](#)

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Commissioners,

At your recent workshop regarding vacation rentals, there was some discussion of the applicability of the Florida Fire and Building Codes to the issue of occupancy rates in vacation rentals. The attached memorandum addresses those issues and hopefully resolves those issues that they do not apply to residential living and sleeping occupancy standards. The purpose of the code is fire safety and the term "occupational load" is being misunderstood.

Respectfully,

Steven L. Carnes

At your workshop, held on September 2, 2026, several individuals attempted to persuade you that either the Florida Fire Code or the Florida Building Code contains a maximum occupancy limit for living in or sleeping in a Florida residence. To follow this logic would lead you down a rabbit hole. These individuals represented that the codes set a maximum occupancy rate of either 1 person to every 150 square feet or 1 person to every 200 square feet. These individuals do not understand either the purpose of the code nor the meaning of the words contained in the code.

The current Florida Fire Code is "*NFPA 1-FL Fire Code with Florida Amendments, 8th Edition, 2023*" and "*NFPA 101-FL Life Safety Code with Florida Amendments, 8th Edition, 2023*". The change markers in "*NFPA 1-FL Fire Code with Florida Amendments, 8th Edition, 2023*" and "*NFPA 101-FL Life Safety Code with Florida Amendments, 8th Edition, 2023*" indicate Florida specific amendments to the 2021 editions of NFPA 1 and 101 respectively.

The Florida Fire Prevention Code (FFPC) 8th Edition incorporates: *NFPA 1: Fire Code (2021 Edition)* — The base fire code with Florida amendments. *NFPA 101: Life safety Code (2021 Edition)* — Occupancy classification, means of egress, assembly occupancy requirements with Florida amendments. Florida Building Code (FBC) — Florida's statewide building code (based on IBC with extensive Florida amendments for hurricane resistance). The FBC covers new

construction fire safety requirements. NFPA 13, 72, 96, 25 — Incorporated by reference for sprinklers, fire alarms, commercial cooking, and maintenance. The FFPC and FBC work together: the FBC governs fire safety in new construction, while the FFPC governs fire prevention in existing buildings and ongoing operations.

The **Florida Fire Prevention Code** (which integrates **NFPA 101: Life Safety Code**) and the **Florida Building Code** do set an occupant load factor of **1 person per 150 square feet**, but **not for residences or houses**. (See, Florida Building Code, Chapter 10, Means of Egress.) Instead, this specific metric applies strictly to **Business areas** (such as general office buildings, banks, and professional tenant spaces). (See, Florida Building Code, Chapter 10, Means of Egress)

Section 1004.5 provides that: “The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.5. For areas without *fixed seating*, the occupant load shall be not less than that number determined by dividing the floor area under consideration by the *occupant load* factor assigned to the function of the space as set forth in Table 1004.5.”

This load factor is explicitly established in **Table 1004.5 (Areas Without Fixed Seating)** of the Florida Building Code, Building under the "Business areas" function of space. In the *Florida Fire Prevention Code* (NFPA 101), it is found under **Table 7.3.1.2 (Occupant Load Factors)**. An occupant load factor is the amount of floor space allocated for each person inside a building or room, used to calculate maximum legal capacity and exit requirements. This is set for fire safety. Occupant load factors are fundamental life-safety metrics. Their objective is not about comforting or housing rules, but rather calculating **the means of egress**. Fire marshals and structural engineers use these values to mathematically determine how many exits, stairs, and doors a property must have so that a crowd can safely evacuate during a fire emergency.¹

The business metric of 1 person per 150 square feet **does not apply to residences or houses**. For residential properties, the density requirements are entirely different to reflect how living spaces are structurally used:

- **Business areas:** 150 gross sq. ft. per person. (See, Florida Building Code, Chapter 10, Means of Egress and Table 7.3.1.2)
- **Residential dwellings / One- and Two-Family Dwellings:** The standard life safety occupant load factor under NFPA 101 is typically **200 gross sq. ft. per person**. (See Table 7.3.1.2)

¹ See, <https://clarkston-wa.com/wp-content/uploads/2020/10/CalculatingOccupantLoadFactSheet.pdf>; <https://www.fireinspection360.com/occupantload> [Occupant Load Calculator - FireInspection360](https://www.fireinspection360.com/occupantload); <https://www.markel.com/insights-and-resources/insights/calculating-occupant-load-for-life>; [Commercial Property Safety Requirements: Maximum Occupancy - CCPIA](https://www.markel.com/insights-and-resources/insights/calculating-occupant-load-for-life) <https://ccpia.org/occupancy-load-signs/>

Some local Florida municipalities pass localized ordinances (e.g., short-term rental or housing rules) regulating overcrowding at stricter metrics like 1 person per 150 sq. ft. of *habitable* space, but that is a local housing rule rather than the statewide baseline fire code for homes. (See, Table 1004.5)

So, what is an “occupant load”? The foundational purpose of these calculations is defined under **Section 1001.1 (General / Scope)** and **Section 1004.1 (Design Occupant Load)** of the Florida Building Code, Chapter 10 (Means of Egress). These sections mandate that buildings must be architecturally designed with enough exit capacity to accommodate the maximum number of people expected to occupy the space under worst-case emergency scenarios. (See, Section 1004.5) Section 1001.1 provides that:

“Buildings or portions thereof shall be provided with a *means of egress* system as required by this chapter. The provisions of this chapter shall control the design, construction and arrangement of *means of egress* components required to provide an *approved means of egress* from structures and portions thereof.” (Emphasis in original)

Section 1004.1 discusses Design Occupant Load. This section provides that:

“In determining *means of egress* requirements, the number of occupants for whom *means of egress* facilities are provided shall be determined in accordance with this section.” (Emphasis in original)

Section 1005.3 Required capacity based on occupant load provides that: “The required capacity, in inches (mm), of the means of egress for any room, area, space or story shall be not less than that determined in accordance with Sections 1005.3.1 and 1005.3.2.” (Emphasis in original)

“Occupant load” is further defined in Chapter 3. In the opening sections, the phrase “*means of egress*” is italicized in the original for added emphasis. Section 301.1 provides that “The provisions of this chapter shall control the classification of all buildings and structures as to occupancy and use. Different classifications of occupancy and use represent varying levels of hazard and risk to building occupants and adjacent properties.” Section 302.1 then provides that: “The required capacity, in inches (mm), of the *means of egress* for any room, area, space or story shall be not less than that determined in accordance with Sections 1005.3.1 and 1005.3.2.”

Occupancy classification is the formal designation of the primary purpose of the building, structure or portion thereof. Structures shall be classified into one or more of the occupancy groups listed in this section based on the nature of the hazards and risks to building occupants generally associated with the intended purpose of the building or structure. . . . 8. Residential (see Section 310): Groups R-1, R-2, E-3 and R-4.

Thus, the Florida Fire Code governs fire prevention in existing buildings and ongoing operations. It contains the Life Safety Code. The “occupant load” establishes the minimum square footage required in a building per occupant to allow for the safe egress of the individual from the structure during an emergency; *i.e.* a fire. It provides how many people are allowed in a building of a certain size to enable them to safely evacuate from the building. Buildings are to be designed *with enough exit capacity to accommodate the maximum number of people expected to occupy the space under worst-case emergency scenarios* (Emphasis added). It does **NOT** establish the maximum occupancy for residents to live and sleep in a residence.²

Under the Florida Building Code, standard single-family residential dwellings (Group R-3) do not use a strict mathematical occupant load calculation for everyday living space like commercial or assembly buildings do. Instead, maximum occupancy in a residential home is generally determined by **building and housing code rules for bedroom size, light, ventilation, and local city or county ordinances** (such as rules for rentals or total inhabitants).

Local housing codes typically require a minimum of **70 square feet** for the first person in a bedroom, and at least **50 square feet** for each additional person sleeping in that same room. (For example See, City of Hollywood Ordinance O-2015-24 Section 119.34, Vacation Rental Housing Program)

Many cities and counties in Florida set specific legal limits on how many unrelated adults can live in a single dwelling unit, or enforce strict caps for vacation rentals (often limiting overnight guests to two per bedroom).

The Florida Building Code does not set a strict maximum occupancy or person limit for standard permanent residential dwellings or bedrooms. The Building Code focuses on structural safety, minimum room sizes, and light/ventilation. For example, it requires bedrooms to have a minimum area (typically 70 square feet for habitable rooms), but it does not restrict how many people sleep inside them. Local Housing and Zoning Codes enforce maximum occupancy limits. Cities and counties across Florida usually apply a variation of the “two persons per bedroom” rule or calculate limits based on total habitable square footage (such as 150–200

² To illustrate the absurdity of applying the occupant load standard to the maximum living or sleeping limit in a residence, I own a 4600 square foot, four bedroom house. Applying the occupant load standard, 23 people would be allowed to live in my four bedroom house. That standard was never meant to regulate how many people could live and sleep in a home. There is another standard used in Florida which is more appropriate.

square feet for the first occupant and 50–100 square feet for each additional occupant). Specific rules apply to **vacation rentals** or group housing under local ordinances or specialized code sections, which often cap overnight guests at two occupants per bedroom.

As stated above, the Hollywood Code starts with the FBC minimum requiring a minimum of **70 square feet** for the first person in a bedroom, and at least **50 square feet** for each additional person sleeping in that same room. (See, City of Hollywood Ordinance O-2015-24 Section 119.34, Vacation Rental Housing Program). Section 3.06.14 of the Flagler County Code limits maximum occupancy to the lesser of: a) one person per 150 gross square feet of permitted living space, b) restricted by any septic tank permit and the occupancy the permit was issued under, c) two persons per sleeping room meeting the requirements for a sleeping room and two additional persons in a common area. In a residential area, the maximum occupancy is limited to 10 occupants. In Chapter 15, Article X of the Ft. Lauderdale Code, the maximum number of transient occupants authorized to stay overnight in a vacation rental is two persons per sleeping room with the number of sleeping rooms confirmed by an on-site inspection. The number of persons allowed to gather at or occupy a vacation rental shall not exceed 1 ½ times the maximum occupants allowed to stay overnight. (See, Section 15-278(2) a & b) The Anna Maria Code in Article 3, Section 108-53, provides that the maximum occupancy shall be the lesser of: a) Two persons per bedroom that contains one hundred (100) square feet or more, (counting only those rooms that meet the definition of bedroom herein), plus one person per bedroom that contains no less than seventy (70) square feet, but less than one hundred (100) square feet, (counting only those rooms that meet the definition of bedroom herein), plus two persons. b) A total of eight occupants per Vacation Rental. In the event there is more than one building or dwelling on one platted lot, the maximum occupancy shall be capped at eight (8) occupants per lot or structure, whichever is less. c) The maximum occupancy restriction as set forth above shall not apply when the property is Owner occupied by the Vacation Rental Owner.

The use of the number of bedrooms to establish occupancy rates is logical. Occupants usually sleep in bedrooms, and depending on the bedroom's size, that normally establishes how many persons can occupy a house. In addition, the number of bedrooms in a residence affects other parts of the initial permitting process. For example, the Florida Building Code (FBC) and local utility guidelines determine sewage capacity and pipe sizing based on the number, type, and simultaneous use of plumbing fixtures rather than a direct count of people. (See Florida Building Code P3005.4 Drain and Pipe Size). The Florida Building Code (Plumbing/Residential) uses Drainage Fixture Units (DFUs) to measure the hydraulic load of each fixture (such as sinks, toilets, and showers). Standard residential fixtures are assigned specific DFU values in code tables (e.g., a standard bathroom group counts as 5 to 6 units depending on the flush rating). (Example See, Table 709.1) Planners and plumbers total these DFUs to size interior horizontal branches, building drains, and the main building sewer pipe exiting the dwelling. For system sizing and Onsite Sewage Treatment and Disposal Systems (OSTDS / septic tanks), the state relies on estimated daily sewage flows outlined in rules like Florida Administrative Code Chapter 62-6. Capacity for a standard dwelling is calculated using the number of **bedrooms** and **building area** in square feet (e.g., a 4-bedroom home under 3,300 sq. ft. is baseline-rated at 400 gallons per day). (See, Florida Administrative Code Chapter 62-6.008).

When you apply for a new building permit in Manatee County, you are required to submit architectural building plans (floor plans) that explicitly show and label all bedrooms, and this bedroom count directly dictates sewage and septic system calculations. According to the Manatee County website, when you submit plans to Manatee County Development Services, all rooms must be clearly defined on the floor plans. The specific use of each room (such as a bedroom, office, or den) is required so officials can enforce safety regulations. The bedroom count is required for the permitting process in two primary ways:

The Application: The official Building Permit Application requires you to explicitly state the number of bedrooms and bathrooms.

The Floor Plan: The submitted architectural plans must include room names and dimensions. Reviewers check these labels to ensure bedrooms meet specific life-safety requirements defined by the Florida Building Code, including proper window egress (emergency escape), closet space, and square footage.

Labeling rooms accurately is critical, as unpermitted spaces or unlabeled "flex" rooms may trigger septic or sewer capacity reviews, impact your property taxes, or violate zoning rules.

The county enforces these rules through the building code and health department regulations for several critical engineering reasons: When applying through the Manatee County Online Services Portal, a complete set of **building plans and floor plans** is mandatory for any new residential structure. Plans must clearly define the layout of every room. Examiners look closely at any room labeled as a "den," "study," or "bonus room." If it meets the Florida Building Code definition of a bedroom (closet, minimum square footage, and an egress window/door), they will often require it to be legally classified and taxed as a bedroom. With regard to Life Safety, plans must show the bedrooms to ensure compliance with mandatory emergency egress standards and the placement of smoke and carbon monoxide detectors.

With regard to sewage and septic size, the number of bedrooms is the primary metric used to estimate the daily wastewater flow of a residential property. If your property utilizes a septic system, the Florida Department of Health in Manatee County uses the total bedroom count—combined with the home's total square footage and local soil data—to determine the required size of your septic tank and the square footage of the drainfield. Adding a bedroom to your design dynamically increases the required gallons-per-day capacity. For municipal sewer connections managed by Manatee County Utilities, bedroom counts factor into initial fixture-unit calculations and impact fee.

Bedroom metrics also dictate other home factors such as **HVAC Calculations:** Accurate Manual J/S/D load calculations require knowing exactly which spaces are bedrooms to ensure proper airflow and cooling capabilities. Manatee County Impact Fees (fees assessed to pay for infrastructure like roads, parks, and schools) are heavily influenced by the size and structural scale of the residential layout.

As such, the definition of bedroom is of critical importance in writing any new vacation rental ordinance. I recommend the following:

Bedroom means any room in a vacation rental which has a bed or other place for sleeping and resting and a separate closet that is an integral part of the permanent construction within the bedroom, and complies with the Florida Fire Code and Florida Life Safety Code as a bedroom, but does not include a kitchen, a dining area or any main living area. It must include either an ensuite or be attached to a separate bathroom that includes either a bathtub or a shower facility. The bedrooms must meet specific life-safety requirements defined by the Florida Building Code, including proper window egress (emergency escape), closet space, and square footage. The number of bedrooms will be as stated on the original official Manatee County building permit application and the original floor plan as submitted to the Manatee County Development Services unless subsequently amended pursuant to an application to, and approved by, the Manatee County Development Services and the subsequent issuance of an approved building permit. If a room has been added, altered or converted without any required building permit having been issued, such room shall not be deemed a bedroom.

Why do I recommend going back to the original official Manatee County building permit application and the original floor plan as submitted to the Manatee County Development Services? This is the last time the number of bedrooms was officially approved by Manatee County. There have been problems with owners adding un-permitted bedrooms to their properties. For example, the house across the street is on Sarasota Bay and is in Flood Zone A. According to FEMA regulations, and I believe county building codes, we are not allowed to have occupied living space on the first floor. The owner converted a storage space on the first floor into a bedroom and converted a three car garage into a two car garage with a combination game room and bedroom now on the first floor. These new rooms were flooded with four feet of water after Hurricane Helene, and the owner, who lives in Wisconsin, brought his handyman/contractor from Wisconsin to make the repairs. I do not believe any of these changes were permitted. The house next door to me had been occupied by one family for years, but at over 80 years of age, they could no longer handle the house or the vacation rental next door. The new owner, a resident of Colorado, extensively self remodeled the interior of the house. A large walk-in closet on the second floor off the master bedroom, was converted into a new bedroom. I never saw any posted permit. On the next street, neighbors have told me that a vacation rental converted a garage into bedroom space. When asked by Code Enforcement, they stated they had put a new bathroom into the house, yet they filled a full size dumpster with building refuse from the reconstruction. Again, there was no posting of a permit. Several other counties include the last sentence above: "If a room has been added, altered or converted without any required building permit having been issued, such room shall not be deemed a bedroom." This is critical. If we are maintain the integrity of the permitting process, we cannot allow vacation rental owners to self-construct un-permitted bedrooms and have them count for

occupancy limits. Only county permitted bedrooms should count towards actual occupancy rates.

