September 2, 2026 - Work Session

Subject
Updates to Agenda - August 31, 2026

Category
ANNOUNCEMENTS

Briefings
None

Contact and/or Presenter Information
Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested
Updates incorporated appropriately

Enabling/Regulating Authority
N/A

Applicable Advisory Board
N/A

Background Discussion
Below are agenda updates (dated 8/31/26) for the meeting of September 2, 2026:

AGENDA ITEMS
Development Services
Item 1, Short-Term Rental (STR) Discussion

- This agenda item was updated with additional public comments, a PowerPoint Presentation and Tourist Development Tax Collection Information.

Attorney Review
Not Reviewed (No apparent legal issues)

Instructions to Board Records
N/A

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs - N/A

September 2, 2026 - Work Session

Subject
Short-Term Rental (STR) Discussion, Nicole Knapp, Development Services Director, and Stephanie Charles, Development Services Deputy Director

Category
AGENDA ITEMS

Briefings
Briefing Provided Upon Request

Contact and/or Presenter Information
Nicole M. Knapp, Director x 7824
Stephanie Charles Deputy Director x 3805
Tom Wooten, Chief x 6908

Action Requested
No Action Required

Enabling/Regulating Authority
N/A

Applicable Advisory Board
N/A

Background Discussion
1. Short-Term Rentals
   i. Recent Manatee County Background
   ii. State Laws Governing Short Term Rentals
   iii. Current Manatee County Regulations
   iv. Summary of Previous Public Comments
   v. Critical Stakeholder(s) Summary

Attorney Review
N/A

Instructions to Board Records
tom.wooten@mymanatee.org

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

Short-Term Vacation Rental (STR) Discussion

History of Board Actions

- 1/28/2025
  BOCC directed staff to draft an ord. (vote 6-1)
- 5/6/2025
  Staff presented draft.
  Motion to direct staff bring back an ord. (Failed 3-3)
- 6/16/2026
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Manatee County FLORIDA

Public Concerns

- Occupancy restrictions
- Commercial vs. Residential
- Zoning Restrictions (quantity and spacing)
- Inspections for compliance with the Florida Building Code and Florida Fire Prevention Code
- Noise or Quiet hours
- Trash
- Parking

Manatee County FLORIDA

Presentation Team

- Stephanie Charles, Deputy Director
- Shawn Baxter, Building Official
- Rob Wenzel, Zoning Official
- Tom Wooten, Chief Code Enforcement
- Chris Klepek, Planning Section Manager

Manatee County
FLORIDA

Agenda

- History of Board Actions
- Research of Neighboring Communities
- State Laws
- Legal Limitations
- Current County Regulations
- Operational Needs and Funding
- Stakeholder Input (Fire Dist., Tax Collector)

Manatee County
FLORIDA

Community Comparison

Category	Collier County (2021)	City of AMI (2025)	City of Bradenton (2022)	City of Sarasota (2021)	Holmes Beach (2016)	Pinellas County (2025)	Hillsborough County (Pending Adoption)
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State Laws Governing STR's

2011:

- *"Vacation Rental"* - added to legislation (Chapter 2011-119)
- FS 509.032(7)(b) preempted regulation of STR's

A local law, Ord, or reg. may not restrict the use of VR, prohibit VR, or regulate VR based solely on their classification, use, or occupancy. This paragraph does not apply to any local law, Ord, or reg. adopted on or before June 1, 2011.

This statute did allow local jurisdictions to conduct inspections for compliance with the Florida Bldg Code and Fire Prevention Code

Manatee County FLORIDA

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2014:

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Manatee County FLORIDA

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SB 280 (2024) – *"proposed"*

- House and Senate app'd SB 280, which would have created;

"Local Registration of Vacation Rentals; Suspension, Revocation; Fines"

- Authorize registration & fees and inspection fee
- Time limitation to approve an application
- Fine operators a certain fee, file and foreclose on a lien based off fine, suspend registrations, and revoke or refuse to renew a registration, for violations of the local registration requirements (requires special magistrate)
- Authorize occupancy limitations

Manatee County FLORIDA

State Laws Governing STR's

SB 280 - later vetoed by Governor Desantis with the following statement:

RON DESANTIS
GOVERNOR

FILED
2024 JUN 27 PM 6:30
DEPARTMENT OF STATE
TALLAHASSEE, FL

June 27, 2024

Secretary Cord Byrd
Secretary of State
R.A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399

Dear Secretary Byrd:

By the authority vested in me as Governor of the State of Florida, under the provisions of Article III, Section 8 of the Constitution of Florida, I do hereby veto and transmit my objection to Committee Substitute for Senate Bill 280 (CS/SB 280), enacted during the 126th Session of the Legislature of Florida during the Regular Session 2024 and entitled:

An act relating to Vacation Rentals

Beyond creating new bureaucratic red tape that locals must comply with, CS/SB 280 prevents local governments from enforcing existing ordinances or passing any new local measure which would exclusively apply to vacation rentals. Under the bill, any such measure must apply to all residential properties. The effect of this provision will prevent virtually all local regulation of vacation rentals even though the vacation rental markets are far from uniform across the various regions of the state.

Going forward, I encourage the Florida Legislature and all key stakeholders to work together, with the understanding that vacation rentals should not be approached as a one-size-fits-all issue.

For these reasons, I withhold my approval of CS/SB 280 and do hereby veto the same.

Sincerely,

Ron DeSantis
Governor

Any local regulation, specifically targeting vacation rentals, would have to apply to all residential properties, rather than just vacation rentals.

Current State Regulations

- Register - Dept of Business & Professional Regulation (DBPR)
- Register - Department of Revenue
- State application Fee: $50
- State License Fee: Dependent on the # rental units
- Renewed annually
- Sanitary/Cleanliness/Balcony Inspections
- Human Trafficking Awareness
- Fire Safety
- Compliance - FAC 61C-1.002 Licensing & Inspection Requirements

Manatee County FLORIDA

Current Local Regulations

- No current local ordinance specifically for STR
- Trash Ordinance (Chapter 2-9-105 CCO)
- Noise Ordinance (Chapter 2-21 CCO)
- Parking Regulation (Section 1005 LDC)
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- Register with the Tax Collectors Office
- 13% Tourist Development Tax. (6% Tax Collector – 7% Florida Dept. of Revenue)
- Meet Local Fire District Regulations

Manatee County FLORIDA

What We Can’t Do

- Prohibit or regulate the duration or frequency
- Regulate the use of recreational activities such as pickleball, basketball, swimming and/or other various activities
- Regulate the residential dwelling as a commercial use
- Restrict the number of STR

Manatee County FLORIDA

What We Can Do

<u>Option A:</u>

- Enforce existing ordinances and regulations
- Updating current ordinances related to:
  - Trash
  - Lighting
  - Parking
  - Noise
  - Code Enf violation and fine ordinance per FS 162

Manatee County FLORIDA

What We Can Do (Cont'd)

<u>Option B:</u>

Creation of STR Ordinance and New Dedicated STR Section

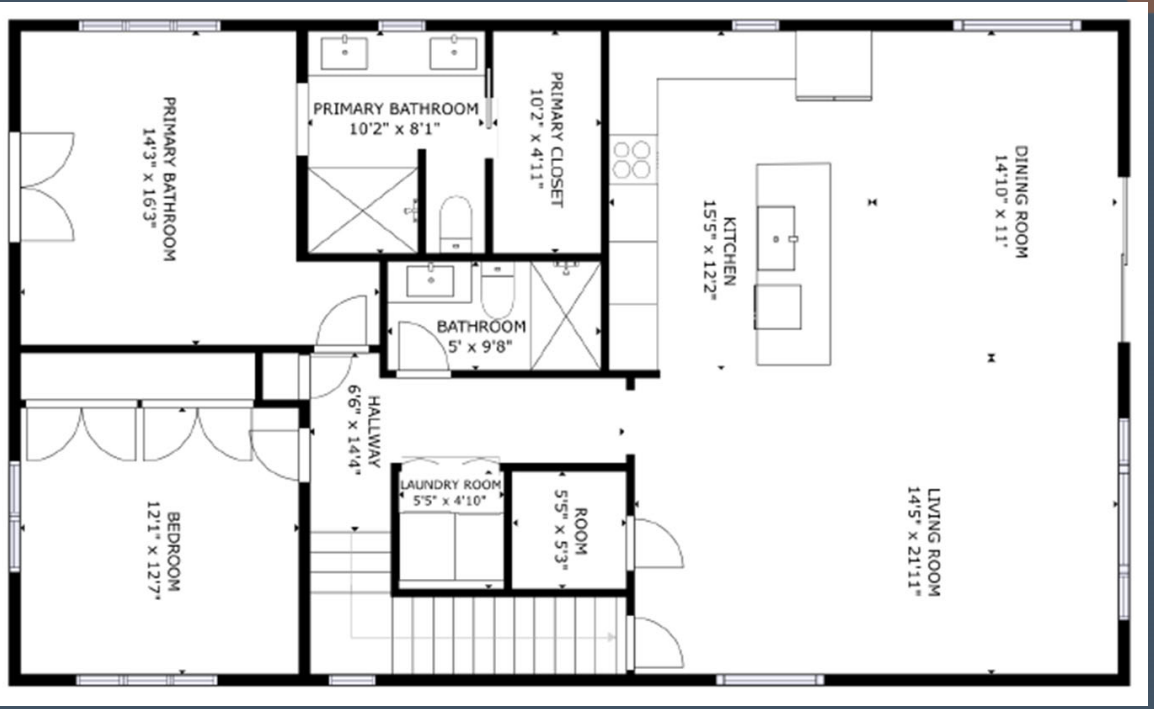
- Mandatory Registration (application & inspection fee TBD)
- Annual or Biannual Renewal (renewal & inspection fee TBD)
- Occupancy Restrictions (200 sqft/pp – per FBC 1004.5)
- Copy of DBPR License
- Proof of registration with the Manatee County Tax Collector
- Proof of ownership
- Owner/Agent Affidavit (attesting to reading current LDC/Ordinances)
- Violations and Fines for not registering or maintaining reg.