Finally, as stated above, some counties do base occupancy on bedroom size with some allowing two occupants in the State Building Code minimum of 70 square feet. This can be problematic. A 70 square foot bedroom is designed for one child. It cannot really accommodate two adults. Just the bed size alone is problematic. A standard king size mattress measures **76 inches wide by 80 inches long** (6 feet, 4 inches x 6 feet, 8 inches), while a standard king size bed frame typically measures about 78 to 82 inches wide by 82 to 85 inches long. The recommended room size is at least 12 feet by 12 feet to allow comfortable walking space and nightstands. A standard U.S. queen size mattress measures **60 inches wide by 80 inches long** (5 feet x 6 feet, 8 inches), while a standard queen size bed frame is slightly larger, typically measuring 62 to 65 inches wide by 82 to 86 inches long. A standard double (also called full-size) mattress measures **54 inches wide by 75 inches long**, while a standard double bed frame typically has outer dimensions of about 56 to 60 inches wide by 76 to 80 inches long. This is best suited for single adults or teenagers wanting extra room, fitting spaces at least 10 x 10. A 70 square foot room simply will not accommodate beds of this size, let alone allowing for comfortable walking space and nightstands and fire egress safety requirements. This is why we endorse the occupancy standards as contained in the Anna Maria code of: that the maximum occupancy shall be the lesser of: a) Two persons per bedroom that contains one hundred (100) square feet or more, (counting only those rooms that meet the definition of bedroom herein), plus one person per bedroom that contains no less than seventy (70) square feet, but less than one hundred (100) square feet, (counting only those rooms that meet the definition of bedroom herein), plus two persons. b) A total of eight occupants per Vacation Rental. In the event there is more than one building or dwelling on one platted lot, the maximum occupancy shall be capped at eight (8) occupants per lot or structure, whichever is less. This appears to be the most logical and rational solution to the occupancy use issue.

Thank you for your attention to this matter

From: Garrett Ramy <garrett.ramy@gmail.com>
Sent: Wednesday, September 9, 2026 1:50 AM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Fwd: Requesting Commissioner's Input

From: **Garrett Ramy** <garrett.ramy@gmail.com>
Date: Tue, Jan 28, 2025, 9:45 AM
Subject: Requesting Commissioner's Input
To: <carolann.felts@mymanatee.org>, Amanda Ballard <amanda.ballard@mymanatee.org>, <tal@mymanatee.org>, Mike Rahn <mike.rahn@mymanatee.org>, <drbob.mccann@mymanatee.org>, Jason Bearden <jason.bearden@mymanatee.org>, George Kruse <george.kruse@mymanatee.org>, <Charlie.bishop@mymanatee.org>

Good Morning Commissioners,

Due to my health, I was unable to attend today -Regarding future business, I would like to take this opportunity to encourage our board to take into deep consideration a proclamation or law that protects the citizens of Manatee County from the future use of the phosphate industry's radioactive toxic waste as a road base in our county.

The Biden-led Environmental Protection Agency (EPA) has approved a Florida project to use radioactive waste in road construction. The EPA approved a project by Mosaic Fertilizer to construct a road using different mixtures of phosphogypsum, a radioactive waste.

*Remember Mosaic creates five tons of this radioactive toxic waste for every ton of phosphate they process. These are professional polluters, therefore they create toxic waste and phosphate is the byproduct.

They have made a mining ghetto out of our bordering resident community, destroying our property values and our lifestyle. Some of us as I have a personal testimony, Mosaic was allowed to trump my property rights.

Although, Manatee County does allow phosphate mining and a previous board in 2017 illegally approved the expansion of phosphate mining, with Mosaic's Wingate East expansion that extends from the Hardee County line all the way up to our drinking supply Lake Manatee, where all the Rutland Rd. area was recently rubber stamped with residential density that know nothing about what is encroaching, also impacting residents along 62 and 64. (What could possibly go wrong?)

<https://www.heraldtribune.com/story/news/local/manatee/2017/03/31/mosaic-joins-manatee-countys-defense-in-lawsuit-over-mine-approval/21723455007/>

This was the first time special interest commissioners approved Mosaic without providing benefit to the community as required.

<https://earthjustice.org/press/2009/manatee-county-commission-illegally-approved-mosaic-phosphate-mine-permits>

We defeated Mosaic in DeSoto County which would have expanded a 56,000 acre mine on the highway 70 side of East Manatee County encompassed with a DeSoto County beneficiation plant that will be coming before our board for future land use changes. This is in an area of our

county where the citizens don't own their mineral rights and our county illegally approved permits for structures that are not allowed, as these citizen's properties are only entitled to the first inch of topsoil, whereas they must get permission from Mosaic for any other structures. This will be an issue that our future boards will have to right the wrongs that have occurred.

https://www.tampabay.com/news/environment/Mosaic-spent-20-years-planning-new-phosphate-mine-DeSoto-County-has-rejected-it_170349203/

Despite the overwhelming opposition that was brought by the citizens on this Manatee approval of Windgate East, with 13 days of protests, and 3 days of citizen testimony in objection, this expansion was approved 5-2. (We have never had three days of citizen objection to any applicant's proposal in this county.)

The applicant Mosaic, could not provide benefit to the county, so they engaged in what is referred to as an illegal contractual approval by giving Manatee County 2.5 million that was never reinvested in our impacted district, as we have requested paved roads and internet to every resident in District 1. Also, after two presidents have allocated money to our county for this rural internet connection.

This impacted our property values and desirability for sale as we are obligated to disclose that a phosphate mine is coming and we would also like to see our millage rates reflect this in September because even after mining, the reclaimed land is only worth \$1,100 an acre, after subjecting us to their fugitive radioactive dust.

Manatee County does not allow gypsacks, the toxic waste from the industry within our county, even though we allow operations which should give us standing ground for us to make the determination that we do not want this radioactive toxic waste utilized in our county because it can only be approved by corruption and favoritism.

David Daniels has posted a municipality water leak in his community managed by the city of Bradenton and it has been ongoing for months as they are "awaiting parts". This is the exact scenario why we do not want to have this waste utilized as a road base in our county.

We also know that this approval only occurred by our elected establishment to encourage DC DeSantis, because we have the evidence that Anthony Pedicini was not only acting as a political strategist, but also as a lobbyist for this industry. (See image of commissioner Bearden's text regarding this issue)

*(Sorry commissioner Bearden, we do respect your transformation to be more concerned about those that are living here, instead of being laser focused on bringing new people here.)

I would like to request that this board take this into consideration especially since Charlotte County, North Port Government and Punta Gorda government have all recently banned phosphate mining in support of DeSoto county's rejection that was facilitated by "We the People". We believe that it is time to push back against the establishment politics here in FL and reject this ridiculous ideology to protect professional polluters by allowing them to profit on their pollution.

This is something that can be accomplished today, because it doesn't require input from the citizens, Mosaic, FDEP or the EPA, It just requires common sense and basic knowledge of this industry which the informed can easily obtain by simply watching our locally filmed

documentary, PhosFate. If we can get this done here in Manatee County, then we can expand this to other counties that have already committed to rejecting or banning phosphate mining. I challenge this board to take the initiative on this matter. I would love to move forward with this initiative within our activism knowing that my county sponsored this courageous and responsible prohibition of pollution in our local communities.

*I will also be commenting regarding another aspect of this industry's toxic waste selling Hydrofluoric Acid AKA-(Flouride) to this municipality.

<https://www.tampabay.com/news/environment/phosphate-giant-mosaic-agrees-to-pay-2-billion-over-mishandling-of/2247897/>

For more information, I am available for consultation and you can personally view the other side of phosphate mining in Florida in the comfort of your home. Available for free on Tubi and available on Prime and other outlets for rental.

Phosfate Movie - A documentary about Florida's Phosphate Mining Crisis - On -FB

PhosFateMovie.com

#toxicflorida

#Nosaic - On FB Also

Sincerely,

Garrett Ramy

garrett.ramy@gmail.com

(919) 252-9900

The following are text messages between Commissioner Jason Bearden and Anthony Pedicini- phone #'s have been partially redacted by TBT as a courtesy

Im trying to voice text

Date: 4/11/2023 10:16

Mosaic Letter- Would you sign and scan me a copy?

Dear Governor DeSantis,
I write to express my support for HB 1191/SB 1258, which will unlock exponential recycling opportunities for Phosphogypsum (PG), a waste byproduct created in Mosaic's fertilizer manufacturing process.

For over 130 years, Mosaic has operated along the I-4 corridor and across Central Florida, while boasting an economic impact of \$1 Billion and employing over 1,000 Floridians. Without Mosaic's phosphate production, American farmers would be forced to rely on Russia and China to grow our food. I can confidently say Mosaic is a trusted partner in Florida's pursuit to lead the nation in excellence.

As the largest producer of phosphate in the United States, Mosaic maintains a crucial role in American national security and leads the global phosphate industry in operational safety and innovation. Mosaic is leading the way once again in the pursuit of recycling PG, so that it can be put to a higher and better use, including as a road base material.

Due to archaic, outdated science, the EPA requires PG be stacked in large mounds called "gypstacks". However, Mosaic has worked through partnership with the University of Florida and Florida State University to show that PG is a safe and suitable road base material that can be utilized to meet Florida's growing infrastructure needs. Simply put, Florida and the United States should not lag behind the rest of the world due to short-sighted EPA overregulation.

I believe it's critically important for Florida and the United States to join the rest of the world in recycling PG and take advantage of the massive potential it holds. I proudly express my support for this good bill.

Sincerely,

Date: 4/11/2023 13:01

Need it today if possible

To: +181347[REDACTED]

The following are text messages between Commissioner Jason Bearden and Anthony Pedicini- phone #'s have been partially redacted by TBT as a courtesy

Date: 3/22/2023 16:53

What makes that website illegal?

Date: 3/22/2023 16:56

No disclaimer

Date: 3/22/2023 16:56

She's advocating for issues that may come before the board- like the garage

Date: 3/22/2023 16:56

So you have to have a disclaimer for everything even because your attacking a elected official

Date: 3/22/2023 16:56

?

Date: 3/22/2023 16:57

Liked "She's advocating for issues that may come before t..."

Date: 3/22/2023 16:57

Got it!

Date: 3/22/2023 16:57

That's good to know

Date: 3/22/2023 16:59

So if one of the crazies attack can we file a lawsuit

Date: 3/22/2023 16:59

If it has to deal with any county issues

Date: 3/22/2023 17:01

It has to do with candidates and issues

Date: 3/22/2023 17:02

Ok so if you file as a candidate even as a elected official that gives you the ability

Date: 3/22/2023 17:04

Ability?

Date: 3/22/2023 17:04

She cant use an issue without a disclaimer per Florida statute- in a way that advertises and calls other into action

Date: 3/22/2023 17:05

Ok got it! It has to deal with anything that is being voted on

Date: 3/22/2023 17:05

Im trying to voice text

Date: 4/11/2023 10:16

Mosaic Letter- Would you sign and scan me copy?

Dear Governor DeSantis,
I write to express my support for HB 1191/SB 1258, which will unlock exponential recycling opportunities for Phosphogypsum (PG), a waste byproduct created in Mosaic's fertilizer manufacturing process.

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As the largest producer of phosphate in the United States, Mosaic maintains a crucial role in American national security and leads the global phosphate industry in operational safety and innovation. Mosaic is leading the way once again in the pursuit of recycling PG, so that it can be put to a higher and better use, including as a road base material.

Due to archaic, outdated science, the EPA requires PG be stacked in large mounds called "pyramids". However, Mosaic has worked through partnership with the University of Florida and Florida State University to show that PG is a safe and suitable road base material that can be utilized to meet Florida's growing infrastructure needs. Simply put, Florida and the United States should not lag behind the rest of the world due to short-sighted EPA overregulation.

I believe it's critically important for Florida and the United States to join the rest of the world in recycling PG and take advantage of the massive potential it holds. I proudly express my support for this good bill.

Sincerely,

Date: 4/11/2023 13:01

Need it today if possible

Date: 4/18/2023 17:07

Pls call me after the meeting

Date: 4/21/2023 12:01

Just landed in Texas. Call you someti
me this weekend. Can you believe K
W?

Date: 4/21/2023 12:05

Ok. Sooner the better it's important

Date: 4/21/2023 12:05

I'm
On a nilgai hunt. I've been planning t
his for a year - I'll try.

Date: 4/21/2023 12:07

Ok.

Date: 4/21/2023 12:10

Loved "I'm
On a nilgai hunt. I've been planning t
his for ..."

Date: 4/21/2023 12:38

We all need to break bread together

Date: 4/21/2023 12:38

I've lost service

Date: 4/21/2023 12:38

All as soon as my phone comes back

Date: 4/21/2023 15:14

Yes that would be great.

Date: 4/21/2023 15:17

I have an idea when you get a chance call me.

Date: 4/24/2023 09:40

I'm back. Call me when you can.

Date: 5/5/2023 08:25

Two people we cannot appoint to any thing:

Kurt Mattingly
Tulha Saddique

From: Garrett Ramy <garrett.ramy@gmail.com>
Sent: Wednesday, September 9, 2026 1:52 AM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Fwd: "Controlled Narratives"

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.

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

From: Garrett Ramy <garrett.ramy@gmail.com>
Date: Tue, Mar 19, 2024, 4:50 PM
Subject: "Controlled Narratives"
To: <Bill.Logan@mymanatee.org>, Jason Bearden <jason.bearden@mymanatee.org>, Mike Rahn <mike.rahn@mymanatee.org>, George Kruse <george.kruse@mymanatee.org>, Kevin VanOstenbridge <kevin.vanostenbridge@mymanatee.org>, Amanda Ballard <amanda.ballard@mymanatee.org>, James Satcher <james.satcher@mymanatee.org>, <raymond.turner@mymanatee.org>, <Charlie.bishop@mymanatee.org>, <casey.zempel@mymanatee.org>, <311@mymanatee.org>, <dawn.kitterman@thebradentontimes.com> <dawn.kitterman@thebradentontimes.com>, <Editor@thebradentontimes.com>, Community Patriots of Manatee <michelle@cpmanatee.com>, Kevin Wright <kevinwwrightenterprises@gmail.com>, tanya shaw <shawtanya05@gmail.com>

Greetings!

As a Constitutional Conservative and unapologetic Trump Republican, I would like to bring to your attention an issue regarding Manatee County Government social media and our Information Outreach Department (County PR Communications)

Specifically, "Acting On Behalf Of The Government" and especially pertaining to "Official Business"

I am seeking knowledge with a request inquiring why our Manatee County Government social media has commenting turned off?

It appears that our county government is attempting to control a narrative and doesn't like input from citizens that have been paying taxes for decades. As a conservative body, this is an embarrassment to our party that we have to control the narrative. After all, isn't this what Democrats and the liberal biased media do in order to control a narrative or the perception in a situation with bad optics? Who gave the order to pull the plug on commenting? Was this discussion made during a board meeting? Was this voted on? Or did the order come internally?

Possibly from our shadow government? Apparently, commenting ended sometime around Christmas and the New Year. By controlling commenting, it sends the message of a push for political propaganda positioning.

Citizens have also reported being blocked from Commissioner's social media pages. Non-Personal & Personal pages.

Which leads me to the information portion of my email. In a recent Supreme Court ruling, our Government has an accountability to the citizens with their social media. I would like to run this by our county attorneys and have some of their input on this matter.

Either way, this is unethical and it's a tactic.

Commenting should be restored immediately and any County Commissioners that has a page to promote them in their position should have no citizens blocked on these pages, or critiques comments removed. This is what you signed up to do, It comes with the job description. If you feel threatened, call the sheriff. We probably wouldn't have all these issues if we made tar and feathering great again.

"The Supreme Court on Friday ruled that public officials who post about topics relating to their work on their personal social media accounts are acting on behalf of the government, and therefore can be held liable for violating the First Amendment when they block their critics, only when they have the power to speak on behalf of the state and are actually exercising that power."

(O'Connor-Ratcliff v. Garnier, & Lindke v. Freed)

FYI- This was an unanimous decision.

Noting-

We still don't have resolution from whistleblower Tanya Shaw's complaints even though we have the IG report, even with the inaccuracies, this report still indicates a serious issue within the body of our government, a dysfunction internally, that has not been addressed by simply handing out employee manuals. Then making it easier for developers with their cookie cutter homes to submit video inspections. This county has had more turnover with staff than historically any other of our 67 growing counties. We hired 800 we lost 500. This is a perfect opportunity for Mr Bishop who is making an astronomical portion of our tax dollars to reopen this investigation for transparency. Seeing as how it was never resolved other than through a personal lawsuit.

*This could certainly separate Mr Bishop from being another "yes man." The embarrassment is having four County Administrators in under two and a half years. Along with a commissioner that had to resign her position because there was so much more controversy surrounding an already hypocritical commissioner involved in a previous favoritism scandal. (Vanessa Baugh) Really

bad optics! In a county that's growing, It doesn't appear to be stabilized within its own infrastructure of leadership.

This gesture would also show some type of transparency amongst our commissioners who voted for these changes and put us in these circumstances. I had requested intervention from our government regarding this case early on and I was only acknowledged by former County Commissioner Misty Servia that she has received our request with acknowledgment. I can retrieve and refresh that email if requested.

Link To Our Whistleblower Story

<https://thebradentontimes.com/killing-the-messenger-p23773-137.htm>

Scott Hopes was in charge and has since been charged with three felonies of manipulating our government, this Shaw case should be reopened and positive action should be taken. Especially for our commissioners that voted for a severance package for Dr Hopes. How embarrassing, this is a no-brainer opportunity to be transparent from any affiliation of this corruption and favoritism. With so many violations of the Rico Act "Favoritism" occurring in this county, I predict it won't be long before the feds arrive.

Manatee County has a branding and image issue! We have made national news with our favoritism in this county. This is a wonderful opportunity to clarify these issues without having the stigma of corruption affiliating our county. It feels like we live in Broward or Brevard County. These are the type of incidents that we would read about in these counties. Who will keep the citizens in all districts safe from this corruption and favoritism? Because citizens that already live here are being made collateral damage to make room for new neighbors, the special interest progression.

I believe I have addressed everyone who is in command, those that can actually fix these issues or attest to how we arrived here.

I look forward to your responses as you address these transparency issues in our county. I could not locate emails of our county attorneys to include them. The only suggestion was to utilize 311. I trust that this will be forwarded to them and their responses will be generated. It is my intent that this will become a discussion before the board to clear up these transparency issues within our county. We are certainly having these conversations outside the voters booths, because elephants never forget! Distrust and disgust are at its highest recorded levels with this current BoCC's approval rating. You have removed the call in feature for our quasi Judicial system, that most of us would like to utilize so we don't have to drive an hour plus there and an hour back just to convey 3 minutes of our concerns to fall upon deaf ears.

God bless the USA! us

Recent Ruling Link To SCOTUS Blog~

<https://www.scotusblog.com/2024/03/public-officials-can-be-held-liable-for-blocking-critics-on-social-media/?fbclid=IwAR00W3UI5IWlg2-7FOu4h0i81gD2-pfCZ2a43T4OPTeWyNKNFI6xHLISNbQ>

Sincerely,

Garrett Ramy

Vocal Local Concerned Citizen & Activist

Lindke v. Freed



Docket No.	22-611
Op. Below	6th Cir.
Argument	Oct 31, 2023
Opinion	Mar 15, 2024
Vote	9-0
Author	Barrett
Term	OT 2023

O'Connor-Ratcliff v. Garnier



Docket No.	22-324
Op. Below	9th Cir.
Argument	Oct 31, 2023
Opinion	Mar 15, 2024
Vote	TBD
Author	Per Curiam
Term	OT 2023

From: Taylor Kitz <taylor.kitz@gmail.com>

Sent: Wednesday, September 9, 2026 1:52 PM

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

Subject: Fwd: Code Violation 1411 Riverview Circle

You don't often get email from taylor.kitz@gmail.com. [Learn why this is important](#)

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.

Commissioners - these unregulated hotels are ruining our city. Please see below regarding the code violations. The one next to me brags about being off Riverview Blvd and sleeping TWENTY-EIGHT PEOPLE. Is this what you want? Is this the kind of city you want your children to grow up into? Resorts full of rotating people who don't care about the damage they cause or the longterm good of this community?

Recently after contacting the property manager for an hours-long party where the "guests" were screaming nonstop at the tops of their lungs, I heard them say, "who the f*ck said that? Is it that lady over there [meaning me]? I'll go kick the sh*t out of her." Real nice. These are the people you are choosing over your own residents by not acting.

We pride ourselves on having a city of longterm residents who care about the good of the residents. Please consider if you want your legacy to be the ones who allowed these hotels to spring up in residential neighborhoods when you were the ones who can stop them.

×

Welcome to The Palms Regency, an absolutely exceptional luxury estate designed specifically for family and group travel experiences. Located on a peaceful cul-de-sac off historic Riverview Boulevard, this newly renovated 4,600+ sq ft retreat combines Ritz-style comfort with resort amenities. Picture 6,000 square feet of pristine manicured turf, a private heated pool, relaxing spa, pickleball court, batting cage, mini golf course, and a thoughtfully curated outdoor entertainment landscape.

The space

🌟 Why You'll Love This Place

- ☆ Heated pool + hot tub (heat included)
- ☆ 6,000 sq ft of outdoor turf
- ☆ Pickleball / half basketball court
- ☆ Toddler trike track
- ☆ Mini golf + Soccer field + Batting cage
- ☆ Movie theater featuring an impressive 85" TV
- ☆ Game room loaded with arcades, pool table, foosball, air hockey
- ☆ Sleeps 28 (5 King beds + 9 Queen beds)
- ☆ New gourmet kitchen + expansive dining space
- ☆ Quiet, upscale Riverview Boulevard neighborhood

🌴 Outdoor Resort Grounds

The property's outdoor experience feels like a private resort, featuring:

- Heated pool + hot tub (heat included, so swimming is perfect year-round!)
- Pool safety fence (available upon request for families with little ones)
- Pickleball / half basketball court

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

From: **Taylor Kitz** <taylor.kitz@gmail.com>

Date: Wed, Sep 9, 2026 at 12:02 PM

Subject: Code Violation 1411 Riverview Circle

To: <code.enforcement@mymanatee.org>

Hello. I would like to report a code violation for 1411 Riverview Circle for Manatee Code 511.11. This airbnb/vrbo has lit sports courts at night. They are incredibly bright. My property is next door to theirs. According to this code, found in the *sports section*, these types of lights are illegal. People play pickleball on these courts all night with the lights on, endangering the wildlife and in violation of this code.

A link to this listing is found here:

https://www.airbnb.com/rooms/1573390103199152092?source_impression_id=p3_1788973296_P3CqwAYsR0clsE9a

Thank you for addressing this with expediency.

--

Taylor Kitz

[773.558.3546](tel:773.558.3546)

--

Taylor Kitz

773.558.3546

From: steve2 carrolls-creations.com <steve2@carrolls-creations.com>

Sent: Thursday, September 10, 2026 10:48 AM

To: Cindy Nelson <cindy.nelson@mymanatee.org>; Dana Summers <dana.summers@mymanatee.org>; Kelli OMalley <kelli.omalley@mymanatee.org>; Maria Zuleta <maria.zuleta@mymanatee.org>; Marianne Bejster <marianne.bejster@mymanatee.org>; selna.cunningham@mymanatee.org

Subject: Violations at the Oneco Crossings Drug Rehab Facility

Some people who received this message don't often get email from steve2@carrolls-creations.com. [Learn why this is important](#)

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.

Date: September 10, 2026

Dear Manatee County Board of Commissioners

RE: Violations at the Oneco *Crossings Drug Rehab Facility*, at 5700 24th St. E., Bradenton, FL 34203.

Our Safety Is At Risk! My wife and I are partially disabled and have enjoyed living in the safe Meadow Lakes West subdivision for 20 years. However, that has changed since *The Crossings* opened.

In July of 2026, a second-degree attempted murder felon residing at *The Crossings*, high on meth, tried to break into a nearby home while a grandmother with her two young grandchildren hid in the closet. Police were called, and officers arrested the perpetrator. This *Crossings* client was high on drugs, and meth was found on his person. The homeowner has a Ring camera, and *Citizens for Historic Oneco* will share the video.

We have been fearing something like this since *The Crossings* opened.

Our Historic Oneco community protested the Manatee County Board of Commissioners' approval of a 90+ bed residential drug rehab facility to operate at the end of a dead-end street, adjacent to hundreds of residential family homes. However, the Commissioners approved its operation as a recovery facility, with stipulations, even though present zoning does not allow this type of facility. Currently, *The Crossings* is not licensed or monitored by any Florida governing body and has a "religious exemption" that insulates the facility from public scrutiny. The meeting in March 2025 went in favor of the rehab "victims," throwing the safety concerns of the residents out the door.

Mr. James Rouches, himself a convicted felon, represented the facility at the BOCC meeting and made the following agreement with the county:

1. Potential residents would be carefully screened by *The Crossings*
2. Thorough background checks would be done
3. Residents would have no history of serial violent crimes or history of sexual offenses

4. Residents would undergo an intense interview
5. New residents would sign a new client contract and accept a code of conduct to include mandatory church attendance, controlled access, and accountability
6. No drug use allowed while residents are in the program.

Recently, the principals of the LLC that owns *The Crossings* changed hands. One of the new principals, William Camp, is not only *The Crossings*' only member of their board, but is also connected to an auto glass company that committed insurance fraud. Money laundering through *The Crossings* may also be ongoing. *Citizens for Historic Oneco* will share an article and video about this.

OUR COUNTY COMMISSIONERS HAVE LET OUR COMMUNITY DOWN. They vowed to keep a LASER FOCUS on *The Crossings*, but they have not! Our community is at risk.

THIS FACILITY MUST BE SHUT DOWN BEFORE A TRAGEDY OCCURS. This is a powder keg waiting to explode! Our community seeks a resolution ASAP.

As residents of Historic Oneco, we demand immediate action to shut down this facility.

Respectfully,

Steve Carroll

2125 55th St. Ave. East

941-448-1047



Public Comment

Manatee County Government

Submitted On:

Sep 10, 2026, 01:46PM EDT

Full Name	First Name: Brenda Last Name: Glasbrenner
Email	smdbrenda@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	September 10, 2026
Topic/Agenda Item	2027 FY Budget
Comment	As taxpaying residents, we expect and demand financial transparency and strict accountability before any vote is taken to adopt the upcoming budget. Based on the figures presented to the public, there are substantial taxpayer-value concerns that justify postponing adoption until the County provides a clear reconciliation, project-level accountability, and a defensible plan for its massive reserves and carryover funds. The core issue is not simply the overall size of the budget—it is the direct conflict between the numbers presented to the public and the resolution slated for approval. Specifically, the public resolution asks the Board to approve a \$3.704 billion gross budget, including \$1.512 billion in net expenditures, while separately carrying forward \$886.97 million in prior-year and continuing grant or project balances. However, just last month, the County's August FY27 proposed budget presentation reported a materially different gross budget of \$2.698 billion and a net budget of \$1.447 billion. That presentation also disclosed \$1.054 billion in reserves—accounting for roughly 39.1% of the gross budget—alongside a cash carryover of approximately \$774.7 million. Whether this \$1 billion difference stems from varying accounting presentation bases, added funds, recent amendments, or unbudgeted carryforwards, the public should not have to guess. Approval must not take place until the following conditions are met: A Full, Single-Source Reconciliation: The Board and the public must be provided a single, clear, and understandable presentation that directly reconciles the August proposed figures (\$2.698 billion gross) with the resolution figures (\$3.704 billion gross). Project-Level Accounting: Full transparency regarding the \$886.97

million in carryover and grant balances, detailing specific project statuses, timelines, and line-item allocations.

Justification of Reserve Holdings: A comprehensive justification and clear expenditure strategy for holding over \$1 billion in reserves and \$774 million in cash carryover instead of investing in infrastructure and jobs in our local community. \$1.3 -\$2.5 million dollars a year could provide 12-26 individuals with living wage jobs in the animal care sector (specifically the dogs), which has been an issue for over a decade. Other small allocations like this could make a huge difference in other areas of animal welfare (spay/neuter cats/dogs), invasive species, care etc. Animal welfare jobs are long term, stable jobs, and every dollar that is invested into local jobs at a living wage has a 5x multiple in that community. Other investments for living wages and expansion into our local people such as EMS, Teachers, and other vital infrastructure should be considered.

Our county deserves to know where our money is going and to have commissioners that make investments in our community.

Thank you for your time and consideration



Public Comment

Manatee County Government

Submitted On:

Sep 10, 2026, 03:51PM EDT

Full Name	First Name: Becky Last Name: Brothers
Email	thebeckybrothers@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 10, 2026
Topic/Agenda Item	FY2027 Budget: Animal Services Needs Immediate Action
Comment	Dear Commissioners, I am writing as a Manatee County taxpayer and resident regarding the FY2027 budget and, most importantly to me, the urgent situation at Manatee County Animal Services. Responsible budgeting and appropriate reserves matter. But there are times when you have to look at a situation, recognize what is happening, and do what is right. For me, Animal Services is that situation, and it is the most urgent issue right now. The current prefab kennel and adoption structures at Bishop Animal Shelter need to be replaced. The dangers and deficiencies of this setup have been documented time and time again by residents, volunteers and animal advocates. Concerns include extreme heat, inadequate indoor space, noise, storm preparedness, staff safety, animal welfare, capacity and the overall efficiency of the layout. This is not a hypothetical problem. It needs to be remedied now. At the same time, taxpayers deserve transparency regarding the FY2027 budget. The August FY27 proposed budget presented to the public was approximately \$2.698 billion gross and \$1.447 billion net. The resolution now references a \$3.704 billion gross budget and \$1.512 billion in net expenditures, along with approximately \$886.97 million in prior-year and continuing grant or project balances. That is a substantial difference. Before this budget is finalized, the public deserves a clear reconciliation explaining how those numbers changed, along with a project-level accounting of the nearly \$887 million in carryover and grant balances.

We also deserve a clear explanation of the County's reserves and cash carryover and how those resources will be put to work for the residents of Manatee County.

Animal Services Is Public Safety

Animal Services responds to dangerous and stray animals, animal bites, cruelty and neglect complaints, abandoned animals and animal-related emergencies. It provides enforcement, sheltering, veterinary care, disease prevention and community education.

Yet Animal Services has been historically underfunded and understaffed while serving a rapidly growing county.

A \$6 million operating budget is not enough.

For FY2027, I am asking the County Commission to increase Animal Services' General Fund allocation to at least 7% of the Infrastructure Sales Tax and identify a project that can be delayed or reprioritized so replacing the prefab structures becomes a priority.

The County recently approved an additional \$10 million for 33 Sheriff's Office positions. That is an important investment in public safety.

Animal Services deserves to be treated as the public safety service that it is.

We need the right people, paid a living wage, and the right facility.

Do What Is Right

The answer cannot continue to be another temporary fix.

Manatee County needs a permanent, hurricane-resilient, climate-controlled and properly designed Animal Services facility that can safely and efficiently serve the County now and as it continues to grow.

That process should include an independent professional assessment and meaningful input from shelter medicine professionals, Animal Services employees, experienced volunteers and community stakeholders.

We also need a multi-year capital plan so taxpayers are not repeatedly paying for short-term solutions that ultimately have to be replaced.

There is money in this County to make meaningful investments in our community.

An investment of \$1.3–\$2.5 million annually could potentially provide 12–26 living-wage positions in animal care and shelter operations. Those are local jobs, better services and money going back into our local economy.

The same principle should apply to EMS, teachers, infrastructure and other essential services.

Invest in our people. Invest in our community. Invest in the services we depend on.

My requests are simple:

Increase Animal Services' FY2027 funding to at least 7% of the Infrastructure Sales Tax.

Prioritize funding to replace the current prefab kennel and adoption structures with a permanent facility.

Provide an independent assessment and long-term capital plan for Animal Services.

Provide taxpayers with a clear reconciliation of the FY2027 budget numbers and carryover funds before final adoption.

Manatee County is growing. Our public safety infrastructure needs to grow with it.

But Animal Services cannot wait.

The dogs cannot advocate for themselves. The employees and volunteers should not have to continue working around a setup with documented safety and operational deficiencies.

I don't expect unlimited money. I expect our elected officials to establish priorities and make responsible choices with the resources we have.

Please do what is right for the dogs, the employees, the taxpayers and Manatee County.

Thank you for your time and consideration.

Manatee County Resident & Taxpayer | District 2

From: Sylvia Rivera <riverasylv8969@gmail.com>
Sent: Thursday, September 10, 2026 12:10 PM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Corruption

You don't often get email from riverasylv8969@gmail.com. [Learn why this is important](#)

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.

Hi Jason. I viewed your message on tic toc and totally agree with you on manatee county.....
I've been living in Bradenton for 4 years and have started to dislike what I see and hear.

I've been suffering with property boundary issues and NO ONE is will to help me.....! I got 4 surveys done by licensed surveyors and I can't seem to get my neighbor to agree. I am being told it's a "civil matter". The entire block I live in is off and everyone has boundary issues. How is this possible??? Who buys their dream home and wants this??? I am at a loss for words.... I hope you can change things!!!

Thank you,

Sylvia Rivera

856 498 0853

From: Kristie Wendrickx <kristiewendrickx@yahoo.com>

Sent: Friday, September 11, 2026 1:48 PM

To: Robert McCann <drbob.mccann@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>

Cc: Kristie Powell <kristiewendrickx@yahoo.com>

Subject: Life-Threatening Safety Hazards and Construction Conditions - UNIVERSITY PKWY (By the Lake Club)

You don't often get email from kristiewendrickx@yahoo.com. [Learn why this is important](#)

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To Whom It May Concern,

I am writing to formally report highly dangerous, life-threatening conditions caused by the current road construction. The current state of the roadway has bypassed simple inconvenience and is actively putting drivers at extreme risk.

The most critical safety failures include:

- **Severe Flooding:** Water is pooling deeply across active lanes during rain, creating high hydroplaning risks.
- **Structural Breakdown:** The asphalt edges and shoulders are rapidly crumbling away, leaving severe drop-offs that could easily cause an driver to lose control or suffer a blowout.
- **Sightline Obstructions:** Staged commercial trucks and heavy equipment are blocking critical views at intersections, making it impossible to see oncoming traffic when turning or changing lanes.

I urge the county to dispatch a safety inspector immediately to enforce proper water drainage, patch the crumbling road shoulders, and mandate safer parking zones for construction vehicles before a fatal accident occurs.

I live in the Lake Club.

Thank you,

Kristie Powell

From: Danielle DeVane <ddevane48@gmail.com>

Sent: Friday, September 11, 2026 5:46 AM

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

Subject: RE: Urgent Need for Budget Transparency, Reconciliation, and Accountability Prior to Vote

You don't often get email from ddevane48@gmail.com. [Learn why this is important](#)

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Dear Commissioner Bearden,

As taxpaying residents, we expect and demand financial transparency and strict accountability before any vote is taken to adopt the upcoming budget. Based on the figures presented to the public, there are substantial taxpayer-value concerns that justify postponing adoption until the County provides a clear reconciliation, project-level accountability, and a defensible plan for its massive reserves and carryover funds.

The core issue is not simply the overall size of the budget—it is the direct conflict between the numbers presented to the public and the resolution slated for approval.

Specifically, the public resolution asks the Board to approve a \$3.704 billion gross budget, including \$1.512 billion in net expenditures, while separately carrying forward \$886.97 million in prior-year and continuing grant or project balances. However, just last month, the County's August FY27 proposed budget presentation reported a materially different gross budget of \$2.698 billion and a net budget of \$1.447 billion.

That presentation also disclosed \$1.054 billion in reserves—accounting for roughly 39.1% of the gross budget—alongside a cash carryover of approximately \$774.7 million.