Manatee County FLORIDA

Example Life Safety/Floor Plan

Floor Diagram:

- Location of front and back door(s)
- All rooms labeled showing location of windows and doors
- Location of pool with detail of safety features
- Route to exit locations will be required



Manatee County FLORIDA

What We Can Do (Cont'd)

Option B:

- Mandatory Posting Requirements
  - Contact info for designated STR responsible party/operator
  - Maximum occupancy requirements
  - Parking requirements (Auto, RV's, Boats, and Recreational Trailers)
  - Hurricane Evacuation route map
  - Location of nearest hospital
  - Trash/Recycle pickup days
  - Ordinance compliance notification
  - County registration number required on all advertising sites

- Create Operational Guidelines with violations/fines

Manatee County FLORIDA

Current Order of Operations for Code Violations

1. **Violation and Initial Notice**
   - Property owner notified of violation and provided opportunity to correct violation.
2. **Special Magistrate Hearing**
   - If violation is not corrected, case is presented to the Special Magistrate.
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   - If violation remains uncorrected, fines are imposed on the property, and a lien is recorded against the property.

Manatee County FLORIDA

Current Order of Operations for Code Violations (Cont'd)

4. Compliance Achieved

- Once the property is brought into compliance, the fines cease to accrue; however, the lien remains against the property.

5. Satisfaction of Lien

- Once payment has been received, a Satisfaction of Lien must be presented to and approved by the Board of County Commissioners pursuant to Manatee County Code of Ordinances 2-7-27(a).

Manatee County FLORIDA

NOISE - MAXIMUM PERMISSIBLE SOUND LEVELS

Time Period	Residential Areas	Commercial Adjacency
7 AM - 11 PM (Sun - Thu)	60 dBA / 65 dBC	72 dBA / 77 dBC
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Common Sounds

- 30 dB-Whisper
- 50 dB- Quiet Office
- 60 dB- Conversation
- 70 dB- Vacuum
- 80 dB - Alarm Clock
- 90 dB- Lawn Mower

Manatee County FLORIDA

Cost Comparison

- **City of Sarasota (600 units)**
  - Vendor: Granicus = $55,000
  - 5 FTE's.
    - 1 Supervisor
    - 2 Vacation Rental Compl Spec.
    - 2 Admin Assistant

- **City of Bradenton (650 units)**
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  - 3 FTE's
    - 1 Code Enf. Officer – Inspections
    - 1 Code Enf. Officer – Violations
    - 1 FTE intake

- **Pinellas County (1,700 units)**
  - **Vendor: Granicus = $110,000**
  - Accela to register
  - $250k OT (Bldg inspections)
  - **10 FTE's**
    - **1 Supervisor**
    - **1 Senior Officer**
    - **3 Code Enf. Off.**
    - **1 Admin**
    - **+4 Addt'n Admin Support**

Manatee County FLORIDA

Cost Comparison (Cont'd)

- **Hillsborough County (3,000 units)**
  - Vendor: Granicus = $55,000±
  - Registry Only/No Inspections
  - FTE's TBD
  - 9/2/2026 BCC Consideration of Adoption

- **Collier County:**
  - In house Staff – registration only

- **Holmes Beach:**
  - In house Staff – Registration.
  - Code Enf. Officer - Inspections

Manatee County FLORIDA

Manatee County Operating Costs (Based on 3,000 units)

Software:

STR System $237,000 (+/-) yearly, includes:

- Reporting of STR's
- Mailing of notices ($30k yearly)
  - (registration, renewal, violations)
- Complaint Reporting

Manatee County FLORIDA

MC Operating Costs (Cont'd)

Staffing - 1st year

- 11 Positions = $1.5 million (+/-)
  - 1 Code Enf/STR Lieutenant
    (Currently have 1 vacancy)
  - 1 Code Enf/STR Officer II
  - 7 Code Enf/STR Officer I
    (Currently have 4 vacancies)
  - 2 Admin Assistants
  - +OT for Bldg Inspection
  - Vehicles/Equip/Benefits

Staffing – Renewals Years

TBD based on results of initial registration, frequency of renewals, severity of violations, and after hour complaints (MOU w/MSO).

Manatee County FLORIDA

Estimation of Operating Costs

Variables – Known & Unknowns:

- Initial processing of 3,000 vacation rental applications (50-75 weeks)
- Compliance with mailings if Granicus is not utilized

- Initial inspections for compliance of the Florida Building Code
  - Added inspections to daily inspection count cannot override normal inspections related to building permits.

Manatee County FLORIDA

Manatee County Revenue Projections (Based on 3,000 units)

Initial Registration Per Unit:

- Recommend $450, plus $150 inspection, or $600 “all-in”
- Reinspection $150
  - $1.3 to $1.8 million

Renewals Per Unit:

- Recommend $350-450, plus $150 inspection (whether annually or biannually)
  - $1.1 to $1.8 million

Manatee County FLORIDA

Tourist Tax Collection Information

(17-page handout provided)

Ken Burton Jr.
TAX COLLECTOR
SERVING MANATEE COUNTY

Fire Marshal/Fire District Presentation

Next Steps:

BOCC Discussion Today

↓

Prepare New & Updated Ordinance(s)

↓

Report to the BOCC w/Drafts

↓

Public Input

↓

Public Hearings (x3)

Manatee County FLORIDA

Short-Term Vacation Rental (STR) Discussion

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Manatee County FLORIDA

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Manatee County
FLORIDA

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Manatee County
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Manatee County FLORIDA

What We Can Do

Option A:

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Manatee County FLORIDA

What We Can Do (Cont'd)

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Creation of STR Ordinance and New Dedicated STR Section

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Manatee County FLORIDA

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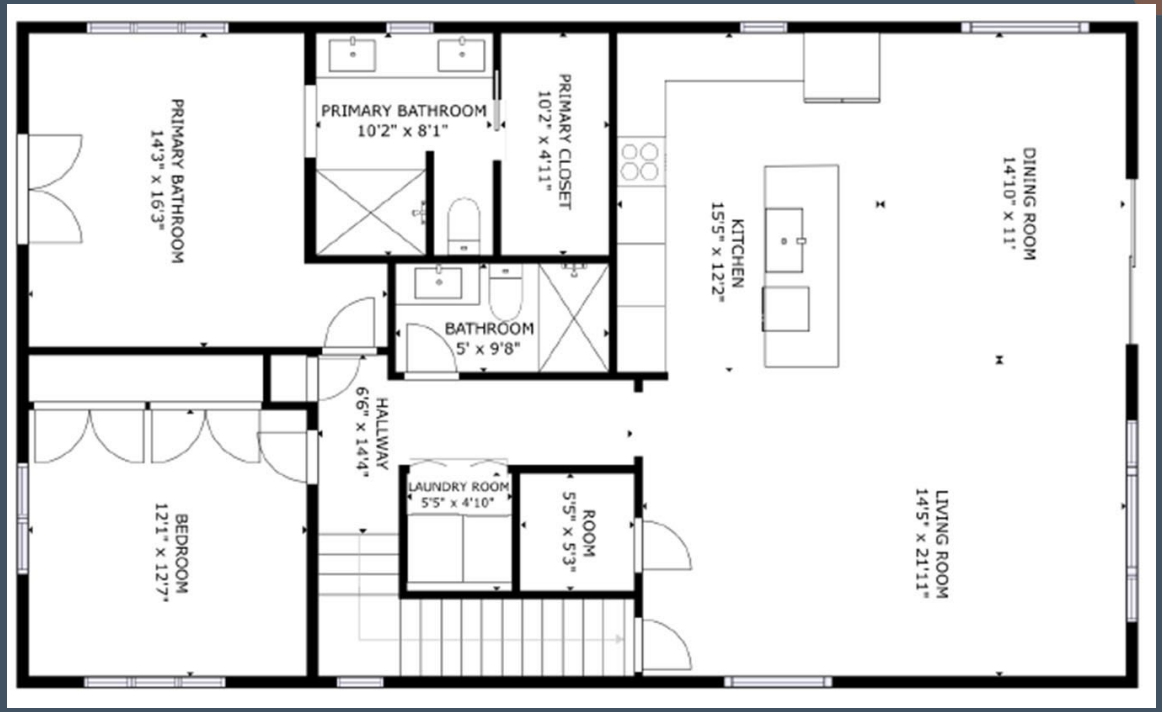

Manatee County FLORIDA

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Manatee County FLORIDA

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Manatee County FLORIDA

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Manatee County FLORIDA

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Manatee County FLORIDA

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    - 1 Admin
    - +4 Addt'n Admin Support

Manatee County FLORIDA

Cost Comparison (Cont'd)

- Hillsborough County (3,000 units)
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  - FTE's TBD
  - 9/2/2026 BCC Consideration of Adoption

- Collier County:
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- Holmes Beach:
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  - Code Enf. Officer - Inspections

Manatee County FLORIDA

Manatee County Operating Costs (Based on 3,000 units)

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- **Reporting of STR's**
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  - **(registration, renewal, violations)**
- **Complaint Reporting**

Manatee County FLORIDA

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  - 2 Admin Assistants
  - +OT for Bldg Inspection
  - Vehicles/Equip/Benefits

Staffing – Renewals Years

TBD based on results of initial registration, frequency of renewals, severity of violations, and after hour complaints (MOU w/MSO).

Manatee County FLORIDA

Estimation of Operating Costs

Variables – Known & Unknowns:

- **Initial processing of 3,000 vacation rental applications (50-75 weeks)**
- **Compliance with mailings if Granicus is not utilized**

- **Initial inspections for compliance of the Florida Building Code**
  - **Added inspections to daily inspection count cannot override normal inspections related to building permits.**

Manatee County FLORIDA

Manatee County Revenue Projections (Based on 3,000 units)

Initial Registration Per Unit:

- **Recommend $450, plus $150 inspection, or $600 "all-in"**
- **Reinspection $150**
  - **$1.3 to $1.8 million**

Renewals Per Unit:

- **Recommend $350-450, plus $150 inspection (whether annually or biannually)**
  - **$1.1 to $1.8 million**

Manatee County FLORIDA

Tourist Tax Collection Information

(17-page handout provided)

Ken Burton Jr.
TAX COLLECTOR
SERVING MANATEE COUNTY

Fire Marshal/Fire District Presentation

Next Steps:

BOCC Discussion Today

↓

Prepare New & Updated Ordinance(s)

↓

Report to the BOCC w/Drafts

↓

Public Input

↓

Public Hearings (x3)

Manatee County FLORIDA

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS

Vacation Rental Fire & Life Safety

Registration identifies the property.
Inspection verifies the safety.

Rodney Kwiatkowski, MS, CFPS, CFO, FM, MIFireE
Fire Marshal / Division Chief • West Manatee Fire Rescue

This is an adaptive challenge, not just a technical problem

1 STR OWNERS

Fear losing revenue, investment value, and property rights. They need predictable standards that allow responsible rentals to operate.

ECONOMIC VIABILITY

2 NEIGHBORHOOD RESIDENTS

Fear losing neighborhood character, stability, quiet enjoyment, and safety. They need accountability and livable neighborhoods.

NEIGHBORLINESS

3 GOVERNMENT

Fears legal overreach, cost, added workload, and political conflict. It must build a fair, lawful, enforceable framework and not choose winners and losers.

FAIR GOVERNANCE

Safety, economic viability, and neighborliness can coexist—but only if government deliberately creates the conditions.

Florida law already assigns the responsibility

1 Identify the occupancy

First step to being legal: Obtain a transient public lodging establishment (TPLE) license through DBPR, under Chapter 509.

§§ 509.013, 509.242

2 Apply uniform standards

TPLEs are expressly subject to statewide uniform fire safety standards.

§ 633.206(1)(b)

3 Enforce locally

Local fire authorities (AHJs) **shall** enforce those standards within their fire safety jurisdictions.

§ 633.206(2)(b)

The BOCC does not need to create fire-safety authority; it can create the coordination framework.

Rule 69A-43 turns licensing into specific safeguards

Smoke alarms

Approved alarms, including sleeping-room protection

Fire extinguisher

Portable protection conforming to NFPA 10

Two ways outside

A primary exit and a separate, secondary means of escape

Occupant load

150 square feet of gross floor area per person

Unvented heaters

Fuel-fired unvented heaters are prohibited

Posted floor diagram

Actual arrangement, rooms, and both exits

Emergency lighting

Automatic illumination of the primary exit

Guest information

Evacuation, alarms, and emergency reporting

Compliance is verified at the property—not by a license or owner affidavit.

Local experience shows why inspections matter

>5,300

identified vacation rentals
in WMFR's inspection program

73%

single-family structure fires on Anna Maria Island
involved vacation-rental properties, 2020–2022

These figures do not establish causation. They establish scale, exposure, and the need for a reliable method of identifying and inspecting transient occupancies.

A county registry can close the coordination gap

1

COUNTY REGISTRY

Identify property, license, owner, and responsible party

2

FIRE DISTRICT ROUTING

Send registration and renewal to the applicable AHJ

3

CERTIFIED INSPECTION

Verify the requirements of the Florida Fire Prevention Code

4

DOCUMENTED COMPLIANCE

Correct deficiencies and maintain a defensible record

COUNTY: registration, administration, local ordinances

FIRE DISTRICTS: technical inspection and FFPC enforcement

What does the fire district fear?

What does the fire district fear?

6 LIVES LOST:
TRAGEDY STRIKES A WISCONSIN VACATION RENTAL

JUNE 30, 2024 | JUNEAU COUNTY, WISCONSIN

3 DEAD, 3 INJURED
IN KILL DEVIL HILLS VACATION RENTAL FIRE

AUGUST 11, 2023 | KILL DEVIL HILLS, NORTH CAROLINA

DAMAGED STRUCTURAL COMPONENTS

WEST MANATEE FIRE RESCUE DISTRICT - ANNA MARIA ISLAND

‘IT WAS HORRIFIC’:
DECK COLLAPSES AT AIRBNB DURING FAMILY GATHERING AFTER A FUNERAL, SEVERAL INJURED

JULY 7, 2026 | PUT-IN-BAY, OHIO

$3.2M Oceanfront Home Where Deck Collapse Injured 13 Operates As Short Term Rental: ‘It Was Chaotic’

JANUARY 25, 2026 | EMERALD ISLE, NORTH CAROLINA

Recommended direction to staff

Create a coordinated county framework that:

- ✓ Ensures a current DBPR license and responsible-party information
- ✓ **Routes registrations and renewals to the applicable fire district**
- ✓ **Uses fire-district documentation to verify Uniform Fire Safety Standard compliance**
- ✓ Separates the 150-square-foot fire-code calculation from any other county policy
- ✓ Provides notice, correction, reinspection, and due process
- ✓ Avoids duplicating technical inspections already performed by local AHJs

Registration identifies the property. Inspection verifies the safety.

Ken Burton Jr.

TAX COLLECTOR

SERVING MANATEE COUNTY

SHORT-TERM RENTAL DISCUSSION

Tourist Tax Collection Information

Ken Burton Jr.
TAX COLLECTOR
SERVING MANATEE COUNTY

PREPARED BY	OVERVIEW	DATE
Michele Schulz	Tourist Tax Collection Information	September 2, 2026

STR DISCUSSION FILE - SUMMARY & TALKING POINTS

Pages 4-7

Rental Properties by Community - as of 08/10/2026

Unincorporated Manatee County: 3,093 rental properties (highlighted yellow in the source file). This figure can change daily. For your purposes remove Hotels/Motels - 3056

MCTC categories correspond to Property Appraiser coding; figures may differ from those used by a municipality or the CVB.

Pages 8-9

Tourist Development Tax Collections by Property Type

Fiscal Year 2024-2025

Fiscal Year 2026 through May 2026

Vacation Rentals include apartments, condos, duplexes, single-family homes, multi-family properties (3-9 units), and "other" accounts such as property managers. Unincorporated Manatee County currently has **318 property managers**.

Page 10

Tourist Tax Metrics

The **Total/Latest** column is the sum from October 2025 to present; May-August figures are provided for reference only.

Two full-time tourist tax team members handle most tourist tax work. Five full-time field deputies and two full-time legal specialists also assist with calls, research, and field work as needed.

These metrics are informational and are intended to show as small volume of activity generated by tourist tax collections in our office.

Page 11

neumo© Dashboard

neumo© is MCTC's short-term rental vendor and is used to help identify properties that are not currently registered with our office.

The metric **“New Accounts Found Through Field Efforts”** includes properties verified from files received from neumo©.

Key data as of 08/10:

• Approximately **12.2K listings** across Manatee County are advertised on 80+ websites scanned by the vendor. The same property may appear on multiple platforms.

• Approximately **1.3K properties** are currently “unidentified.” These may be located in multiple municipalities, not only unincorporated Manatee County.

• MCTC is currently working **561** of those 1.3K properties.

Other vendors (including Granicus and Deckard) offer similar services. The dashboard is intended to help the Board understand the continual movement of properties coming online, dropping off, and the overall volume being reviewed.

Ken Burton Jr.
TAX COLLECTOR
SERVING MANATEE COUNTY

ORDINANCE 14-57 & ITEMS MOVING FORWARD

Pages 12-17	**Ordinance 14-57** MCTC is updating Ordinance 14-57 for BOCC approval in the new fiscal year. Areas identified for revision include industry terminology, the NSF fee cap, auditing terms, removal of duplication, and related updates. The update will also add municipalities that currently require registration. If the County moves forward with a short-term rental registration program, that information can be incorporated as well.
Item 1	**Proposed Ordinance 26-XX - Section Below Approved w/Update - if Program Approved.** **Section 1: Administration & Registration Fees** **2. County TDT Registration - Prerequisite** **Applicant must present proof of an active Certificate of Registration for remittance of the local tourist tax from the Manatee County Tax Collector's Office.**
Item 2	**Possible Additional Prerequisite** Consider requiring proof that the property owner has verified with the Property Appraiser's Office (PAO) whether the rental is subject to tangible personal property tax; if so, the owner may be required to complete Form DR-405. The PAO has begun placing short-term rentals back on the tax roll because they are being considered "businesses."
Item 3	**Additional Cross-Reference Resource** MCTC will contact Fire Districts to determine whether they maintain STR lists that can be cross-referenced. The City of Holmes Beach recently shared such information with MCTC. This is provided for the Board's awareness when considering available sources of information.