Whether this \$1 billion difference stems from varying accounting presentation bases, added funds, recent amendments, or unbudgeted carryforwards, the public should not have to guess. Approval must not take place until the following conditions are met:

A Full, Single-Source Reconciliation: The Board and the public must be provided a single, clear, and understandable presentation that directly reconciles the August proposed figures (\$2.698 billion gross) with the resolution figures (\$3.704 billion gross).

Project-Level Accounting: Full transparency regarding the \$886.97 million in carryover and grant balances, detailing specific project statuses, timelines, and line-item allocations.

Justification of Reserve Holdings: A comprehensive justification and clear expenditure strategy for holding over \$1 billion in reserves and \$774 million in cash carryover instead of investing in infrastructure and jobs in our local community. \$1.3 -\$2.5 million dollars a year could provide 12-26 individuals with living wage jobs in the animal care sector (specifically the dogs), which has been an issue for over a decade. Other small allocations like this could make a huge difference in other areas of animal welfare (spay/neuter cats/dogs), invasive species, care etc. Animal welfare jobs are long term, stable jobs, and every dollar that is invested into local jobs at a living wage has a 5x multiple in that community. Other investments for living wages and expansion into our local people such as EMS, Teachers, and other vital infrastructure should be considered.

Our county deserves to know where our money is going and to have commissioners that make investments in our community.

Thank you for your time and consideration.

Danielle DeVane,

5th generation Manatee County resident.

From: Sylvia 8463 <sylvia8463@yahoo.com>

Sent: Friday, September 11, 2026 11:45 AM

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

Cc: Sylvia <sylvia8463@yahoo.com>

Subject: Never forget 9/11, Dogs & 1st Responders

You don't often get email from sylvia8463@yahoo.com. [Learn why this is important](#)

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Dear Commissioners,

As we remember September 11th and one of the most tragic days in our nation's history, let us also remember the dogs who stood alongside our first responders. While police officers and firefighters ran toward the devastation to save lives, many dogs of different breeds were there too—searching, comforting, and providing emotional support when people needed it most.

The dogs at Bishop Shelter are more than animals waiting for homes. They are living beings capable of giving comfort, loyalty, and emotional support to those who care for and rescue them. Please remember their value and make their care and well-being a priority. They deserve compassion, dignity, and the best care we can provide.

I respectfully ask you to remember that these are not simply dogs in a shelter. They are lives that depend on us to speak for them and protect their well-being.

Please be their voice.

Sincerely,

Sylvia Brauler

Resident Manatee County





















Sent from Yahoo Mail for iPhone

From: Faith in Christ Forever <szlovsjc@gmail.com>

Sent: Saturday, September 12, 2026 3:37 PM

Subject: The Crossings 5700 24th St E

You don't often get email from szlovsjc@gmail.com. [Learn why this is important](#)

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RE: Violations at Oneco Crossings Drug Rehab Facility [5700 24th St. E. Bradenton, FL 34203](#) Warrant Closure of Facility - Our Safety Is At Risk!

To Whom It May Concern,

After public outcry from our Historic Oneco community, the Manatee County Board of County Commissioner (BOCC) voted 6-1 (Ballard was a hard NO) to approve a 90+ bed residential drug rehab facility to operate at the end of a dead end street adjacent to hundreds of residential family homes. It was approved to operate as a recovery home by the Commissioners with stipulations even though present zoning does not allow this type of facility. At present The Crossings is not licensed or monitored by any Florida governing body and has a "religious exemption" which gives the facility insulation from public scrutiny. The meeting in March 2025 went in favor of the rehab "victims" and threw the safety concerns of the residents out the door.

Mr. James Rouches, himself a convicted felon, represented the facility at the BOCC meeting and made the following agreement with the county:

1. Potential residents would be carefully screened by The Crossings
2. Thorough background checks would be done
3. Residents would have no history of serial violent crimes or history of sexual offenses
4. Residents would undergo an intense interview
5. New residents would sign a new client contract and accept code of conduct to include mandatory church attendance, controlled access and accountability
6. No drug use allowed when residents are in program.

MEANWHILE: In July, 2026, a second degree attempted murder felon residing at the CROSSINGS high on meth tried to break into a nearby home while a grandmother with her two

young grandchildren hid in the closet. Police were called and the client was arrested. This Crossings client was high on drugs and meth was found on his person. Attached is Article #1 describing this incident.

MEANWHILE: The principals of the LLC that owns The Crossings recently changed hands. One of the new principals, William Camp, is connected to an auto glass company which committed insurance fraud. Money laundering through the Crossings may also be ongoing. Attached is Article #2 describing this incident.

OUR COUNTY COMMISSIONERS HAVE LET OUR COMMUNITY DOWN - They vowed to keep a LASER FOCUS on The Crossings but this has not happened! Our community is at risk.

THIS FACILITY MUST BE SHUT DOWN BEFORE A TRAGEDY OCCURS. "This is a powder keg waiting to explode"! Our community seeks resolution ASAP.

As a resident of Historic Oneco, we demand immediate action to shut down this facility immediately.

Respectfully Submitted,

YOUR NAME

ADDRESS

PHONE NUMBER

PLEASE SEND INDIVIDUAL EMAILS TO:

1. Manatee Commissioners send to this email and all commissioners will receive:

public.comments@mymanatee.org

2. Commissioner's Assistants:

cindy.nelson@mymanatee.org

dana.summers@mymanatee.org

kelli.omalley@mymanatee.org

maria.zuleta@mymanatee.org

marianne.bejster@mymanatee.org

selna.cunningham@mymanatee.org

3. Other County Administrators:

charlie.bishop@mymanatee.org

rachel.layton@mymanatee.org

bobbi.roy@mymanatee.org

nicole.knapp@mymanatee.org

stephanie.garrison@mymanatee.org

jodie.fisk2@mymanatee.org

james.crutchfield@mymanatee.org

State House Rep for District 72 William "Bill" Conerly

[E-Mail Representative William "Bill" Conerly](mailto:Bill.Conerly@flsenate.gov)

State Senator for District 22 Joe Gruters

flsenate.gov/Senators/S22/email

Links:

Here is the [link](#) to submit a **DCF complaint**:
<https://leads.myflfamilies.com/complaints/Create>

Here is the [link](#) to submit an **AHCA complaint**:
<https://apps.ahca.myflorida.com/HCFc/Home/Hcfc>

2 Attachments • Scanned by Gmail

Felons at Florida facility leave neighbors shaken

An addiction recovery home assured a community their clients were screened and safe. Then a man just released from prison for attempted murder appeared at a woman's front door. And he wanted in.



CHRIS ANDERSON

AUG 17, 2026



Jacob Sulzman was captured by a Ring camera unscrewing
the porchlight of a home in Oneco, Fl. on June 28, 2026.
Photo Provided

Jacob Sulzman unscrewed the porchlight, then rattled the doorknob in the sudden darkness.

Inside, Nancy Rodriguez was hiding in a bedroom closet, her twin 9-year-old grandsons and her 10-year-old granddaughter trembling in her arms.

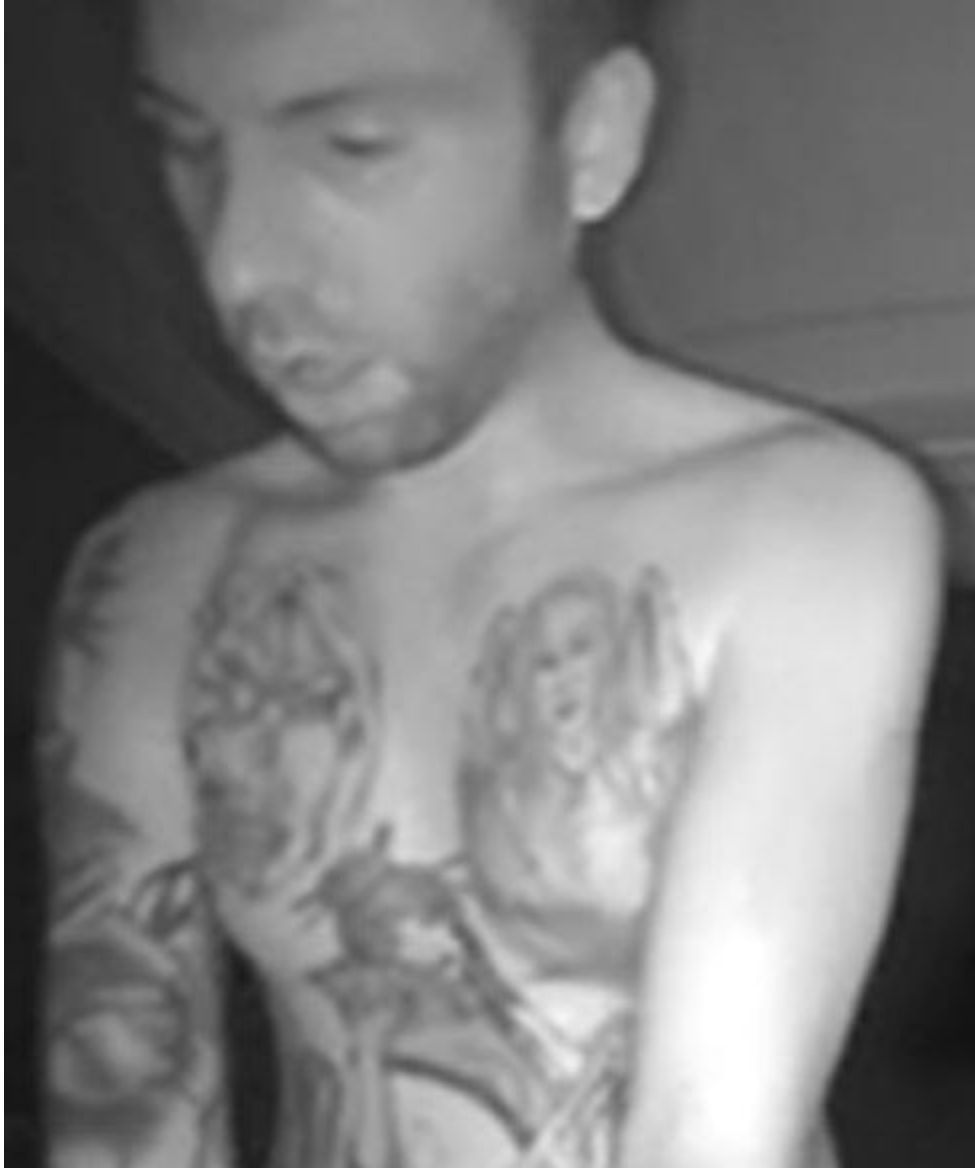
She watched the security camera feed on her phone as Sulzman twisted the handle again and again, praying the deadbolt would hold.

“Don’t be scared,” she whispered to the children. “Grandma’s with you. I won’t let anything happen.”

Rodriguez did not know Sulzman had been released from a Florida prison two months earlier. She did not know he had served four years for attempted murder — or that police calculated one of his bullets had missed his girlfriend by only two inches.

She did not know he was living at the Crossings, either, a residential treatment facility at the bottom of her dead-end street for people recovering from substance abuse that had drawn fierce opposition from neighbors.

She only knew she was inside a closet with three crying children, wondering if the shirtless stranger on her darkened front porch had come to kill them.



Ring camera footage shows Jacob Sulzman attempting to enter a home in Oneco, Fl., on June 28, 2026, after he unscrewed the porchlight. Photo Provided

What would Jesus do?

The Manatee County Commission meeting on March 6, 2026, lasted longer than most people go on vacation.

At issue was the Crossings.

And a vote on whether the treatment facility should stay in a residential neighborhood in Oneco, Fl. against the wishes of those who owned homes there.

The Crossings is a religious non-profit organization exempt from taxes and does not need state licensure to operate.

The non-profit offers a faith-based, long-term treatment program for those struggling with addiction, and dozens of troubled people have credited the Crossings with turning their lives around.

The 90-bed residential facility run by the Crossings is at the end of 24th Street East, not far from the post office and elementary school and Salvation Army in Oneco, an oil leak of a town between Sarasota and Bradenton on Florida's Gulf Coast.



The outside of the Crossings residential treatment facility in Oneco, Fl. Photo by Chris Anderson

For years, starting in the late 1980's, the facility was owned by someone else and was used for elderly patients with dementia. There wasn't much concern. Kids in the neighborhood rode bikes and trick-or-treated without care, and if a resident wandered from the facility, a neighbor would return them with a wink and a smile.

By the time the Crossings had inhabited the property in 2023, residents were concerned and had questions. Will convicted felons be residing there? What is the screening process like? When does the fence you promised go up?

There was a zoning issue as well. Because the 36,449-square-foot facility was on a dead-end road with only one way in and one way out, and was in a residential neighborhood, it was labeled as "non-conforming" by county code.

Thus, the commission meeting. The Crossings was seeking permission from the county to operate as a residential treatment facility through a General Development Plan application. The public would speak. The commissioners would vote.

The commissioners were faced with a dilemma as moralistic as it was procedural:

Vote in favor of the Crossings, and discard the concerns of hard-working residents who are concerned about the safety of themselves and their children.

Vote against, and discard the belief that addicts can recover and become productive members of society.

"What kind of person would I be if I looked away while others struggled?" said Commissioner Jason Bearden during deliberations. "I have to ask myself, if Jesus were up here as a County Commissioner, how would he make this vote today?"



Crossings director Jim Rouches answers questions during a meeting. Photo courtesy of Manatee County.

‘All we’re asking for is a chance.’

If anyone understood second chances, it was Jim Rouches, program director and president of the Crossings.

Rouches served roughly 18 years in various state prisons for felonies such as armed robbery and credit card fraud.

In 1993, court records show, he broke into a couple’s home in Port Charlotte while they were watching the Kansas City Chiefs defeat the Green Bay Packers 23-16 on Monday Night Football. Armed with a gun, and wearing a black stocking over his face, he ransacked their home for

valuables to sell for drugs. He even tried to steal the women's wedding ring. After the robbery, he took off for Mexico and was eventually arrested in Texas, where he fought extradition, partly because the food was better there, he has said.

Rouches also has a jail escape on his criminal record – though not a very successful one. After slipping out of a window, he was captured the next day in a Charlotte County motel with several other escapees.

All the crimes he committed, he has said, were for drugs. He has been sober since 2004, he said, and is well-known in faith-based recovery circles.

In addition to running the Crossings, Rouches is on the Sarasota Criminal Justice Commission, serving with state attorney Ed Brodsky, public defender Larry Eger and Sarasota County Sheriff Kurt Hoffman.

At the Manatee County Commission meeting on March 6, 2026, several participants in the Crossings program spoke about how Rouches changed their lives.

Among them was Kimberly Vaught, who said at one time she was a homeless disabled veteran with a drug addiction.



One of the cottages that house residents at the Crossings.
Photo courtesy of Manatee County.

"I got into the Crossings when I didn't care if I lived or died," she told commissioners. "The Crossings gave me reason to believe I could be something other than a piece of trash on the side of Bradenton's roads."

"If it wasn't for Jim Rouches and the respective people at the Crossings, I may still be on the street. We're not hurting anyone. The only person I hurt was myself."

Another person who spoke was 25-year-old Felicity Case.

"I was raised among addicts from the time my mother was pregnant with me at 15 years old," she said. "I had never known anything other than drugs and manipulation."

"Jim Rouches taught me how to love other people just because they are people. I wouldn't have that if it weren't for him. I would probably be in a homeless park on drugs with almost everyone else in this community.

"I had a terrible mother and I now I have three beautiful children with my husband. I am able to confidently look my children in the eye and know that I am loving them correctly because Jim Rouches gave me a second chance.

"And there is nothing I will be able to do but the next right thing in order to repay him for surrendering his life to people like me.

"All we're asking for is a chance because people can change."



Manatee County Commissioner Amanda Ballard was highly questionable of the Crossings. Photo courtesy of Manatee County

Neighbors voice strong opposition

Parts of Oneco, with strip malls full of used tire shops and cell phone stores, look like a giant flea market. Homelessness has been a problem. Drugs, too. On one street in Oneco, there are 18 registered sex offenders living in three small houses. It is a town with a reputation.

But drive down the half-mile stretch of 24th Street East and all you see are middle-class homes in a middle-class neighborhood, roughly 250 in fact. Proud residents who have lived there for decades and insist the reputation is not reality.

Despite the Crossings having assured residents that background screenings are “thorough,” “comprehensive” and “rigorous,” and that no “serial violent” criminals are permitted, the neighborhood residents were still apprehensive. They submitted a 260-signature petition against the Crossings to the commissioners.

Margi Nanney, an Oneco resident since 1985, said to commissioners “we don’t know what crimes the individuals are accused of committing, but they are permitted to come in and out.

“How would you feel having this next to your home?”

A woman named Anna Joli McElroy told commissioners she grew up about 400 feet from the site and was a third-generation resident.

“I want to stay here and raise my own children here someday, but sadly, I cannot safely give them the same freedom I was given growing up in this neighborhood,” she said.

Potential residents carefully screened by The Crossings

- **Thorough background check**
 - **NO history of serial violent crimes**
 - **NO history of sexual offenses**
- **Intense Interview**
- **New residents must sign a new client contract and accept the code of conduct, which include in part:**
 - **Mandatory church attendance**
 - **Controlled access and accountability**

NO drug use allowed when resident is in the program

Courtesy of Manatee County.

Of the county commissioners, Amanda Ballard was the most outspoken in opposition. Ballard's district includes the Oneco residents. She made it clear she supports recovery facilities, just not in this particular neighborhood.

She said her constituents were "being gaslighted" by being told "what they've seen in the past year is not happening."

She added that the residents "look heartless if they say they want to be safe in their own neighborhood."