Rental Properties By Community

As Of 8/10/2026

Anna Maria	Property Count
Apartment	1
Condo	77
Duplex	95
Single Family Home	686
Hotel	1
Multi-family (3 to 9 units)	38
Mobile Home Park	1
Motel	3
Other	36
Total for Anna Maria:	**938**

Bradenton	Property Count
Apartment	9
Condo	431
Duplex	24
Single Family Home	455
Hotel	7
Multi-family (3 to 9 units)	29
Mobile Home Park	2
Motel	5
Other	13
Total for Bradenton:	**975**

Rental Properties By Community (con't)

As Of 8/10/2026

Bradenton Beach (con't)	Property Count

Bradenton Beach	Property Count
Apartment	2
Condo	671
Duplex	92
Single Family Home	165
Multi-family (3 to 9 units)	42
Mobile Home Park	12
Motel	7
Other	24
Total for Bradenton Beach	**1,015**

Manatee County	Property Count
Apartment	73
Condo	941
Duplex	112
Single Family Home	1,389
Hotel	32
Multi-family (3 to 9 units)	45
Mobile Home Park	173
Motel	5
Travel Trailer	5
Other	318

Rental Properties By Community (con't)

As Of 8/10/2026

Manatee County (con't)	Property Count
Total for Manatee County:	**3,093**

Holmes Beach	Property Count
Apartment	2
Condo	756
Duplex	328
Single Family Home	491
Hotel	2
Multi-family (3 to 9 units)	69
Mobile Home Park	1
Motel	9
Other	27
Total for Holmes Beach:	**1,685**

Longboat Key	Property Count
Apartment	1
Condo	672
Duplex	4
Single Family Home	80
Hotel	1
Multi-family (3 to 9 units)	7
Motel	2
Other	11

Rental Properties By Community (con't)

As Of 8/10/2026

Longboat Key (con't)	Property Count
Total for Longboat Key:	**778**

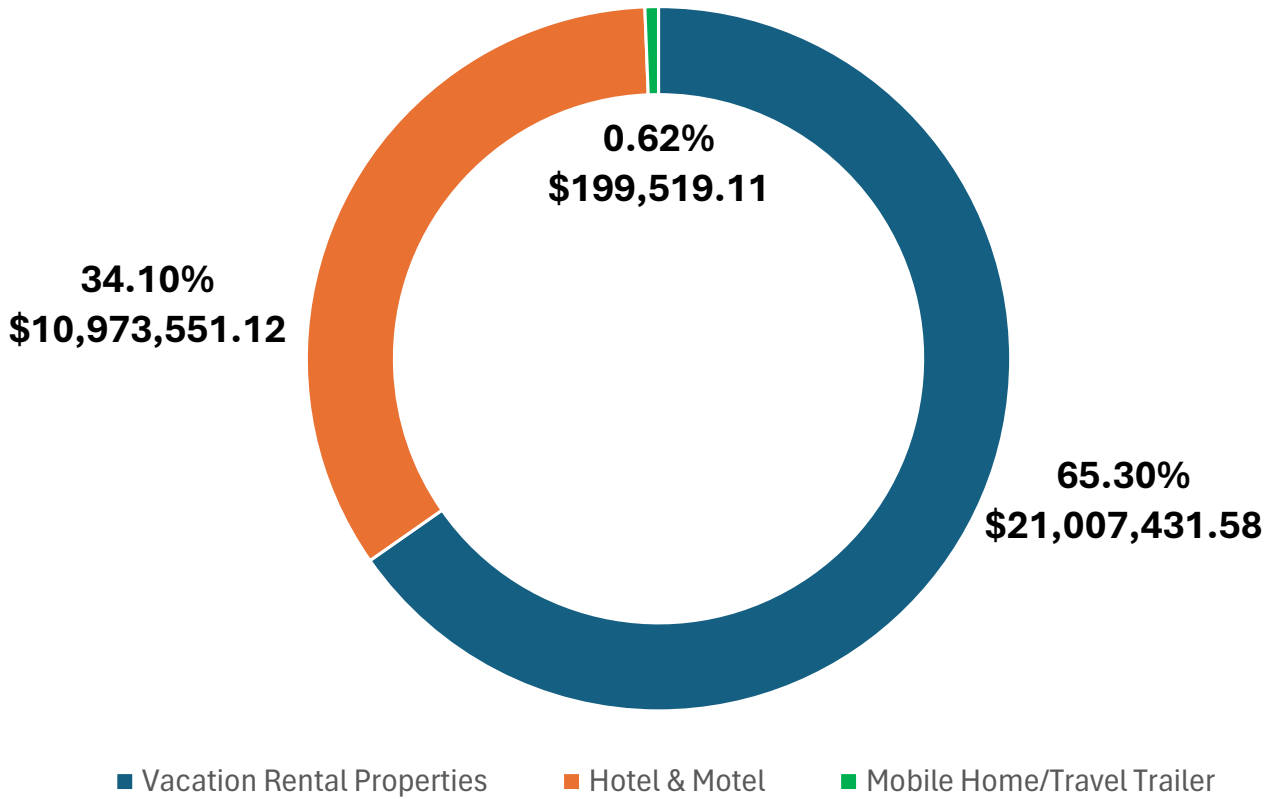
Palmetto	Property Count
Bed and Breakfast	1
Condo	23
Duplex	3
Single Family Home	45
Hotel	1
Multi-family (3 to 9 units)	1
Mobile Home Park	7
Motel	2
Total for Palmetto:	**83**

Unassigned	Property Count
Single Family Home	2
Total for Unassigned:	**2**

Grand Total Properties:	**8,569**

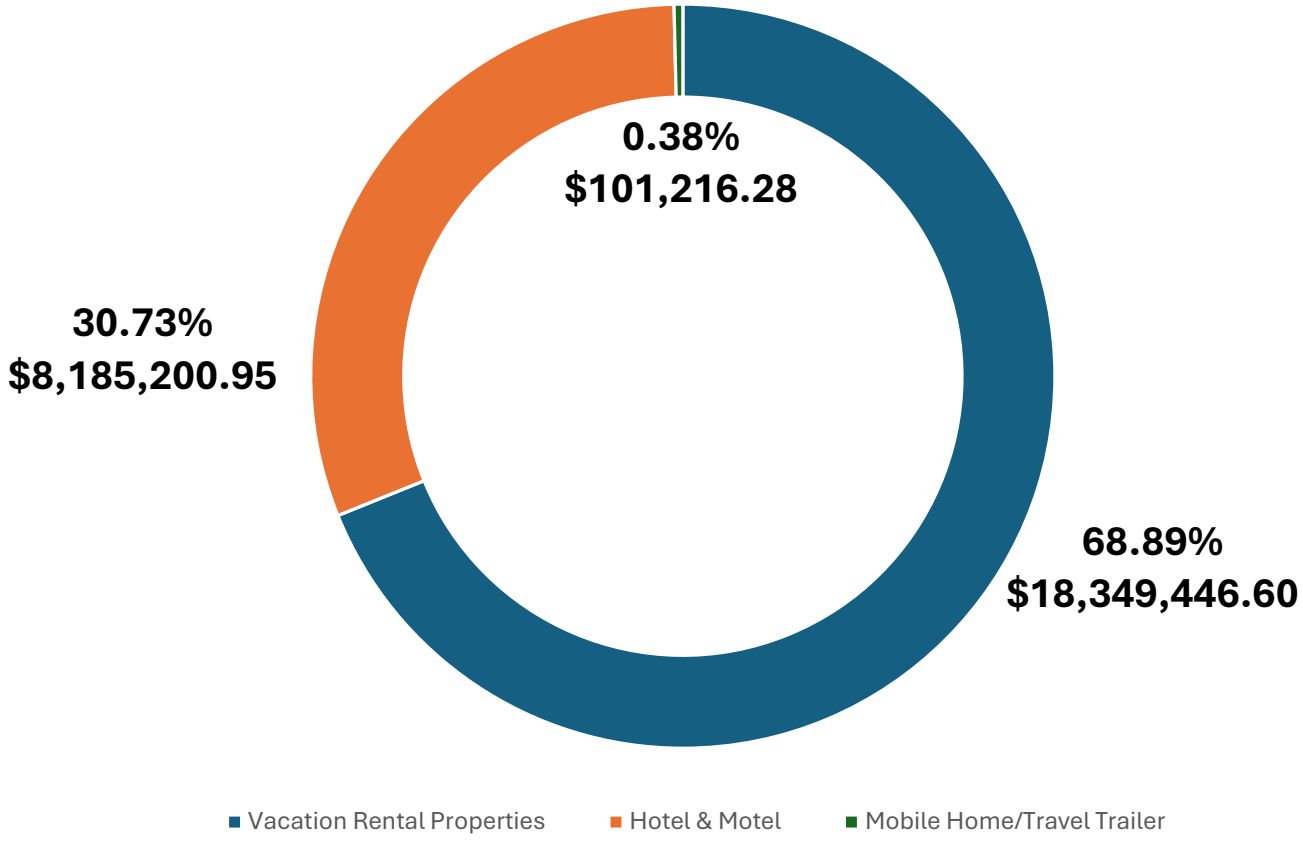
Ken Burton Jr.
TAX COLLECTOR
SERVING MANATEE COUNTY

Tourist Development Tax Collections by Property Type
October 2024 - September 2025
Gross Collected - $32,180,501.81



Ken Burton Jr.
TAX COLLECTOR
SERVING MANATEE COUNTY

Tourist Development Tax Collections by Property Type
October 2025 - May 2026
Gross Collected - $26,635,863.83



Tourist Tax Metrics

Ken Burton Jr.
TAX COLLECTOR
SERVING MANATEE COUNTY

Consolidated performance data from the provided dashboard images

TDT Payment E-Com (On-line)

ID	Metric	Target	Frequency	May	June	July	Aug	Total / Latest
592	% TDT Accts Remitting Payment E-Comm	89% ↑	Monthly	98.3%	98.83%	98.09%	N/A	97.97%

TDT Enforcement

ID	Metric	Target	Frequency	May	June	July	Aug	Total / Latest
552	# New Accts Found Through Field Efforts	50 ↑	Monthly	172	124	129	182	1,514
839	# of Suspect Accts Identified By Tips	5 ↑	Monthly	39	13	31	85	297
4808	Active TDT Accounts	8,000 ↑	Monthly	8,589	8,369	8,277	8,569	8,569

TDT Incoming Emails

ID	Metric	Target	Frequency	May	June	July	Aug	Total / Latest
2241	TDT Incoming Emails	800 ↓	Monthly	954	757	622	679	7,576

Customer Calls - Tourist Team Only

ID	Metric	Target	Frequency	May	June	July	Aug	Total / Latest
1640	Tourist Team Total	500 ↓	Monthly	294	193	175	172	1,959

neumo Short Term Rental
MANATEE COUNTY

Dashboard | Properties | Monitoring | Taxpayers | Compliance | Help | Michael Schuler

Dashboard

MANATEE COUNTY, FL | August 10, 2026

Activity

LISTINGS

12.2K

↑ 0.2% vs. 30D

↓ 4.3% vs. 90D

↓ 4.3% vs. 1YR

Summary

TOTAL UNIDENTIFIED LISTINGS

1.3K	561
LISTINGS	Working

ORDINANCE NO. 14-57

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, REGARDING PUBLIC FINANCE; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING SECTION 2-29-24 OF THE MANATEE COUNTY CODE OF ORDINANCES, LOCAL COLLECTION AND ADMINISTRATION OF TAX, TO PROVIDE ADDITIONAL PROVISIONS RELATING TO TOURIST DEVELOPMENT TAX COLLECTIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Article VII of the Constitution of the State of Florida and Section 125.0104, Florida Statutes (collectively, the "Act") authorize the County to levy and collect a tourist development tax for the purpose of promoting tourism and paying the cost of construction and/or operation of certain capital facilities, and other public uses related to the promotion of tourism; and

WHEREAS, Article II of Chapter 2-29 of the Manatee County Code of Ordinances (the "Code"), provides for the County to levy and collect a tourist development tax for such purposes; and

WHEREAS, Subsection 125.0104(10) of the Act authorizes the County to adopt provisions for the local collection and administration of the tourist development tax.

BE IT ORDAINED by the Board of County Commissioners of Manatee County, Florida:

Section 1. Purpose and Intent. This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set forth in, Article VII of the Florida Constitution and Section 125.0104, Florida Statutes, as amended.

Section 2. Findings. The Board of County Commissioners relies upon the following findings in the adoption of this Ordinance:

1. The findings contained in the recitals above are true and correct.

2. The powers conferred by this Ordinance are for public uses and purposes for which public money may be expended, and are hereby declared as a matter of legislative determination to be necessary for the public health, safety and welfare, and specifically for the promotion of tourism within the County.

3. Article II of Chapter 2-29 of the Code sets forth procedures for the levy and collection of the tourist development tax.

4. It is in the interest of the public health, safety and welfare to amend Section 2-29-24 of the Code as set forth in this Ordinance, to clarify and streamline the County's procedures for the local collection and administration of the tourist development tax in accordance with the Act and other applicable laws.

Section 3. Amendment of Section 2-29-24 of the Code. Section 2-29-24 of the Code is hereby amended as set forth in Exhibit "A" to this Ordinance.

Section 4. Codification. The publisher of the County's Code, the Municipal Code Corporation, is directed to incorporate the amendments in Section 3 of this Ordinance into the Code.

Section 5. Severability. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 6. Effective Date. This Ordinance shall become effective as provided by law.

PASSED AND DULY ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this the 2nd day of December, 2014.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

By: Larry Bustle
Chairman

ATTEST: R.B. SHORE
Clerk of the Circuit Court

By: G Acevedo
Deputy Clerk

Exhibit "A"
Amendment of Section 2-29-24 of the Code
Local Collection and Administration of Tourist Development Tax
Manatee County Code of Ordinances
(underlined language to be added, strike-through language to be deleted)

Sec. 2-29-24. Local collection and administration of tax.

(a) Pursuant to Section 125.0104(10) of the Act, the County hereby provides for the local collection and administration of the tax.

(b) Initial collection of the tax shall be made in the same manner as the tax imposed pursuant to Section 212.03, Florida Statutes.

(c) The tax collector shall be responsible for the collection and administration of the tax. The person receiving the consideration for any rental or lease within the scope of Section 125.0104(3)(a) of the Act, and acting as a "dealer" within the meaning set forth in Section 212.06(2)(j), Florida Statues, or its successor provision (hereinafter referred to as a "dealer"), shall receive, account for, and remit the tax to the tax collector. The tax collector shall keep records showing the amount of taxes collected as well as appropriate books and accounts associated therewith. The same duties and privileges imposed by Chapter 212, Florida Statutes, upon dealers in tangible property, respecting the collection and remission of taxes, the making of returns, the keeping of books, records and accounts and the payment of a dealer's credit in compliance with the rules of the tax collector in the administration of Chapter 212, Florida Statutes, shall apply to and be binding upon all persons who are subject to the provisions of this article; provided, however, the tax collector may authorize a quarterly return of payment when the tax remitted for the preceding quarter by the person receiving the consideration for such rental or lease did not exceed twenty-five dollars ($25.00).

(d) The tax collector may promulgate rules and prescribe and publish forms necessary to implement this article. Such rules may include guidelines for registration and reporting requirements that are consistent with the provisions of Chapter 212, Florida Statutes.

(e) In accordance with Section 125.0105, Florida Statutes, the tax collector may adopt a service fee not to exceed the service fees authorized under Section 832.08(5), Florida Statutes, or ~~5 percent (5%)~~ of the face amount of the check, draft, or order, whichever is greater, for the collection of a dishonored check, draft, or other order for the payment of tax under this Chapter. The service fee shall be in addition to all other penalties imposed by law. Proceeds from this fee, if imposed, shall be retained by the tax collector.

(f) The tax collector shall perform the enforcement and audit functions associated with the collection and remission of this tax, including, without limitation, the following:

(1) In addition to applicable statutory criminal sanctions, the tax collector is empowered, and is obligated, when any tax becomes delinquent or is otherwise in jeopardy under

this Article, to issue a warrant for the full amount of the tax due or estimated to be due, with the interest, penalties, and cost of collection, directed to all and singular the sheriffs of the state. Upon issuance, the tax collector shall record the warrant in the public records of the county, and thereupon the amount of the warrant shall become a lien on any real or personal property of the taxpayer in the same manner as a recorded judgment. The tax collector may obtain a tax execution to enforce the collection of taxes imposed by this Article and deliver it to the sheriff. The sheriff shall thereupon proceed in the same manner as prescribed by law for executions and shall be entitled to the same fees for his services in executing the warrant to be collected. The tax collector may also obtain a writ of garnishment to subject any indebtedness due to the delinquent dealer by a third person in any goods, money, chattels, or effects of the delinquent dealer in the hands, possession, or control of the third person in the manner provided by law for the payment of the tax due. Upon payment of the execution, warrant, judgment, or garnishment, the department shall satisfy the lien of record within thirty (30) days.

(2) For enforcement purposes, examining at any reasonable hour the books, records, and other documents of any dealer, or other person charged with the duty to report or pay the tax, in order to determine whether or not that person is collecting the tax or otherwise complying with this article. In the event a person refuses to permit such examination of such books, records, or other documents by the tax collector, that person is subject to the criminal penalties of Section 125.0104(8) of the Act. The tax collector shall have the right to seek a mandatory injunction or other appropriate remedy in circuit court to enforce his right to require an examination of the books and records of that person.

(3) For enforcement purposes, the tax collector shall require a dealer to report individually on any properties such dealer owns and/or represents. This requirement shall apply equally to individual property owners, realtors, property managers and other persons who hold themselves to represent multiple properties for benefit.

(~~2~~4) Each dealer shall keep for three (3) years a complete record of rooms or other lodging, leased or rented by said dealer, together with gross receipts from such sales, and other pertinent records and papers as may be required by the tax collector for the reasonable administration of this article. All such records located or maintained in this state shall be open for inspection by the tax collector at any reasonable hour at the dealer's place of business in the county. Any dealer who maintains such books and records at a point outside the county must make such books and records available for inspection by the tax collector in the county. Violators of this article are subject to the criminal penalties of Section 125.0104(8) of the Act.

(5) Enforcement investigations shall include the examination of documents that are relevant to transient renters and rental activities, from any of the following, including but not limited to:

a. Any person;

b. Any community;
c. Any condominium association;
d. Any homeowners association; and
e. Any property management company.

Relevant documents include but are not limited to:

a. Association approval of guests to rent or lease;
b. Guest gate entry passes;
c. Guest golf and/or tennis membership records; and
d. Other guest amenity records such as pool and community center passes.

(~~3~~6) The tax collector may conduct audits of the records of dealers as follows:

a. At least ~~thirty (30) d~~ays prior to the date an audit is scheduled to begin, the tax collector shall send written notice informing the taxpayer of the audit. The tax collector is not required to ~~give thirty (30) days'~~ prior notice of an audit in any instance in which the taxpayer requests an emergency audit.

b. Such written notification shall contain:

1. The approximate date on which the audit is scheduled to begin.

2. A statement that all of the records, receipts, invoices and related documentation of the taxpayer must be made available to the auditor.

3. Any other requests or suggestions the tax collector deems necessary.

c. Only records, receipts, invoices, and related documentation available when an audit begins shall be deemed acceptable for the purposes of conducting such audit.

(~~4~~7) ~~All taxes collected under this article shall be remitted to the tax collector. In addition to the statutory criminal sanctions, the tax collector is empowered, and is obligated, when any tax becomes delinquent or is otherwise in jeopardy under this article, to issue a warrant for the full amount of the tax due or estimated to be due, with the interest, penalties, and cost of collection, directed to all and singular the sheriffs of the state, and shall record the warrant which shall become a lien of~~on~~ any real or personal property of the tax payer in the same manner as a recorded judgment. The tax collector may obtain a tax execution to enforce the collection of taxes imposed by this article and deliver it to the sheriff. The sheriff shall thereupon proceed in the same manner as prescribed by law for executions and shall be entitled to the same fees for his services in executing the warrant to be collected. The tax collector may also obtain a writ of garnishment to subject any indebtedness due to the delinquent dealer by a third person in any goods, money, chattels or effects of the delinquent dealer in the hands, possession, or control of the third person in the manner provided~~

~~by law for the payment of the tax due. Upon payment of the execution, warrant, judgment or garnishment, the tax collector shall satisfy the lien of record within thirty (30) days.~~

(8) Pursuant to Section 213.24(3), Florida Statute, a fee shall be imposed to offset costs incurred by the tax collector for enforcement, administration and payment agreements incurred due to late payment resulting from a collection event. For purposes of this Article, "collection event" shall mean when a taxpayer fails to:

a. Timely file a complete return;
b. Timely pay the full amount of tax reported on a return; or
c. Timely pay the full amount due resulting from an audit after all appeal rights have expired or the result has been finally determined.