Ballard asked the other commissioners what they would think if an addiction treatment facility came to the neighborhoods they represented, with some being the most affluent in the county.

"Are we looking at the hard-working residents of Oneco and saying, 'You don't matter because you live in Oneco?'" she asked.



Manatee County Commission Chairman Georg Kruse vowed to monitor the Crossings. Photo courtesy of Manatee County

‘I’m putting faith in you’

Prior to the vote, commission chairman George Kruse had the final word.

“I’m not going to prevent (the Crossings) from trying,” Kruse said. “I’m not going to assume the worst of someone who I believe is trying to do the best.

“I support this project, and I’m going to hope they are doing it the right way and we are going to watch them, and I’m going to visit them.

“I’m going to make sure people are going to get the help that, god-willing, you are actually going to give them.

“I’m putting faith in you.”

The vote passed 5-1, with Ballard the lone vote against.

The Crossings could stay.



Prison mugshot of Jacob Sulzman. Photo courtesy of the Florida prison system.

Attempted murder

On January 9, 2022, Becky Wilson received a text. It was from Jacob Sulzman.

“Answer your phone bitch,” the text read, “or you daughter’s going to (expletive) die.”

Sulzman and Wilson's daughter were living together in Clearwater when they got into an argument over the amount of alcohol Sulzman had consumed, court records show.

According to a probable cause affidavit in Pinellas County, Sulzman pulled a Ruger .38 from his pants, stated he was going to kill the victim and fired several shots at her. One shot, according to the document, was determined to have missed her head by two inches.

At one point, according to the PCA, Sulzman cornered the victim in the living room, put the gun within an inch of her face, said he was going to kill her and pulled the trigger.

Click.

Empty.

In November 2022, Sulzman pleaded no contest to attempted murder and battery. He was sentenced by a Pinellas County judge to five years in prison with nearly a year of credit for time served and received four years of probation.

He was released from prison on April 22, 2026, records show.

As a condition of his probation, Sulzman was ordered to enroll in long-term treatment by the Phoenix House Florida "or a comparable program" upon release from prison.

The Phoenix House Florida is licensed by the Florida Department of Children and Families (DCF) and accredited nationally by the Commission on Accreditation of Rehabilitation Facilities (CARF).

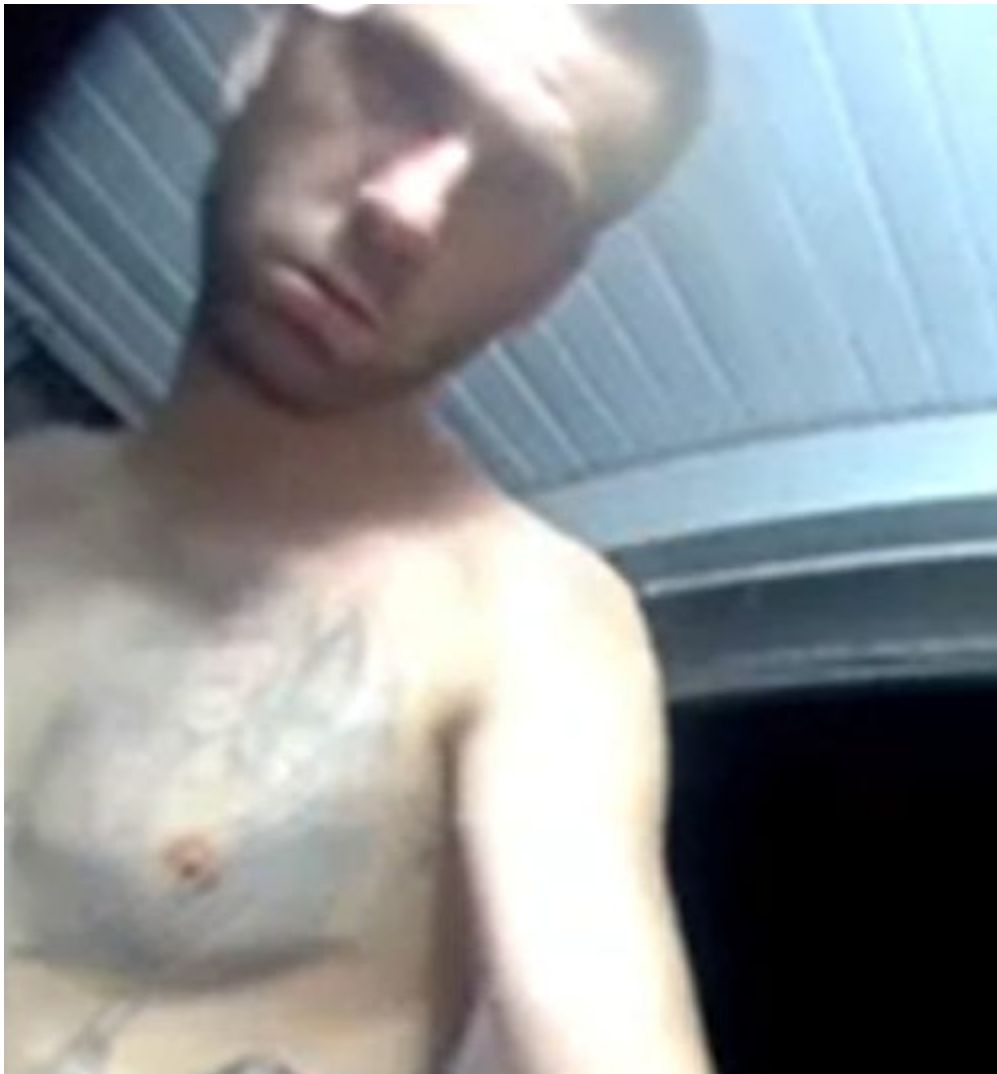
But Sulzman didn't go there.

For reasons unknown, Sulzman ended up at the Crossings, which is not licensed or accredited, and insisted to commissioners that it does not

accept anyone outside of the county.

The Crossings also assured the residents of Oneco that a person with Sulzman's past would not be taken into the program, that their neighborhood was safe.

As Nancy Rodriguez trembled inside her closet, she wasn't so sure.



Ring camera footage of Jacob Sulzman attempting to break into the home of Nancy Rodriguez on June 28, 2026.
Photo provided.

The nights remain frightening

As Sulzman was trying to break into her house on June 28, 2026, Rodriguez was able to call 911. When the Manatee County Sheriff's Office arrived, Sulzman was asleep on a couch located on the porch. According to court records, 1.1 grams of methamphetamine was found in a pink baggie inside his wallet.

The 28-year-old Sulzman was arrested and charged with loitering and prowling as well as felony possession.

Court records show that on the date of Sulzman's arrest he was unsuccessfully discharged from the Crossings' program.

Meanwhile, Rodriguez recently said through an interpreter that her grandchildren are scared when the doorbell rings, or when there is a knock on the door, or when they hear any unfamiliar noise, for that matter. They now sleep with her at night.

“The children,” she said, “are still afraid he is coming back.”

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Florida rehab facility tied to company accused of auto glass fraud

Our investigation into a rehab facility in Manatee County, FL. led to a man imprisoned for attempted murder. It has since expanded to the unlikeliest of places - the shady world of auto glass fraud.



CHRIS ANDERSON

AUG 24, 2026



The Crossings residential treatment facility in Bradenton, FL.
Photo by Chris Anderson.

A windshield rarely shatters all at once. The damage begins at a single point of impact, then jagged fractures ripple outward, branching into an increasingly intricate pattern.

The story of The Crossings unfolds in much the same way: one connection leads to another, until the outlines of a much larger picture begin to emerge.

The Crossings, a residential treatment facility for people in recovery, is located in Oneco, an unincorporated community between Sarasota and Bradenton on Florida's Gulf Coast. Because it operates as a religious nonprofit, it is not required to be licensed by the state.

Its presence has been controversial in the surrounding neighborhood. Residents have said they support addiction recovery but question whether a residential treatment facility belongs in their blue-collar community. In March, a group of residents went before the Manatee County Commission to voice their concerns.

Among their questions: Who, exactly, was living at The Crossings?

The facility assured commissioners that prospective clients underwent rigorous screening. It was safe. The commission voted 5-1 to allow The Crossings to remain.

Then, on June 28, a man named Jacob Sulzman showed up at a nearby resident's home. According to the sheriff's office, Sulzman unscrewed the porch light and attempted to break into the house. Inside, a woman hid in a closet with her three crying grandchildren until deputies arrived. She said she feared he was there to kill them.

Sulzman had been released from prison two months prior after serving four years for attempted murder in Pinellas County. According to a police report, Sulzman missed his girlfriend's head with a bullet by two inches.

He had been living at The Crossings at the time of the attempted break-in.



Ring camera footage of Jacob Sulzman unscrewing the porch light of a home before trying to enter in June, 2026.
Ring Camera footage provided.

Sulzman's arrest prompted a closer look at The Crossings, and that investigation led somewhere unexpected.

It led to a Sarasota-based auto-glass company that has been sued for fraud by two of the largest insurance companies in the nation.

The company's owner, William Camp, was also accused in a lawsuit by a former employee of swindling \$1.4 million, including \$300,000 allegedly used to purchase a Lamborghini.

Camp is the sole director of The Crossings.



At Home Auto Glass Facebook page

The art of auto glass fraud

They were known as “harvesters” and they would act on behalf of unethical auto glass companies. Harvesters roamed neighborhoods and car washes and grocery store parking lots - some were even placed in car dealerships - and they searched for cracked windshields. Sometimes, if a crack did not exist, they’d create one themselves. There is video, in fact, of one person cracking a windshield with the point of a spark plug.

Then came the sales pitch: Our company can fix your damaged windshield for free, they'd insist. Your comprehensive insurance plan covers it, they'd explain. All we need is a signature.

And just for a little incentive, some would even throw in a free steak dinner, or an offer for a discounted hot tub.

People were coaxed into signing "Assignment of Benefits" forms, which allowed unsuspecting insurance policyholders to give repair shops authority to file claims on their behalf and collect payment from insurers without the policyholder's involvement.

Insurance companies were essentially forced to pay speculative, unsupported and/or overpriced claims on work that was done - or in some cases, not done.

Florida was the worst in the nation for auto glass scams.

The "Assignment of Benefits" forms also allowed auto glass companies to file suit against the insurers and collect substantial attorney's fees. Between 2006 and 2019, auto glass lawsuits increased 8,650 percent in Florida.

The cost of attorneys for the insurance companies to fight these lawsuits was passed on to the policyholder, thus the high price of auto insurance.

In 2023, Florida Gov. Ron DeSantis signed a bill into law that banned the use of "Assignment of Benefits" in auto glass claims immediately. Litigation cases dropped substantially in the aftermath.

There was one company that, according to a lawsuit filed by Liberty Mutual, allegedly took the "Assignment of Benefits" process one step further.

At Home Auto Glass, according to a lawsuit, forged signatures on the “Assignment of Benefits” forms.

The same At Home Auto Glass owned by William Camp.

17. AHAG also forged the documents to give an appearance, and lead LIBERTY MUTUAL to believe, that AHAG had complied with Florida Statute § 559.905(2), which

Lawsuit filed in Sarasota County Court

'Unconscionable, immoral, unethical, oppressive and unscrupulous'

William Camp started At Home Auto Glass in 2017, state records show, and it remains an active company.

When you google At Home Auto Glass, however, you are taken to a site for Service Pros Auto Glass, a company that does not seem to appear in state records searches. Based in Sarasota, the company does business in 12 cities in Florida and three in South Carolina, its website says.

The address for Service Pros is a building purchased on February 4, 2025 for \$5.24 million by Bill Camp Real Estate Investment LLC., property records show.

“Service Pros Auto Glass is employee-owned — no private equity, no national call center, no corporate parent based out of Australia,” the web site states. “We’re in your backyard: sponsoring Little League teams, knowing your neighborhoods, and answering the phone ourselves.

“We come to you across Florida and South Carolina. Notice a crack and we handle it from the first call: come to your home, work, or wherever you are, replace or repair the glass, and recalibrate your safety systems in the same visit.

“We assist with the insurance claim, so most drivers with comprehensive coverage pay no cost out of pocket.”

As At Home Auto Glass, the company was a defendant in three lawsuits, records show.

In 2021, State Farm filed a \$1.4 million federal lawsuit against At Home Auto Glass, arguing that the company acted deceptively by obtaining “assignments of benefits” from customers.

“The conduct was contrary to Florida public policy,” the lawsuit stated, “and was unconscionable, immoral, unethical, oppressive and unscrupulous.”

A judge ruled against State Farm.

On August 28, 2025, Liberty Mutual filed a lawsuit against At Home Auto Glass (AHAG), claiming the company was forging the signatures of insured customers statewide on “assignment of benefit” forms.

“AHAG also forged signatures on work orders to suggest their customers and Liberty Mutual insureds had agreed to the prices charged by AHAG. These forged signatures were intended to deceive Liberty Mutual into believing the customers/insureds approved and supported the amounts claimed. In truth, many of AHAG’s customers were astonished at the inflated prices charged by AHAG,” the lawsuit stated.

“AHAG did this to induce Liberty Mutual to pay inflated prices for windshield replacement and to induce Liberty Mutual to believe the customers/insureds supported that the windshields needed to be

replaced at a higher price and could not be repaired at a lower price.”

A settlement in the case was reached on January 14, 2026.

In 2022, a former At Home Auto Glass employee named Briana O’Brien filed a lawsuit against the company in Sarasota County. O’Brien’s lawsuit stated that she and Camp agreed to part ways and that the company would buy her shares - she owned 12.84 percent of the company.

O’Brien’s lawsuit alleged Camp took extraordinary measures to devalue the company to decrease the value of her shares.

The lawsuit accused Camp of swindling nearly \$1.5 million in “distributions” from the company, and that he used \$20,530.22 for personal expenditures, including trips to Las Vegas.

The lawsuit also alleged Camp conspired with the company’s accountant to reclassify a \$300,000 payment to himself as an “owner’s drawing” after using the money to buy a Lamborghini.

Records show the two parties settled the case in 2023.

SUMMARY OF FACTS AND ARGUMENT

The Florida Supreme Court has ruled that the Court has inherent authority to appoint a receiver to take control of a limited liability company in cases of actual fraud, self-dealing, or waste. All three are present in this case in the following forms:

- Defendant’s manager, William Camp, has swindled approximately \$1,429,702.00 in “distributions” from the company since August 2022, when Plaintiff stopped working for Defendant;
- Defendant has used company funds for personal expenditures in the approximate amount of \$20,530.22 since August 2022;

From lawsuit in Sarasota County Court.

Crossings not entirely checked

On March 6, 2026, a lengthy, impassioned meeting took place before the Manatee County Commission in Bradenton, Fla.

At issue was the Crossings, the residential treatment facility consisting of 90 beds. Essentially, the Crossings was seeking zoning approval to stay in the neighborhood. Over 250 petitions signed by local residents were against it.

The facility was not compatible with the neighborhood, they argued. Residents were also concerned about who would be participating in the program. If they had a criminal past, what was the nature of their crimes?

Jim Rouches, one of the Crossings' founders, assured everyone at the meeting that a "rigorous" background check was done. No one, for example, who had served prison time for attempted murder would be allowed.

Rouches served roughly 18 years in various state prisons for felonies such as armed robbery and credit card fraud.

In 1993, court records show, he broke into a couple's home in Port Charlotte while they were watching the Kansas City Chiefs defeat the Green Bay Packers 23-16 on Monday Night Football. Armed with a gun, and wearing a black stocking over his face, he ransacked their home for valuables to sell for drugs. He even tried to steal the women's wedding ring. After the robbery, he took off for Mexico and was eventually arrested in Texas, where he fought extradition, partly because the food was better there, he has said.

Rouches also has a jail escape on his criminal record – though not a very successful one. After slipping out of a window, he was captured the next day in a Charlotte County motel with several other escapees.

All the crimes he committed, he has said, were for drugs. He has been sober since 2004, he said. He is now president of the Crossings.

The county commission voted 5-1 in favor of the Crossings staying in the neighborhood. Commissioner Amanda Ballard was the lone vote against.

During the lengthy meeting, several former addicts gave heartfelt testimony about how the Crossings turned their lives around, and the positive impact Rouches has had on them.

What no one mentioned was the name of William Camp.



Jim Rouches, president of the Crossings, speaks at a commission meeting. Photo Manatee County Commission.

Camp and the Crossings

Roughly three months after Liberty Mutual filed its lawsuit against At Home Auto Glass, state business records revealed something interesting.

On December 2, 2025, Camp - out of nowhere, it seemed - was added to the Crossings as a Vice Director. There was no prior indication of Camp having any association with the Crossings, or Rouches.

The CEO of the Crossings at that time was a woman from Wauchula, Fl., named Lori Porter. Her husband Duane was also a director.

On July 16, 2026 - not long after Sulzman was arrested for prowling in the neighborhood - Lori Porter and her husband were removed from the company, business records show.

Jim Rouches became president of the Crossings, with Camp taking on a new role as secretary.

Also on July 16, The Crossings Ministries changed its mailing address from a P.O. Box in Wauchula, Fl. to 6425 15th St. East in Sarasota, which is a facility Bill Camp Real Estate Investment LLC. purchased for \$5.24 million in 2025.

At Home Auto Glass lists the same address, as does an entity called The Camp Healing and Wellness LLC.

Among those listed as directors of The Camp Healing and Wellness are Rouches and a Sarasota doctor named Harold J. Lawler III.

'An immediate and serious danger to patients'

In 2016, the Florida Department of Health issued an order of emergency restriction of license after alleging that during a period of nearly a year Lawler overprescribed medication to an undercover agent for the Osceola County Investigative Bureau.

According to a complaint, the agent visited Lawler and complained of severe back pain. After taking an MRI of the agent's back, Lawler concluded there appeared to be no apparent source of the pain, but still provided the agent with prescriptions for four different medications.

The DOH called Lawler an “immediate and serious danger to patients” and that the “conduct he is alleged to have committed will continue in the future.”

A three-judge panel of the 1st District Court of Appeal, however, overturned the order of emergency restriction of license against Lawler in the case.

“While the alleged course of treatment as to this patient is distressing, and if proven may be a basis for discipline, the factual support for a genuine emergency to the public is lacking,” the panel of judges wrote.

In 2021, a Sarasota woman filed a medical malpractice lawsuit against Lawler in Sarasota County Court.

She claimed that Lawler was using the name “Advanced Integrative Regenerative Medicine.” No such name has ever appeared in state business records.

According to the lawsuit, the woman was an 83-year-old ballroom dancer when she went to Lawler to treat her knee in 2018.

The lawsuit alleged Lawler injected her with an umbilical stem cell product that was not approved by the FDA and couldn’t “lawfully be injected into a human.”

According to the lawsuit, the woman sustained an E. coli infection in her knee that required surgery. The lawsuit was settled in 2024.

Along with Rouches and Lawler, an entity called the IOP Consulting Group is listed in state records as being a director of Camp Healing and Wellness.

Among the directors of the IOP Consulting Group is William Camp.

Through IOP Consulting, William Camp is tied to Camp Healing and Wellness, which is expected to be a “clinical integration partner” with the Crossings, according to its website.

The Crossings stated that “licensed clinical staff” will be provided by Camp Healing and Wellness.

Board approval should not be a problem.

William Camp is the only member of the board.

Bill Camp

BOARD OF DIRECTORS

Bill provides governance, accountability, and strategic direction, helping keep The Crossings faithful to its mission of purpose, hope, and victory.

The Crossings website.

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From: Rich Clover <rich.clover@clovervacationhomes.com>

Sent: Sunday, September 13, 2026 8:14 PM

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

Subject: STRs & Manatee Land Development Code

You don't often get email from rich.clover@clovervacationhomes.com. [Learn why this is important](#)

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Commissioner Bearden,

The Manatee Land Development Code **DOES NOT** prohibit the operation of STRs in Residential Zoning Districts.

I was concerned to read your colleague's quote in the Observer regarding this topic.

"I read the code. It seemed pretty clear cut — you can't allow any transient use in certain zones that don't allow it as an allowable use," Commission Chair Tal Siddique said. "RSF 4.5 (4.5 units per acre) is one we talked about, and I'm sure there are others."

Some residents have argued that Manatee County's zoning code has prohibited short-term rentals since 1990 because:

1. Residential districts permit dwellings.
2. Hotels and transient lodging uses are not permitted in those districts.
3. Short-term renters are transient occupants.
4. Therefore, every short-term rental must be prohibited transient lodging.

That conclusion goes beyond what Manatee County's pre-2011 code actually said and is not supported by the controlling Miami decision.

1. The Miami case did not uphold a blanket prohibition based simply on "transient lodging"

In *City of Miami v. Airbnb, Inc.*, 260 So. 3d 478 (Fla. 3d DCA 2018), Miami's pre-2011 zoning code expressly limited its T3 district to:

"land use functions predominantly of permanent housing."

It also explicitly defined a single-family residence as a detached building **used as a "permanent residence."**

Based on that unusually specific language, the court held that a property used exclusively or predominantly as a vacation rental could fall outside the permitted residential classification.

But the court made three equally important findings:

- Miami's code did not prohibit every short-term rental.

- Incidental short-term rental of a permanent residence could remain permitted.
- Miami's later 2015 interpretation declaring every rental of less than one month illegal was preempted to the extent it went beyond the restrictions actually contained in the pre-2011 code.

Therefore, the Miami case does not establish that any residential property occupied by transient guests automatically becomes prohibited lodging.

2. Manatee County's pre-2011 language was materially different

The County's 2015 redline of Chapter 2 shows what the earlier definition of "dwelling" said and what was added during the 2015 code rewrite.

The earlier definition described a dwelling as:

"any structure containing one (1) or more dwelling units and kitchen facilities which is readily accessible and open in the interior to all space therein."

It excluded hotels, rooming houses, lodging houses, guest houses and:

"any temporary lodging, boarding or rooming building or structure ***designed for transient residence.***"

It is important to recognize what the Manatee LDC is referring to. The phrase "***designed for transient residence***" points toward the physical or operational character of a lodging, boarding or rooming establishment. A conventional single-family home with one kitchen and one complete dwelling unit does not necessarily become a different type of building because the occupants change from week to week.

Unlike Miami's code, this language did not say:

- a dwelling must be used predominantly as permanent housing;
- a single-family residence must be a permanent residence;
- a dwelling loses its residential classification when rented for a short period;
- transient occupancy converts a dwelling into lodging; or
- vacation rentals are prohibited.

Most importantly, the old language described different types of buildings or structures. It did not expressly regulate the duration or frequency for which an otherwise lawful single-family dwelling could be rented.

3. A vacation rental is not legally synonymous with a hotel

Florida law separately classifies vacation rentals and hotels.

A vacation rental includes an individually owned single-family, two-family, three-family or four-family house or dwelling unit operated as a transient public lodging establishment. [Florida Statute §509.242](#).

Manatee County's own definition of "hotel" requires a building or group of buildings providing two or more lodging units for transient occupancy.

A whole single-family house ordinarily contains one dwelling unit. Renting that dwelling to one family does not automatically create two or more lodging units or convert the building into a hotel under the County's definition.

Florida law also expressly recognizes that a single-family house can remain a "house or dwelling unit" while simultaneously being classified by the state as a vacation rental. Transient occupancy alone does not erase the property's identity as a dwelling.

Conclusion

The County may adopt and enforce lawful regulations addressing noise, parking, trash, life safety and similar impacts. What it cannot do is use a new interpretation of ambiguous pre-2011 definitions to accomplish the prohibited result of banning vacation rentals throughout residential districts.

Rich Clover

Founder | CEO

Clover Vacation Homes

314.605.3509

rich.clover@clovervacationhomes.com

www.clovervacationhomes.com/homeowners

From: Patricia Grady <pgrady404@gmail.com>

Sent: Sunday, September 13, 2026 8:06 AM

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

Cc: Manatee Shelter Watch <manateeshelterwatch@gmail.com>

Subject: GMP PHASE 1 SITE WORK GMP_ADDENDUM_1_TO_AGREEMENT_NO._24-TA005639LP.pdf - Google Drive

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<https://drive.google.com/file/d/1dOOH5JE6GD37dpfiFXpUxndpJfk4bXqz/view?pli=1>

From dave Daniels report

Patty Grady

check your registration <https://iwillvote.com/>

From: Pine Meadow HOA <pinemeadowhoa34209@gmail.com>

Sent: Friday, September 11, 2026 4:32 PM

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

Cc: Manatee Concerned Residents <manateeconcernedresidents@gmail.com>; Rodney Kwiatkowski MS, CFPS, CFO, FM, MIFireE <rod@wmfr.org>; Aaron Bowen <aaron.bowen@manateesherriff.com>; Tom Wooten <tom.wooten@mymanatee.org>

Subject: ASK — Leadership Needed on Short-Term Rental Noise Complaints

You don't often get email from pinemeadowhoa34209@gmail.com. [Learn why this is important](#)

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Dear Manatee County Commissioners,

ASK — County Leadership Action Needed - Resolve Short-Term Rental Noise Complaints within 30 days

We need effective and efficient leadership to immediately prioritize addressing noise complaints related to high occupancy short-term rentals/TPLE's.

By my count, we have been spinning for 270+ days on noise complaints in Pine Meadow. And we are not alone. Other residents have been asking for help, some for years.

Noise disturbances are public safety issues. We have seen neighbors stressed to the max, asking for help and waiting for a resolution. They have presented their stories to you at recent meetings. Their stories are very real and they are heartbreaking. There are more residents just like them, they share their videos of the noise:(

Are we closer to resolving this issue today than we were on September 2?

We heard Mr. Kruse call for a “wolf pack” on September 2. We believe he has the right idea. A team that can solve a problem quickly and efficiently. Thank you!

We need to hit reset. We have the codes and ordinances. What is clearly not working is the process and coordination of county resources needed to meet our public safety goals for noise.

Mr. Siddique and Mr. Rahn, for your awareness, almost all of the “bad actors” are in your districts. Manatee County Concerned (MCR) residents have provided addresses of properties that can help clarify the scope of the problem.

We have a set of 10 property addresses with the most resident complaints. The stories are very similar. We have one that would be ideal for a starting point. We need your leadership.

We have questions...

- Why is there almost zero engagement with Code Enforcement related to noise complaints?
- We are reviewing a sample of 90 MCSO service calls involving 10 properties. It appears that zero of these calls were communicated to the short-term rental homeowners. Why?
- If guests change with every check-in, how do we stop the next guest from repeating the same behavior? Maybe the guest is not the sole problem?
- What specific process will ensure that repeat noise problems are identified, communicated to the property owner, and addressed before the next guest repeats the violation?

We think resolution can be quick and we need it. We are inspired by the progress and efforts from MCSO and West Manatee County Fire & Rescue District.

We sincerely appreciate the Manatee County Sheriff's Office for making improvements to help resolve noise complaints. MCSO is making a difference. Those improvements are working. Thank you, Captain Bowen, for your leadership.

We appreciate Fire Marshal Kwiatkowski whose leadership and safety programs are a great example of how county resources can work together to keep our communities safe. We are trying to follow his lead. We are ready to work with the County, MCSO, Code Enforcement, and other departments to help solve this.

On September 2, we offered the BOCC community volunteers to help. That offer still stands.

Public safety is serious, noise disturbances are real. We need to fix this within 30 days.

Can we count on you?

PS... It is Fri, Sep 11th, 4:25PM, a neighbor reported a wedding next door with amplified music just starting, MCSO just completed their 1st service call to this address. Tal - it is in your district; it is the real world example we are offering as a starting point. There have been 35 service calls to MCSO since 2024, 12 service calls in 2026, the last one was last weekend. It is near the Palma Sola Post Office.

Respectfully,

Martha Jane Flynn

Your Neighborhood Volunteer Board of Directors

Martha Jane Flynn, Dagmar Frank-Mairle, & Wilbur Miller

Pine Meadow Homeowners Association

From: Gemma Lang <glang@agmgmtsolutions.com>

Sent: Friday, September 11, 2026 2:50 PM

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

Subject: Additional PFAS treatment perspective for landfill leachate

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Hello Commissioner Bearden,

I recently read about the Manatee County Commission's discussion of the proposed PFAS treatment project at the Lena Road Landfill. I appreciated the questions you raised regarding the technology, cost, and long-term value to the county.

I work with Plasma Blue, a Minnesota-based company focused on PFAS destruction, including treatment of challenging concentrated waste streams such as landfill leachate. Our work addresses an important distinction in PFAS treatment: removing or concentrating PFAS is not necessarily the same as destroying it. The distinction can affect residual handling, disposal requirements, lifecycle costs, and long-term liability.

I am not reaching out to advocate for or against the current proposal. Rather, I wanted to make you aware of an additional technology approach while the county evaluates its options.

If it would be helpful, I would be glad to arrange a brief introductory conversation with our team.

Best regards,

Gemma Lang

Project Coordinator

Plasma Blue

1020 Innovation Lane, Mankato, MN 56001

M: (507) 594-1128 | **E:** glang@agmgmtsolutions.com

www.plasma-blue.com



From: Judy Seltrecht <fakc.seltrecht.president@gmail.com>

Sent: Friday, September 11, 2026 3:33 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: 09.11.2001

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Dear Commissioners

Please read my letter regarding 09.11

Regards

Judy Seltrecht

President

Florida Association of Kennel Clubs



President - Judy Seltrecht
1st Vice President - Cathy Driggers
2nd Vice President - Pat Kennedy
3rd Vice President - Leah James
Secretary - Susan Thibodeaux
Treasurer – Diane Roberts

Preserve, Protect Purebred Dogs

September 11, 2026

Dear Commissioners:

I cannot believe it has been 25 years ago that I was sitting in my office , turned on the television to see Katie Couric on the today show reporting a plane hit one of the towers only to see the next plane behind her hitting the second tower.

There are just some things that we will “Never Forget”. Our nation came together, we cried together and then we just helped each other.

Just down the road from the twin towers was the American Kennel Club who immediately went to work.

We donated funds for onsite x-ray equipment

We engaged Veterinary support and supplies for all of the search and rescue dogs.

We assisted with contacts of necessary qualified search and rescue dogs.

Our purpose bred dogs worked tirelessly with their handlers, some professional and others were well trained volunteers.

It was through the direction of the American Kennel Club, the DOGNY initiative was started to financially support search and rescue dogs within the United States; even to this day.

We raised the awareness of responsibly bred purpose bred dogs and how they contribute daily not only in family life, but with our first responders and law enforcement K9 departments today.

The next time you fly out of Tampa International Airport or Sarasota Bradenton International Airport, you may see one of our donated hard working detection dogs ensuring every departure is safe.

God Bless our Nation and to all those who serve and protect us.

Regards

Judy Seltrecht

President

Chair, Hillsborough County Animal Advisory Committee

Manatee Kennel Club Delegate, American Kennel Club

From: Braella Sarasota - Park Place Operations Manager <braella@parkpl.co>

Sent: Sunday, September 13, 2026 7:06 PM

To: Selena Cunningham <selena.cunningham@mymanatee.org>; Maria Zuleta <maria.zuleta@mymanatee.org>; Dana Summers <dana.summers@mymanatee.org>; Kelli OMalley <kelli.omalley@mymanatee.org>; Cindy Nelson <cindy.nelson@mymanatee.org>

Subject: Last Minute Insights from a Local Professional & Sympathetic Neighbor

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Dear Legislative Assistant Team,

My name is Braella, and I serve as a short-term rental co-host operating properties across Sarasota and Manatee Counties. Managing local vacation rentals while maintaining consistent, open communication with long-term residents provides me with a balanced perspective on policies that protect our neighborhood character while continuing to support the local tourism economy.

As the Board drafts the short-term rental ordinance for unincorporated Manatee County, I respectfully submit the following recommendations to balance community interests and operational viability within state preemption limits:

- Establish Objective, Decibel-Based Noise Ordinances: Implement measurable decibel limits at property lines (such as 45 dB during quiet hours from 10:00 PM to 7:00 AM) and incentivize privacy-safe noise-monitoring technology to enable proactive mitigation.
- Mandate Exterior Local Contact Signage: Require unobtrusive exterior postings with designated local contact information to ensure surrounding residents can resolve issues directly and immediately.
- Require Mandatory Internal Compliance Postings with Enforcement Provisions: Mandate clear displays of sound and occupancy limits inside properties, contractually bind guests upon booking, and empower law enforcement officials to trespass non-compliant guests without refund.
- Require a Verified "Can-to-Curb" Trash Plan: Mandate verified trash management plans for timely bin placement and removal to maintain neighborhood cleanliness and prevent nuisances.
- Implement a Revenue-Neutral, Tiered Registration Fee: Utilize a tiered registration fee scaled by property capacity (such as higher rates for capacities up to 12 guests) to offset administrative expenses—including projected program overhead and enforcement positions—without burdening taxpayers or small-scale operators.
- Establish a "Three-Strikes" Permit Suspension Clause: Enforce a strict policy where three verified violations within a rolling 12-month period result in a 30-day certificate suspension, providing a meaningful deterrent and an operational cooling-off period to address underlying issues.

Thank you for your time, dedication, and thoughtful consideration of these proposed solutions.

Best regards,

Braella

Operations Manager, Park Place

Short-Term Rental Co-Host, Sarasota & Manatee Counties

From: Chuck Herwig <chuckherwig1@gmail.com>

Sent: Monday, September 14, 2026 1:26 PM

To: Public Comments <public.comments@mymanatee.org>

Subject: Amanda Ballard; Crossings

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Attn: Amanda Ballard, please respond. Thank you. Chuck Herwig

Charles M. Herwig

5519 23 Street East
Bradenton, FL 34203
941-320-0998
Chuckherwig1@gmail.com

public.comments@mymanatee.org

Amanda Ballard, District Commissioner

re: Oneco Crossings Drug Rehab Facility 5700 24th St. E.
Bradenton, FL 34203

Highly recommend immediate closure, relocation and no further referrals or acceptance regardless of source of referral.

Manatee County and Florida State Officials have now had adequate exposure, experience and historical records to make a legal and correct decision regarding “ the Crossings.

The above facilities are so bed bug infested, eradication is no longer possible, Health Department or proper authorities should be so ordered to investigate and act immediately.

This is now considered by 12 judicial court system as a place of last resort. Even those with serious prison records have been referred there. That type non-qualifying facility certainly is not conducive to a residential neighborhood such as has existed in the neighborhood far longer than “the Crossing” as it is recently been named.

Sincerely,

Charles M. Herwig

From: DD <davidd4300@gmail.com>

Sent: Monday, September 14, 2026 2:12 PM

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

Subject: This is a picture of the Public Access to the Bishop Shelter

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Dear Commissioner Bearden,

This pic below was taken last week at Bishop. The photo is being used on social media to show the flooding and drainage issues. But the bigger issue is that this picture shows the path of public access for viewing the dogs - which is outside the kennels and outside of the black fence.