The fee shall be equal to ten percent (10%) of the total amount of tax, penalty, and interest which remains unpaid after ninety (90) days or attorney fees and court costs; whichever is greater. The fee shall be imposed in addition to the taxes, fees, and penalties prescribed by law. The tax collector shall review each assessment of said fee on a case by case situation.

(~~f~~g) Three (3) percent ~~per cent~~ (3%) of the tax collected herein shall be retained by the tax collector for costs of administration. The remainder shall be submitted on the fifteenth day and the last day of each calendar month to the county.

(~~g~~h) The tax collector's books and records relating to collections under this article shall be available for inspection by the county and the county's chief financial officer at reasonable times.

(i) To the fullest extent permitted by law, any person who violates this Article shall, in addition to being subject to the penalties and liabilities provided in Section 125.0104(8) and/or Section 212.06, Florida Statutes, be guilty of a violation of this Code.

Public Comment

Manatee County Government

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

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

From: tjagosh@verizon.net <tjagosh@verizon.net>
Sent: Thursday, May 28, 2026 9:57 PM
To: Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>
Subject: Air BnB Short Term Rentals ARE RUINING OUR NEIGHBORHOODS IN West Bradenton Unincorporated Manatee County! Why no MAXIMUM occupancy?

Dear Manatee County Commissioners,

We are VERY CONCERNED about the number of Airbnb SHORT TERM Rentals in our neighborhoods in West Bradenton, Unincorporated Manatee County. They keep getting bigger with more bedrooms, more beds, and the newest two in the past few months that are one block north of where we live **are advertised at 22 and 19 persons occupancy,** which seems excessive. Why so many occupants allowed in one HOUSE our neighborhoods?
We understand that our District #3 County Commissioner, Tal Siddique, submitted a proposal last year to regulate short term vacation rentals, but it didn't receive support from the Board, so we are now reaching out to a ALL of YOU, the current Manatee County Board Members, to find out WHY this is getting out of control.

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

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

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

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

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

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

<u>Pinellas County</u> ***- Maximum of <u>two guests per bedroom, plus up to two extra guests in one common area</u>***

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

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

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

Airbnb website description:

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

THE SPACE
If you're traveling with a big group and you want everyone — from toddlers to grandparents — fully entertained the entire trip, this is the home you've been searching for.
Designed specifically for large families, multi-family vacations, reunions, and group getaways, this 5-bedroom, 4-bathroom home sleeps 22 and delivers a true resort experience without sharing a single amenity with strangers.

🏖️ THE BACKYARD RESORT
This is where your trip happens. Your private, fully fenced backyard is unlike anything else in the Bradenton area:
• Heated pool
• Hot tub

• Full regulation pickleball court (60’x30’)
• Mini golf course
• Bocce ball court
• Kids’ playset
• Fire pit with seating
• Covered gazebo with 85” outdoor TV
• Outdoor dining and lounge areas
Every single amenity is 100% private — your group only, no shared spaces, no strangers.

🎮 GAME ROOM & ENTERTAINMENT
When it’s time to cool down indoors, the game room keeps all ages busy:
• Air hockey, foosball & skee ball
• Arcade games
• Smart TVs throughout
• Fast WiFi
Rainy afternoon? Nobody will even notice.

🛏️ SLEEPING FOR 22
Five bedrooms plus a bonus sleeping area — everyone gets a comfortable spot:
• Bedroom 1: King bed + 2 twin beds
• Bedroom 2: King bed
• Bedroom 3: King bed
• Bedroom 4: King bed
• Bedroom 5: Bunk room — perfect for kids or teens
• Bonus: Queen bed in living area for overflow guests
• Premium mattresses, quality linens, Smart TVs in every room
• 4 full bathrooms — no morning bathroom battles

🍳 KITCHEN & GATHERING SPACES
Feeding a crowd is easy with a fully stocked, open-concept kitchen:
• Full kitchen with stainless appliances
• Large dining area
• Spacious living room
• Seamless flow between indoor and outdoor living

👭 BUILT FOR FAMILIES WITH LITTLE ONES
Traveling with babies or toddlers? We thought of everything:
• Kids’ playset in the backyard
• 2 high chairs & 2 pack-n-plays
• Kids’ utensils and plates
• Beach chairs, umbrellas & 2 beach wagons — just grab and go

📍 LOCATION
Ideally situated for the best of Florida’s Gulf Coast:
• 15 min to Anna Maria Island beaches

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

✅ THIS HOME WAS MADE FOR:
Family reunions · Multi-family vacations · IMG Academy families · Sports teams & tournaments · Wedding parties · Bachelor/bachelorette groups · Corporate retreats · Holiday gatherings

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

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

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

PHOTOS from the Airbnb listing:

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

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

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

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

From the Manatee County Property Assessor's Office website, note that this investor is from TN:
Parcel ID:
4038200004
Ownership:
BET INVESTMENTS V LLC
Owner Type:
CORPORATION
Mailing Address:
BET INVESTMENTS V LLC, 308 US HWY 412F, JACKSON TN 38305
Situs Address:

4503 22ND AVE W, BRADENTON, FL 34209-5725 Go to Situs Address details on www.google.com in a new tab
Jurisdiction:
UNINCORPORATED MANATEE COUNTY Go to Jurisdiction details on www.mymanatee.org in a new tab
Tax District:
0001; UNINCORPORATED MSTU
Sec/Twp/Rge:
33-34S-17E
Neighborhood:
2630; BRADENTON COUNTRY CLUB TO 64
Subdivision:
4036000; WILLOW WOODS UNIT ONE; LOT 8; BLOCK B; PB 12/27 Go to Subdivision details on records.manateeclerk.com in a new tab
Short Description:
LOT 8 BLK B WILLOW WOODS UNIT ONE PI#40382.0000/4 [Full Description]
FEMA Value:
$316,966 as of January 1, 2025
Zoning/Flood Info:
View this parcel on Manatee County's website Go to Zoning Flood Info details on www.mymanatee.org in a new tab
Land Use:
0100; SINGLE FAMILY RESIDENTIAL
Land Size:
0.3574 Acres or 15,570 Square Feet
Building Area:
2,760 SqFt Under Roof / 2,072 SqFt Living or Business Area / 2,760 SqFt Residential Impervious Area
Living Units:
1

UNDER PERMITS SECTION on Prop Appr site:

COBLD2601-0985	01/13/2026	ELECTRICAL RES ALTERATION	Power Service Replacement	Kekumi Tuaone	$1,800	CLOSED	01/30/2026
COBLD2511-1373	12/09/2025	SWIMMING POOL	NCQRD: **PP/PR SANDS ENGINEERING LLC*; IN GROUND POOL/SPA; BET INVESTMENT	Brandi Bartman	$55,000	ISSUED	

S; SF OLD/
LOT 8
WILLOW
WOODS UNIT
ONE

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

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

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

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

Vacation Rentals & Noise
The City of Bradenton Code Enforcement Division and Police Department are actively enforcing the City's Noise Ordinance. Ordinance 2868 - Sound Control, opens PDF document

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

- **Call 941-655-9454**
- **Log on to report an issue**

The 24/7 hotline and website both allow for:

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

Reporting Licenses Short Term Vacation Rentals
When reporting an issue by phone, be sure to request that the operator contact the Designated Responsible Party directly. When submitting a complaint online, the Designated Responsible Party will automatically be contacted directly.
Once a report has been received, the Designated Responsible Party will immediately be notified and will have 60 minutes to resolve most issues. For complex issues, City staff will work with the Designated Responsible Party towards a satisfactory resolution. If there is no response from the Designated Responsible Party, or the problem persists, the issue will be escalated accordingly.
The City of Bradenton has partnered with the Granicus Host Compliance System in order to provide these services. This will help to ensure all properties are operating in compliance with the rules and regulations in order to improve the quality of life for the residents of the City.

Additional Resources:
Ordinance 3093 - Vacation Rentals, opens PDF document
Ordinance 4001 - Vacation Rentals (Updated), opens PDF document
Ordinance 4011 - Vacation Rentals (Updated), opens PDF document
Resolution 22-36 - Vacation Rentals - Fees
, opens PDF document
Ordinance 2868 - Sound Control

Requirements & Standards for Short-Term Vacation Rentals

Minimum Safety Requirements:
(a) A swimming pool, spa or hot tub shall comply with the current standards of the Residential Swimming Pool Safety Act, Chapter 515, Florida Statutes.
(b) The Vacation Rental shall have a functioning smoke and carbon monoxide detection and notification system which shall be installed and continually maintained consistent with the requirements of Section R314, Smoke Alarms and Section R315, Carbon Monoxide Alarms of the Florida Building Code-Residential.
(c) A portable, multi-purpose dry chemical 2A:10B:C fire extinguisher shall be installed, inspected and maintained in accordance with NFPA 10 on each floor of the Vacation

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

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

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

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

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

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

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

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

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

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

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

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

First of all, all vacation rental properties must be properly licensed and registered with the county. This is important for both the safety of the guests and the compliance with local laws. The next thing to keep in mind is that there are limits on how many people can stay in a vacation rental property. For example, in Sarasota County, the maximum amount of people that can stay in a vacation rental property is six.
Furthermore, all vacation rental properties must have a minimum of two weeks worth of rent paid upfront. This is to ensure that the property is being used for its intended purpose and not for something else, such as a party house. Last but not least, it's important to make sure that you are familiar with the Sarasota County noise ordinance. This is to ensure that your guests are not disturbing the peace and quiet of the neighborhood.

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

Why Did Pinellas County Create a Certificate of Use Program?

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

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

Key Highlights of the Ordinance

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

How to Be a Great Neighbor

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

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

☆☆ KEY FEATURES ☆☆

✷ 6 spacious bedrooms (4 king beds)
✷ 3 full and 2 half full bathrooms
✷ Sleeps 19 with over 3,000 sq ft of air-conditioned living space
✷ Private Resort style backyard w/ FREE heated saltwater pool, hot tub, private water park / splash pad, pickleball, basketball, 3 hole mini-golf, children's swing set, gas fire pit, 2 outdoor showers, an outdoor kitchen and private dog park.
✷ Incredible air-conditioned game room with pool table, ping pong, 2 video game arcades (Ms. Pac-Man & Golden Tee) and Skee-Ball
✷ 7 flat-screen smart TVs including a massive 75" TV in the Living Room
✷ Family-friendly w/ Crib, Pack 'n' Play, highchair, stroller, & kids' dinnerware
✷ Fully loaded kitchen w/ stainless steel appliances & Keurig & drip coffee maker
✷ Plenty of beach gear including chairs, towels, umbrella, cooler & beach buggy
✷ Free driveway parking for up to 8 cars
✷ Mont Alpi outdoor kitchen with BBQ grill & mini-fridge, Free propane provided
✷ Dual washer & dryers - perfect for big groups
✷ Pet friendly w/ doggy play area
✷ Fast WiFi

☆☆ OUTSIDE SPACE ☆☆

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

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

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

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

It's the kind of amenity you'd expect at a high-end resort—yet it's yours to enjoy in total privacy.
Whether you're running through the spray or lounging nearby, the giggles are guaranteed.

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

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

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

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

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

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

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

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

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

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

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

From: Michael Scolaro <mvscolaro@gmail.com>
Sent: Friday, May 29, 2026 5:31 PM
To: Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>
Subject: Air BnB Short Term Rentals ARE RUINING OUR NEIGHBORHOODS IN West Bradenton Unincorporated Manatee County! Why no MAXIMUM occupancy?

I would like to support this email sent in by our close neighbors and friends. The STR situation is out of hand with late night parties disrupting our neighborhood every week. Please read this email and take action to stop this scourge of investors taking over our neighborhoods!!

Dear Manatee County Commissioners,

We are VERY CONCERNED about the number of Airbnb SHORT TERM Rentals in our neighborhoods in West Bradenton, Unincorporated Manatee County. They keep getting bigger with more bedrooms, more beds, and the newest two in the past few months that are one block north of where we live **are advertised at 22 and 19 persons occupancy,**which seems excessive. Why so many occupants allowed in one HOUSE our neighborhoods?
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- **Mini golf course**
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- **Kids' playset**
- **Fire pit with seating**
- **Covered gazebo with 85" outdoor TV**
- **Outdoor dining and lounge areas**

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

🎮 **GAME ROOM & ENTERTAINMENT**
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- **Arcade games**
- **Smart TVs throughout**
- **Fast WiFi**

Rainy afternoon? Nobody will even notice.

🛏️ **SLEEPING FOR 22**
Five bedrooms plus a bonus sleeping area — everyone gets a comfortable spot:
- **Bedroom 1: King bed + 2 twin beds**
- **Bedroom 2: King bed**
- **Bedroom 3: King bed**
- **Bedroom 4: King bed**
- **Bedroom 5: Bunk room — perfect for kids or teens**
- **Bonus: Queen bed in living area for overflow guests**
- **Premium mattresses, quality linens, Smart TVs in every room**
- **4 full bathrooms — no morning bathroom battles**

🍳 **KITCHEN & GATHERING SPACES**
Feeding a crowd is easy with a fully stocked, open-concept kitchen:
- **Full kitchen with stainless appliances**
- **Large dining area**
- **Spacious living room**
- **Seamless flow between indoor and outdoor living**

👪 **BUILT FOR FAMILIES WITH LITTLE ONES**
Traveling with babies or toddlers? We thought of everything:
- **Kids' playset in the backyard**
- **2 high chairs & 2 pack-n-plays**

• Kids' utensils and plates
• Beach chairs, umbrellas & 2 beach wagons — just grab and go

📍 LOCATION
Ideally situated for the best of Florida's Gulf Coast:
• 15 min to Anna Maria Island beaches
• Minutes from IMG Academy — perfect for sports families & tournaments
• Easy access to restaurants, grocery stores & shopping
• Short drive to downtown Sarasota and Siesta Key
* 1 minute from GT Bray Park with covered pickleball courts and multiple playgrounds and walking trails.

✅ THIS HOME WAS MADE FOR:
Family reunions · Multi-family vacations · IMG Academy families · Sports teams & tournaments · Wedding parties · Bachelor/bachelorette groups · Corporate retreats · Holiday gatherings

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

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

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

PHOTOS from the Airbnb listing:

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

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

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

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

From the Manatee County Property Assessor's Office website, note that this investor is from TN:
Parcel ID:
4038200004
Ownership:
BET INVESTMENTS V LLC
Owner Type:
CORPORATION
Mailing Address:
BET INVESTMENTS V LLC, 308 US HWY 412F, JACKSON TN 38305
Situs Address:
4503 22ND AVE W, BRADENTON, FL 34209-5725 Go to Situs Address details on www.google.com in a new tab
Jurisdiction:
UNINCORPORATED MANATEE COUNTY Go to Jurisdiction details on www.mymanatee.org in a new tab
Tax District:
0001; UNINCORPORATED MSTU
Sec/Twp/Rge:
33-34S-17E
Neighborhood:
2630; BRADENTON COUNTRY CLUB TO 64
Subdivision:
4036000; WILLOW WOODS UNIT ONE; LOT 8; BLOCK B; PB 12/27 Go to Subdivision details on records.manateeclerk.com in a new tab
Short Description:
LOT 8 BLK B WILLOW WOODS UNIT ONE PI#40382.0000/4 [Full Description]
FEMA Value:
$316,966 as of January 1, 2025
Zoning/Flood Info:
View this parcel on Manatee County's website Go to Zoning Flood Info details on www.mymanatee.org in a new tab

Land Use:
0100; SINGLE FAMILY RESIDENTIAL
Land Size:
0.3574 Acres or 15,570 Square Feet
Building Area:
2,760 SqFt Under Roof / 2,072 SqFt Living or Business Area / 2,760 SqFt Residential Impervious Area
Living Units:
1

UNDER PERMITS SECTION on Prop Appr site:

COBLD2601-0985	01/13/2026	ELECTRICAL RES ALTERATION	Power Service Replacement	Kekumi Tuaone	$1,800	CLOSED	01/30/2026
COBLD2511-1373	12/09/2025	SWIMMING POOL	NCQRD: **PP/PR SANDS ENGINEERING LLC*; IN GROUND POOL/SPA; BET INVESTMENTS; SF OLD/ LOT 8 WILLOW WOODS UNIT ONE	Brandi Bartman	$55,000	ISSUED	

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

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

- **County Business Tax Receipt required**
- **DBPR license required**
- **5% Tourist Development Tax (same total rate as Sarasota when combined with state tax)**

- **Vacation rentals are generally allowed in most zoning districts in unincorporated Manatee County**
- **Standard operational requirements for noise, parking, and occupancy apply**

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

Vacation Rentals & Noise
The City of Bradenton Code Enforcement Division and Police Department are actively enforcing the City's Noise Ordinance. Ordinance 2868 - Sound Control, opens PDF document

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

- **Call 941-655-9454**
- **Log on to report an issue**

The 24/7 hotline and website both allow for:

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

Reporting Licenses Short Term Vacation Rentals
When reporting an issue by phone, be sure to request that the operator contact the Designated Responsible Party directly. When submitting a complaint online, the Designated Responsible Party will automatically be contacted directly. Once a report has been received, the Designated Responsible Party will immediately be notified and will have 60 minutes to resolve most issues. For complex issues, City staff will work with the Designated Responsible Party towards a satisfactory resolution. If there is no response from the Designated

Responsible Party, or the problem persists, the issue will be escalated accordingly.
The City of Bradenton has partnered with the Granicus Host Compliance System in order to provide these services. This will help to ensure all properties are operating in compliance with the rules and regulations in order to improve the quality of life for the residents of the City.

Additional Resources:
Ordinance 3093 - Vacation Rentals, opens PDF document
Ordinance 4001 - Vacation Rentals (Updated), opens PDF document
Ordinance 4011 - Vacation Rentals (Updated), opens PDF document
Resolution 22-36 - Vacation Rentals - Fees
, opens PDF document
Ordinance 2868 - Sound Control

Requirements & Standards for Short-Term Vacation Rentals

Minimum Safety Requirements:
(a) A swimming pool, spa or hot tub shall comply with the current standards of the Residential Swimming Pool Safety Act, Chapter 515, Florida Statutes.
(b) The Vacation Rental shall have a functioning smoke and carbon monoxide detection and notification system which shall be installed and continually maintained consistent with the requirements of Section R314, Smoke Alarms and Section R315, Carbon Monoxide Alarms of the Florida Building Code-Residential.
(c) A portable, multi-purpose dry chemical 2A:10B:C fire extinguisher shall be installed, inspected and maintained in accordance with NFPA 10 on each floor of the Vacation Rental. The extinguisher shall be installed on the wall in an open common area or in an enclosed space with appropriate markings visibly showing the location.

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

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

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

1. The maximum occupancy of the vacation rental

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

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

Parking

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

Advertising

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

Maximum Occupancy

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

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

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

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

First of all, all vacation rental properties must be properly licensed and registered with the county. This is important for both the safety of the guests and the compliance with local laws. The next thing to keep in mind is that there are limits on how many people can stay in a vacation rental property. For example, in Sarasota County, the maximum amount of people that can stay in a vacation rental property is six.
Furthermore, all vacation rental properties must have a minimum of two weeks worth of rent paid upfront. This is to ensure that the property is being used for its intended purpose and not for something else, such as a party house. Last but not least, it's important to make sure that you are familiar with the Sarasota County noise ordinance. This is to ensure that your guests are not disturbing the peace and quiet of the neighborhood.