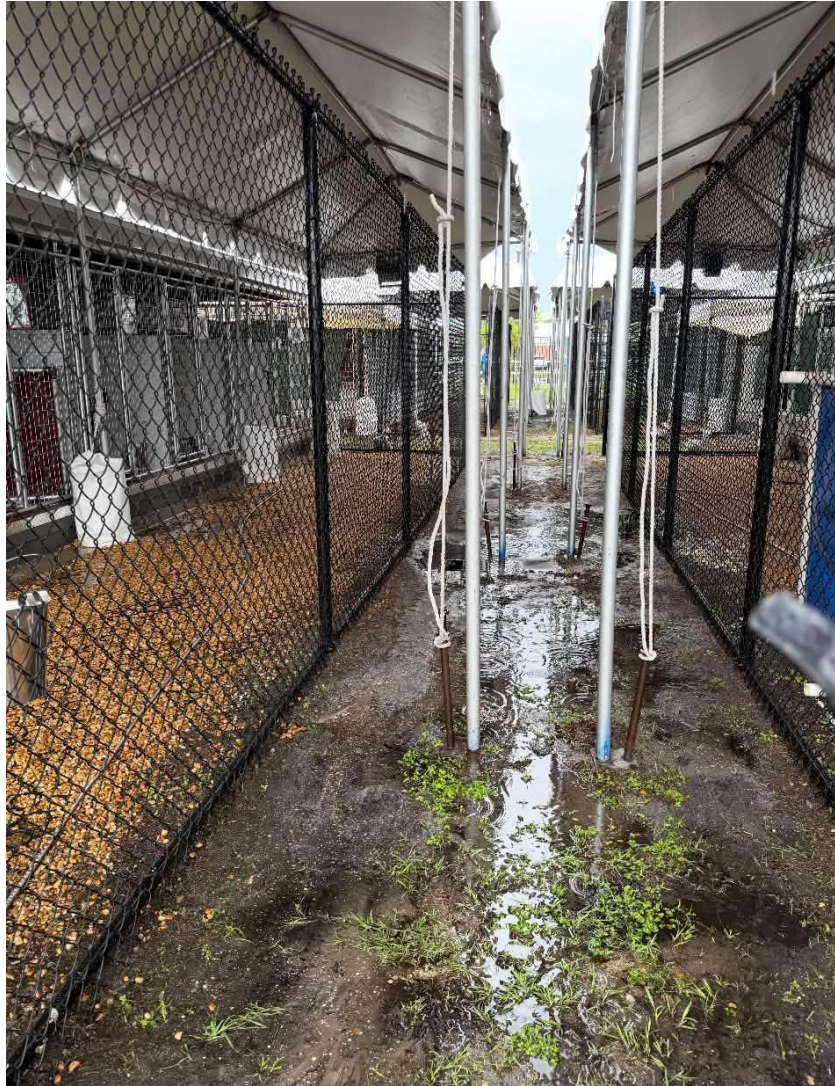
As you know, the kennel trailers are too small and unsafe for volunteers and the public to enter. To view the dogs, the public is escorted around the outside of the kennel trailers - outside of the black fence. As you can see, this means the public is about 12' away and must look through 2 fences. They can't see the dogs' names or any information posted on kennel cards. They can't see if the dog is male or female, or its weight.

Plus, there are the obvious problems of trip hazards and exposure to the weather. I don't know how this isn't a violation of the Americans with Disabilities Act.

Please - the board needs to ask for regular status updates on the prefab replacement cost study that was ordered on July 28th. To have an acceptable shelter, we only need a publicly accessible brick and mortar kennel building. We already have a modern medical building and a brand new administration/customer service building.

The board should prioritize replacing the prefabs. Marion County, Citrus County, Orange County, Brevard County, and Miami-Dade County are all at some stage of getting new shelters. Hillsborough has promised to make significant capital improvements to its shelter. Manatee county staff, volunteers and animals deserve better than cheap, labor intensive, non-accessible trailers.

David Daniels



From: Karen Ciemniecki <karenciemniecki@verizon.net>

Sent: Tuesday, September 15, 2026 12:07 AM

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

Subject: Personal safety and liability Bishop Animal Shelter Public Opinion Matters

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Dear commissioners, the rainy season is in full swing and BOCA has not addressed the flooding, personal safety for staff, dogs, volunteers, and the public. This can turn into a serious liability if it is not fixed soon. I hear chatter, but nothing concrete as to how you plan to fix the problem of no permanent shelter at Bishops. One lawsuit and you are toast!

Have you seen the plans for the new Manatee County Humane Society campus, or toured Nates, or a new facility from another county? Save money no matter what the consequences are is BOCA's opinion. Promises that were broken. There is no accountability as to what BOCA spent their allotted money on. What experts were part of the project? Whose dumb idea was it to use unsafe prefab cheap kennels.

I went to take a dog for a doggy day out. The animal was exhausted, wet and smelly from all the flooding and rain at the facility, and just excited to get out of there for a few hours. The shelter was loud, with small enclosures, and leaking tarps over dogs. Play areas are not centrally located. Poor design concept.

This albatross is a blemish on Manatee County. It needs to be addressed and solved ASAP. The lack of transparency is unbelievable. Who voted you in to office to represent them? The general public and they have express how subpar the shelter is. Address it now, get creative and think out of the box. Private donors, reallocation in your budget. Take action now.

Karen Ciemniecki

45 years in Manatee County as a taxpayer

941-725-0603

From: Nancy Newby <nannewby@aol.com>

Sent: Monday, September 14, 2026 5:23 PM

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

Subject: PLEASE FOR THE LOVE OF ANIMALS

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I am so very disappointed in this board for choosing to ignore the horrible conditions at the Bishop Animal Shelter.

Just spend the necessary money to fix the problem. Do you see the pictures that your citizens see? Flooding, no shelter from heat or rain. Why can't this be a priority?

Voters have the chance to reduce their tax burden and honestly if you spend money recklessly to put up this nonsense of a shelter people will stop giving you money.

Help the poor animals and their volunteers please.

And a response from one of you would be appreciated.

Sincerely

Nancy Newby

[Sent from the all new AOL app for iOS](#)

From: Jonna Koellhoffer <jkoellhoffer@gmail.com>

Sent: Monday, September 14, 2026 5:01 PM

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

Subject: Flooding

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Photo Attached.

This recent photo shows the obvious flooding and drainage issues at Manatee county's Animal Shelter. But the bigger issue is that this picture also shows the public access path for viewing the dogs - which is outside the kennels and outside of the black fence.

As most of us know, the kennel trailers are too small and unsafe for volunteers and the public to enter. To view the dogs, the public is escorted around the outside of the kennel trailers, outside the black fence. As you can see in the picture, this means the public is about 12' away and must look through 2 fences. They can't see the dogs' names or any information posted on kennel cards. They can't see if the dog is male or female, or its weight.

Would-be adopters are unable to make that magical connection that leads to many adoptions.

Plus, there are the obvious problems of trip hazards and exposure to the weather. How can this not be a violation of the Americans with Disabilities Act?

Please ask for regular status updates on the prefab kennel replacement cost study that was ordered on July 28th. For Manatee County to have an acceptable shelter, we only need a publicly accessible brick and mortar kennel building. The Bishop property already has a modern medical building and a brand new administration/customer service building.

The county commission should task the new Animal Advisory Board with being engaged in the process, starting with the cost study. There are open questions that demand public input via the advisory board. What is the scope of the cost study? Is it for a full shelter, or just a kennel building? Where is it to be located? If using the existing site, there are questions about temporary housing. Aren't these issues that the Advisory Board should be involved in?

Ignoring the public, and the experts at Animal Arts, is how we got into this mess.

Marion County, Citrus County, Orange County, Brevard County, and Miami-Dade County are all at some stage of getting new shelters. Hillsborough has committed to making significant capital improvements to its shelter. None of these counties are using prefabs. To my knowledge, no other public shelter in Florida uses prefabs. I'd be surprised if any similar-sized municipal shelter in America uses prefabs.

Manatee County's hard working staff deserve better. Volunteers and residents deserve better than cheap, labor intensive, non-accessible trailers. A public shelter reflects community values. We are better than this.

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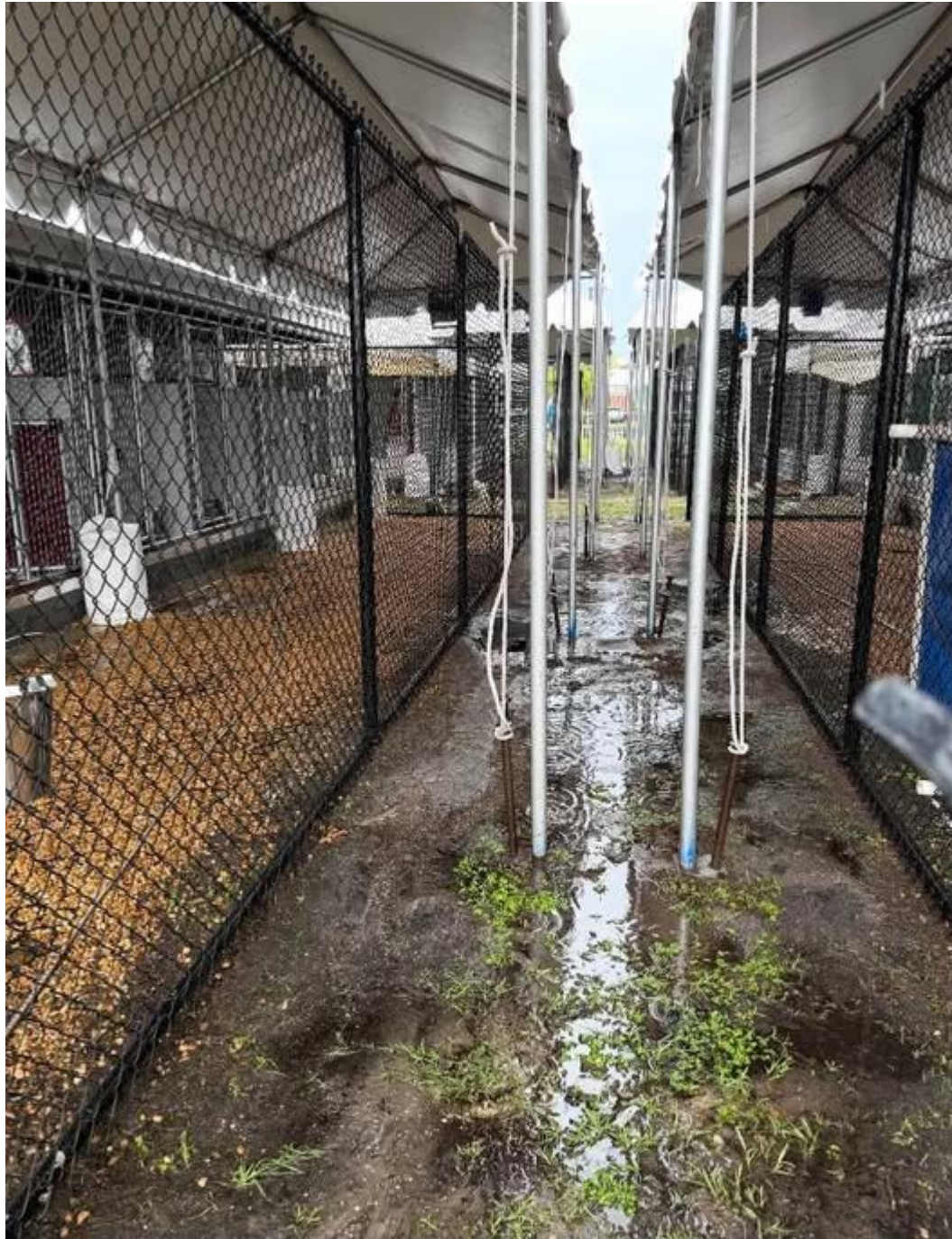
Thank you

Jonna Koellhoffer

General Manager

www.susanjstickle.com

www.dressagephotos.com



From: Martha Jacobs <mjorders@verizon.net>

Sent: Tuesday, September 15, 2026 2:07 PM

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

Subject: Drainage at Bishop Trailer Park Kennels

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Dear Commissioners,

Well, after so many months in an extreme draught, it looks like District 3 finally caught up to "normal." Typically this catch up to normal would have been reached a few months ago. What this means is that rain water doesn't soak in quickly so proper grading/slope as well as adequate drainage is crucial.

So, why is it that at a brand new facility the water is now just sitting there ankle+ deep? Obviously, the grading/slope & drainage was not done properly. We were told by staff at the ASAB meeting last week that the drainage issues were actively being worked on. From photos over the last 3 days (see below) that certainly doesn't look to be the case.

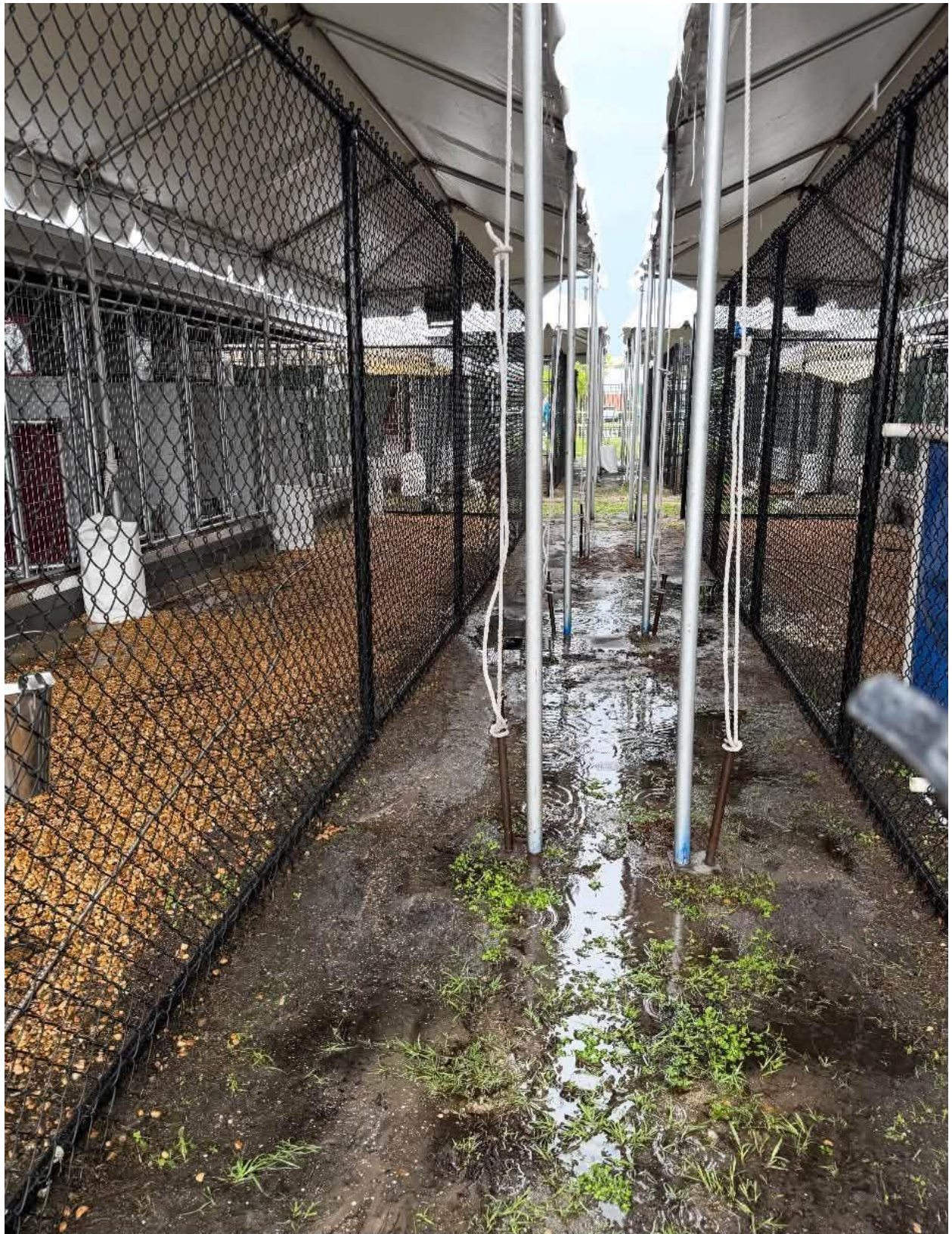
Volunteers and staff must wade through standing water above their ankles to reach the dogs. Cleaning of the outside portion of the kennel will only cause feces, urine & additional water to splash out and accumulate along with rain water because the drains for the outdoor kennel runs are in the wrong location as we began telling you in January 2026. Please, try to tell me about gutters on shade structures. Gutters alone won't change this. The drainage is inadequate & must be resolved BEFORE spending the money on the permanent shade structures. What if larger equipment is required to create adequate drainage? Should we pay to have permanent shade structures put in only to rip it out again in order to fix the drainage issue? Remember, even with gutters, the same amount of water needs to go someplace.

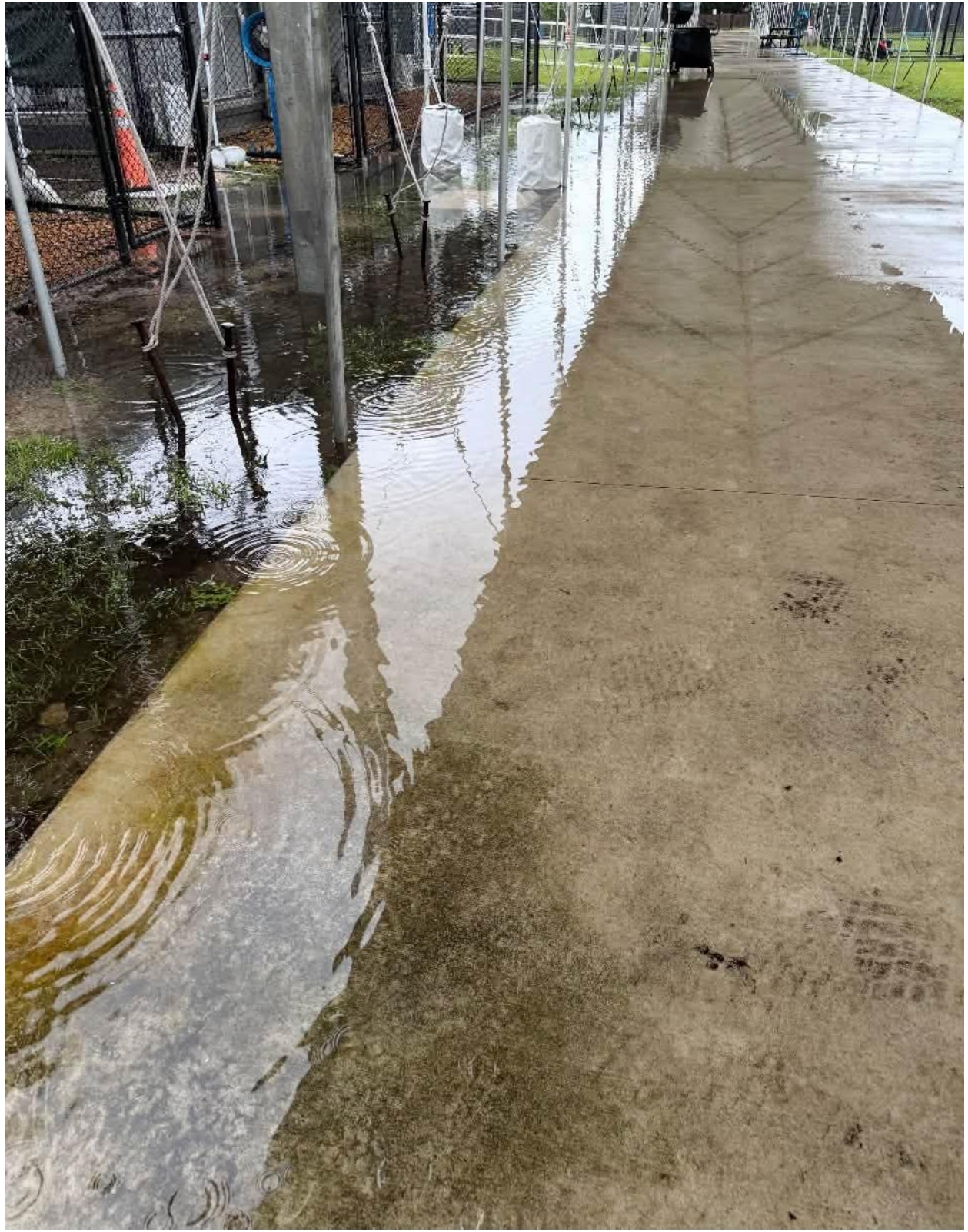
Can I please remind you that a common sense approach would have been to consider things like shade, gutters and adequate drainage BEFORE moving dogs from Palmetto. Administrator Bishop's & the entire BOCC's lack of common sense has been nothing short of mind boggling. This on top of dumping these trashy trailers with NO notice to the public of your bait & switch plan to not provide the concrete block shelter building agreed to per public record.

You now need to be concerned with the increased risk of mosquito born illnesses & other diseases created by the standing water. Well done.

We were not liars in January 2026. We were not being unreasonable in March 2026. Instead, more and more taxpaying voters are speaking up.

There is only one way to resolve this - budget for all of this immediately. MCAW must receive the funds to build a concrete block kennel building attached to the new Adoption/Administration building. If fewer than 120 kennels are built initially, planning & budgeting must begin now to add the additional kennels at a sooner rather than later date. Another common sense thought - there is no way these trailers will outlive concrete block. Future plans must consider this! Additionally, MCAW must receive additional funds annually to pay a sufficient number of trashy trailer kennel staff a living wage, fund the salary for a Director of Animal Services, fund additional animal control officers so the county is covered 7 days a week & someone is available to pick up road-kill. Please allow the ASAB to be the common sense this board is lacking.





Sincerely,

Martha Jacobs

Manatee County D-3 resident

From: mike Citino <mike.citino@icloud.com>

Sent: Monday, September 14, 2026 8:08 PM

To: Public Comments <public.comments@mymanatee.org>

Subject: Storage unit near Publics Northchase center

[You don't often get email from mike.citino@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Hello,

The purpose of this email is to identify who are the people responsible for approving a storage unit near residential housing . This is terrible idea , we urgent clinics , and more shopping center to feed off the 20k houses that built in the last few years . People in North section of Lakewood ranch get tired drive down to University drive .

We need urgent clinic and hospitals and basics shopping centers not storage units . Low class people want storage units in a residential housing area . This is unacceptable planning . Or is it a payoff.

Thanks

Mike Citino
301-455-4949

Sent from my iPhone

SR 64

STAR FARMS



Bourneside

TAYLOR RANCH

FUTURE HOMES



★ BOURNESIDE
UP TO 250K SF
FUTURE RETAIL

UIHLEIN RD



NORTHCHASE

● PUBLIX OPEN

McDonald's / Chipotle

Chase / Dental



SR 64

★ 195K SF APPROVED
SMALL GROCERY
RESTAURANT
DAYCARE
POSSIBLE STORAGE



For Star Farms/Taylor Ranch residents, this is actually a fairly substantial amount



Public Comment

Manatee County Government

Submitted On:

Sep 15, 2026, 05:52AM EDT

Full Name	First Name: Anonymous Last Name: Anonymous
Email	ManateeCounty941@proton.me
Which meeting is this public comment for? (Please select date of meeting)	September 22, 2026
Topic/Agenda Item	Request for Investigation of Possible Residency Disqualification of Sitting Manatee County Commissioner Jason Bearden
Comment	The below email was sent to the Board, various state officials and agencies, and various news media outlets. Attachments are omitted. Thus far, only the Attorney General's Office and the Office of Election Crimes and Security have responded to acknowledge receipt. ***** I am writing to formally bring to the attention of the recipients of this correspondence information that raises serious and substantial questions regarding whether sitting Manatee County Commissioner Jason Bearden continues to satisfy the legal residency requirements applicable to the office he holds. I respectfully request that every governmental agency and official with potentially applicable jurisdiction, investigative authority, enforcement authority, prosecutorial authority, or other responsibility review and investigate the information provided and take whatever action is authorized and appropriate under Florida law. Commissioner Bearden is copied on this email and is respectfully invited and urged to provide a complete public explanation. The documents attached to this correspondence indicate that, beginning in or around 2024, Commissioner Jason Bearden acquired residential property located in Charlotte County, Florida. The attached documents include: 1. The recorded deed reflecting the acquisition of the Charlotte County property; 2. The recorded mortgage associated with the property; 3. A Notice of Commencement concerning work performed at the property; and 4. A recorded lien that was at one time filed against the property concerning an alleged unpaid water bill and that has subsequently been released. Of particular concern is the mortgage documentation, which appears to

contain representations and/or requirements concerning the property being occupied as the borrower's primary residence. These publicly recorded documents raise an obvious and serious question: If Commissioner Bearden represented to his mortgage lender that his Charlotte County home was or would be his primary residence, how does that representation reconcile with his legal obligation to reside in Manatee County?

I am not asking the recipients of this correspondence to assume that the answer to this question is predetermined. Rather, I am asking the appropriate governmental authorities to investigate the facts, obtain all relevant records, and determine the truth as to:

- Has Commissioner Bearden continuously maintained the residence legally required to hold office as a Manatee County Commissioner?
- If not, when did he cease maintaining the legally required residence?
- Did the acquisition, financing, occupancy, or use of the Charlotte County property affect his legal qualification to continue serving as a Manatee County Commissioner?
- If the legally required residency qualification has not been maintained, what is the legal consequence under the Florida Constitution, Florida Statutes, applicable case law, and any other applicable authority?
- What representations were made to the mortgage lender concerning:
- Commissioner Bearden's intended occupancy of the Charlotte County property;
- whether the property would be his primary residence;
- whether the property would be owner-occupied; and
- the location of Commissioner Bearden's actual residence at the time of the loan application and closing?
- If Commissioner Bearden represented to the lender that the Charlotte County property was his primary residence, was that representation accurate when made?
- Conversely, if Commissioner Bearden was legally required to maintain his residence in Manatee County and did so, were the representations made to the lender concerning primary occupancy accurate?

I respectfully request that the appropriate law-enforcement authorities determine whether the facts present any basis for investigating a possible false representation or other violation in connection with the mortgage transaction. I make no predetermined accusation regarding the commission of a crime; that determination should be made by the appropriate investigative and prosecutorial authorities based upon all relevant evidence.

The circumstances also warrant review of Commissioner Bearden's voter-registration and voting history. If Commissioner Bearden was registered to vote and voted in Manatee County after establishing his actual legal residence elsewhere, the appropriate election authorities should determine whether any election-law violation occurred.

Conversely, the mere existence of a mortgage describing another property as a primary residence may not, standing alone, establish a violation. The relevant authorities should investigate Commissioner Bearden's actual residence, domicile, voter-registration information, representations made in connection with the mortgage, and all other relevant facts.

I respectfully request that the appropriate election authorities determine whether there is any basis to investigate whether Commissioner Bearden:

- was properly registered to vote;
- properly identified his legal residence for voter-registration purposes;
- lawfully voted from the address at which he was registered; and
- made any inconsistent or materially inaccurate representations concerning his residence.

A sitting elected official occupies a position of public trust and exercises governmental authority on behalf of the citizens of Manatee County. The public is entitled to know whether Commissioner Bearden satisfies the legal qualifications required to continue holding that office. If he has complied with all applicable laws and has maintained the legally required residence, then he should be able to explain the apparent inconsistency between the public records and the legal residency requirement. If, however, the investigation establishes that he has failed to maintain the residence legally required for the office, the appropriate governmental authorities should take whatever action Florida law authorizes.

Accordingly, I respectfully request that each recipient with relevant authority:

1. Conduct, or refer for, an appropriate investigation;
2. Review Commissioner Bearden's qualification to continue serving in office;
3. Review any relevant voter-registration and voting records;
4. Review the representations made in connection with the mortgage transaction;
5. Determine whether any Florida constitutional provision, statute, election law, criminal law, ethics provision, or other legal requirement has been violated; and
6. Take whatever enforcement, prosecutorial, administrative, judicial, or other action is authorized and appropriate based upon the facts and applicable law.

The attached documents are publicly recorded documents that warrant objective review.

Commissioner Bearden is copied on this correspondence because this matter directly concerns his qualifications to continue serving the

citizens of Manatee County. I respectfully invite him to publicly provide a clear and complete explanation addressing the apparent inconsistency between:

1. Your constitutional obligation to maintain the residence required for your office; and
2. The publicly recorded documents concerning your acquisition, financing, and apparent primary-residence representations associated with the Charlotte County property.

If there is a straightforward and legally valid explanation, the citizens and governmental authorities receiving this correspondence deserve to hear it. However, if you no longer satisfy the legal residency requirement applicable to the office you hold, I respectfully call upon you to resign immediately rather than continue exercising the powers of an office for which you may no longer be legally qualified.

The purpose of this request is not to prejudge the outcome of a lawful investigation. It is to insist that the relevant facts be investigated and that the law be applied.

The following publicly recorded documents are attached for review:

- Recorded Deed;
- Recorded Mortgage;
- Notice of Commencement; and
- Recorded Lien and subsequent Release/Satisfaction documentation, as applicable.

If any attachment does not come through because of email-size limitations, the referenced documents can be located through a name search in the Official Records maintained by Charlotte County.

The citizens of Manatee County are entitled to confidence that the individuals exercising governmental authority on their behalf meet the legal qualifications required for the offices they hold.

Thank you for your prompt attention to this serious matter.

From: William Roberts <lwrwilliam@yahoo.com>

Sent: Monday, September 14, 2026 7:58 AM

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

Subject: Project Grace

You don't often get email from lwrwilliam@yahoo.com. [Learn why this is important](#)

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Dear Chair and Members of the Manatee County Commission:

I am writing to express my deep disappointment in the decision to halt plans for the complex previously approved to be built at the Premier Sports Campus, and how the entire process was handled. And I say all of this as someone with zero affiliation with Mr. Zimmerman, and someone who has frequented the Ellenton facility multiple times a week consistently for over 20 years.

To recap, this Commission unanimously voted to move forward with Project Grace in June, authorizing staff to negotiate an agreement with the developer and bring business terms, a land lease and operating agreement to the board for consideration for a site at Premier Sports Campus. Several Commissioners, including Commissioner McCann, openly spoke in favor of the economic and recreational benefit it would bring to the community.

Then in July, with no on the record changes to the proposed agreement, the Commission unanimously votes to suspend negotiations and instructs County staff to research alternative locations and resident concerns, due largely to opposition from a vocal minority of residents who live close to the project and a motion brought by Commissioner McCann. The only factual concern brought up with the location was if this type of facility was compliant with the zoning and land use codes.

Now, on September 1st, again with no new factual information or on the record changes to the plan, and reaffirmed by Commissioner Kruse's comments essentially that 'there is nothing new and we don't have enough information to vote on this one way or another', the Commission still unanimously votes to completely halt the complex. The reason publicly stated is missing information from the developer and lack of a business plan to address financial concerns. The developer, Mr. Zimmerman, stated at the meeting he was never asked for any of this information previously, and it all would have been part of the final agreement brought to the Commission for approval. But that never reached a conclusion...because the Commission voted to suspend negotiations for that agreement in July.

Staff returned with the answers to the zoning questions on September 1st, verifying that this type of facility could be built here. The developer was asking based on that information to allow negotiations to continue, so the needed details and information could be provided and an informed decision could be made on the original site. That was allegedly the main issue all

along. Remember, it was 'Right project, wrong location'. Instead, you moved the goalposts to the financial side of the deal and killed on the spot.

This chain of events leaves many unanswered questions for the public, as none of it makes any sense.

If the financials were the main missing piece and you were lacking information to make a decision, what exactly did you think you were voting for in June? Why was a motion passed in July to look at alternative locations? The location is what you approved a month earlier for this project. Nothing changed, except a small number of people complained about the location. What would make anyone think a developer spending \$80M would just automatically be ok with another location other than Premier? If the financial terms were the issue, the location would be irrelevant anyway.

When and how, aside from the on the spot questions at the meeting on September 1st, was the missing information requested from Mr. Zimmerman? It doesn't seem like anyone bothered to ask or meet with him to get those questions answered, either before the meeting in July or the meeting September 1st. If information was asked for previously and the developer didn't comply, that was never mentioned during the meeting. Why, if there wasn't enough information to make a decision, wasn't there simply a motion passed to put a decision on hold until a complete package with all requested information was received and those questions answered before a yes or no vote?

Oddly, I heard more than one Commissioner mention meeting with the owner of the Ellenton facility, who obviously had a vested interest in this not being built. Seems a bit backwards that instead of working with a developer who was trying to partner with the County on a way to make this work for everyone, more time was spent with a private business owner, talking about his facility.

So it seems like the Commission either a) voted to proceed in June with the expectation these questions would be answered during the agreement negotiation process... that they never allowed to complete, or b) voted in June to proceed without any of the necessary information needed to make an informed decision. Regardless of the answer, both are embarrassing and a bad look, and gives the appearance the real answer was c) the Commission caved to the complaints of the vocal minority who are still under the impression this should and will be 'just a park'.

Obviously, due diligence needed to be completed, the financial interests of the County needed to be protected and no one is saying things should have blindly moved forward. But it certainly seems the Commission did a complete 180 on this in a very short period of time, without even getting to the point of receiving the final plans and details. Needing more information is not reasonable grounds to completely kill a project like this.

So now the kids and active adults in the community are left with an empty parcel of land, with no foreseeable resolution in sight, when you had a developer willing to spend \$80M on what would have been the premier ice facility in the state, within an existing sports complex. Whatever gets proposed there will meet opposition, as no one ever will agree on a use, and even if they do, there is that minor detail of who will pay for it. So instead of something that would have been a benefit to the community, paid for mostly by a private entity, being built, it gets denied and we are back at square one.

And in the end, since all of you have probably moved on from this, none of you will ever actually answer any of the questions above that I and many others in the community have anyway. But since you are all so tight with Mr. Smith now, do us all a favor and next time you meet with him, just ask that he fixes the leaky roof, the dehumidifier and compressors that cause the ice to frequently turn to slush and be unsafe or unusable, and maybe clean the locker rooms and bathrooms once in awhile as part of that \$7M renovation, before he adds the 3rd sheet of ice. That's the least you could do since he is now back to being the only rink between Brandon and Ft. Myers due to this decision.

From: mary hough <maryhough1966@gmail.com>
Sent: Monday, September 14, 2026 8:00 AM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Deaths

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Hi Mary,

Since our last correspondence, we have had two additional cases in which Kratom (Mitragynine) was listed as a cause of death:

Year	Case number	County	Alcohol contributed?	Other drugs contributed?
2026	26-01057	Manatee	Yes	No
2026	26-01463	Manatee	No	No

Of these two, neither had any natural diseases contributing.

Again, it is important to note that toxicology results take about two-three months to get back, so there will ALWAYS be some cases in which toxicology is pending. Accordingly, there already may be more deaths in 2026 that will eventually end up classified as having been caused by kratom.

My best regards,

Russell S. Vega, MD

Chief Medical Examiner

Districts 12 and 22 of Florida

(DeSoto, Manatee, Sarasota and Charlotte Counties)

Sent from my iPhone