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

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

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

- **Certificate of Use**: All STR property owners must apply for a Certificate of Use , pass an inspection and pay the required fees.
- **Fees**:
-

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

How to Be a Great Neighbor

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

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

☆☆ KEY FEATURES ☆☆

✵ 6 spacious bedrooms (4 king beds)

✷ 3 full and 2 half full bathrooms
✷ Sleeps 19 with over 3,000 sq ft of air-conditioned living space
✷ Private Resort style backyard w/ FREE heated saltwater pool, hot tub, private water park / splash pad, pickleball, basketball, 3 hole mini-golf, children's swing set, gas fire pit, 2 outdoor showers, an outdoor kitchen and private dog park.
✷ Incredible air-conditioned game room with pool table, ping pong, 2 video game arcades (Ms. Pac-Man & Golden Tee) and Skee-Ball
✷ 7 flat-screen smart TVs including a massive 75" TV in the Living Room
✷ Family-friendly w/ Crib, Pack 'n' Play, highchair, stroller, & kids' dinnerware
✷ Fully loaded kitchen w/ stainless steel appliances & Keurig & drip coffee maker
✷ Plenty of beach gear including chairs, towels, umbrella, cooler & beach buggy
✷ Free driveway parking for up to 8 cars
✷ Mont Alpi outdoor kitchen with BBQ grill & mini-fridge, Free propane provided
✷ Dual washer & dryers - perfect for big groups
✷ Pet friendly w/ doggy play area
✷ Fast WiFi

☆☆ OUTSIDE SPACE ☆☆

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

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

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

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

It's the kind of amenity you'd expect at a high-end resort—yet it's yours to enjoy in total privacy.
Whether you're running through the spray or lounging nearby, the giggles are guaranteed.

But the allure of this remarkable property extends way beyond the watersports.

Engage in various activities including pickleball, a versatile sport that combines elements of tennis, badminton, and ping pong, suitable for all skill levels and guaranteeing hours of entertainment. The newly constructed pickleball court features a 16’ x 38’ playing area with a total court surface of 20’ x 44’.

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

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

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

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

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

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

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

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

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

From: Kevin Hassall <kevin.hassall@gmail.com>
Sent: Monday, June 1, 2026 10:49 AM
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>
Cc: Sara Hassall <sara.hassall@gmail.com>
Subject: Manatee County Commissioner Request - Please Consider Reasonable Standards for Short-Term Rentals

Dear Manatee County Commissioners,

I am writing as a longtime West Bradenton resident to ask the Board to revisit short-term rental regulations in unincorporated Manatee County.

Like many residents, I understand that vacation rentals are part of living in a popular coastal community. My concern is with the growing number of homes being marketed for more than 15 guests in established residential neighborhoods.

When homes are designed and advertised to accommodate that many people, the impact on surrounding neighbors can be very different from that of a typical single-family residence. Issues related to noise, parking, outdoor activity, lighting, and nighttime disruption to residential quiet enjoyment are becoming increasingly common concerns for residents who live in these neighborhoods year-round.

The City of Bradenton and neighboring counties have adopted occupancy limits and other standards for short-term rentals. I believe it is time for Manatee County to consider similar measures.

We are not asking the County to eliminate short-term rentals. We are simply asking for reasonable standards and a practical way to enforce them when problems arise. Residents should know what the rules are, property owners should know what is expected of them, and neighbors should know who to contact when those standards are not being followed.

Thank you for your time and consideration.

Sincerely,
Kevin & Sara Hassall
2407 45th Ct W
Bradenton, FL 34209

From: lindakempnorris@gmail.com <lindakempnorris@gmail.com>
Sent: Tuesday, June 23, 2026 5:19 PM
To: Robert McCann <drbob.mccann@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>
Subject: Short Term Rentals

I am contacting you to voice my support for an ordinance to keep short term rentals in check. In my neighborhood – Palma Sola Park – there are a number of huge houses that allow big groups. This causes not just noise, but traffic and parking issues. I think there should be limits on the number of guests allowed and a limit on the number of cars allowed. Cars park on the streets – which if you are familiar with our neighborhood are often winding/ curvy – they park on the lawn, they park in the easements – all making it difficult for normal driving. And there should be enforcement of these rules.

Having these short term rentals – Air B&B, VRBO, etc. – has changed the make up of what is a single family neighborhood with a lot of tradition and beauty. And it's happening in more neighborhoods than mine. Every time I see a home for sale in our area I fear another vacation rental, making us more and more like likely to see property values drop. Please support limits on these types of properties.

Thank you.

Linda Norris

Linda Norris
lindakempnorris@gmail.com

From: karl lewis <rprmflorida@gmail.com>
Sent: Wednesday, June 24, 2026 1:04 PM
To: Amanda Ballard <amanda.ballard@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; CarolAnn Felts <carolann.felts@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>
Subject: Short-term rental regulations

Commissioners:

Please stop being pressured to regulate things that don't need regulation. They are asking for an inch to only soon ask for a mile. They, meaning the residents that are against short-term rentals. I was born in this state and only lived outside of the state to go to graduate school. Florida has a tourist driven economy. We need tourists, we want them, and many of them will come live here permanently or part-time at some point. Some individuals prefer to rent a home versus a hotel and many times renting a home makes their visit possible because hotels per room just are too costly.

All of you know this!

Neighbors evolve, communities evolve, our city and county are evolving. Uber and other ride-share platforms are a part of our evolution as citizens where technology and transportation is concerned. Electric vehicles are here. Our neighborhoods are different and should be.

Short-term rentals provide "heads-in-beads" revenue. The visitors do spend time in the homes, but in most part they are out impacting our economy and spending money with local businesses.

DON'T CHOKE WHAT THIS STATE IS BUILT OFF OF AND STANDS FOR.

This is a major part of our identity and economy.

Opposers should move into mandatory HOA driven neighborhoods. Unfortunately people get-off on surveilling other peoples properties in order to control. They need to understand that they own their property within their property lines. They don't own the whole neighborhood, they are a part of it just like investors, other homesteaders, renters, etc. This level of entitlement and privilege gets awarded too often by policy and leadership. Please stop this now. This is a property rights issue. It's not complicated, but too often things get forced into being complicated.

Please consider having an open meeting for public comment in the evening.

Regards,
Karl D. Lewis, DMD
941 932-6269

Public Comment

Manatee County Government

Submitted On:
Aug 25, 2026, 08:27AM EDT

Full Name	**First Name:** Martha Jane **Last Name:** Flynn
Email	pinemeadowhoa34209@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Future Agenda Item - Short Term Rentals - Costs
Comment	Good morning, Commissioners, My name is Martha Jane Flynn, Pine Meadow Homeowners Association, Inc, and I have lived in Pine Meadow, NW Bradenton for over 20 years. We are feeling the strain of short-term rental STR's in our neighborhood with day and night amplified music and pool parties, bouncing sports balls, shouting and screaming, lots of street parking, and piles of trash. Last week, we had STR issues related to street parking and ambulance access and aggressive guests trespassing to retrieve sports balls kicked over fences. Our guess, we may have up to 29 STRs in our neighborhood including a few new, high occupancy STRs offering 2 - 3 day rentals for 16+ guests. The new, high occupancy STRs are game-changers and have pushed us over the edge; neighbors' ability to safely enjoy their own home is compromised. The cost of managing short-term rentals badly is much more expensive than managing them well. The same issues are repeated with almost every new guest rental. A costly loop looks like this: A neighbor files a complaint, Manatee County (MCSO and/or code enforcement) investigates, a warning is issued, the noise stops for the night, the case closes, and the cycle repeats with the next guest check-in. Costly loops are not resolving problems, they drain county staff hours and waste taxpayer money. Hold STR homeowners accountable. Did you know the STR homeowner is not notified regarding noise complaints, it is the guest only? We support the Manatee County Commissioners in their effort to draft and pass an STR Ordinance that includes: STR Registration, Permit & Safety Inspections, Occupancy Max (based on bedrooms not beds or square footage), STR Hotline, On-site Guest Parking, Trash Management and Homeowner Consequences for non-compliance. We believe we can do better protecting the peace and quiet of our neighborhoods, significantly reduce the administrative burden on our hard-working county staff, and make this system entirely self-funding

through operator compliance fees. Let’s do it!
Thank you for your time, your leadership, and your commitment to keeping our neighborhoods safe and peaceful.

Public Comment

Manatee County Government

Submitted On:
Aug 25, 2026, 10:52AM EDT

Full Name	**First Name:** Diana **Last Name:** Adams
Email	dadamm@aol.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Future Agenda Item- Short Term Rental Incompatibility With Residential Neighborhoods
Comment	We would like a reduction in short-term rental occupancy to levels consistent with other residences in our neighborhoods. Daily and weekly occupancy of more than eight people per residence is not compatible with our neighborhood. The currently high occupancy of 10- 35 plus guests per hotel house contributes to excessive trash, water use, noise, and traffic. These rentals average approximately five vehicles per stay, creating additional traffic, parking demands, and disruption for neighboring residents. The average turnaround at these houses in our neighborhood is 3 days. Resort-style yards, which are not consistent with the character of the neighborhood, have had a significant impact on nearby residents. All-night lighting, basketball and pickleball courts, playgrounds, other recreational areas, and outdoor televisions create ongoing noise and activity. Guests are encouraged to use these outdoor amenities throughout the night, and many regularly do so, disrupting the peace and quiet of neighboring homes. While property owners may state that they are properly managing their rentals, many neighbors would disagree. We are frequently disrupted by disrespectful guest behavior, which at times has become a safety and security concern for residents. We would like to see a clear plan for how the county will enforce a short-term rental ordinance when there is already a clear lack of enforcement of current ordinances, which would be useful when dealing with disrespectful hotel guests.

Public Comment

Manatee County Government

Submitted On:
Aug 25, 2026, 01:44PM EDT

Full Name	**First Name:** Kimberly **Last Name:** Harden
Email	kimberly.harden47@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 02, 2026
Topic/Agenda Item	Short-Term Rental (STR) Discussion, Nicole Knapp, Development Services Director, and Stephanie Charles, Development Services Deputy Director
Comment	Public Comment — Short-Term Vacation Rentals Members of the Board, I am asking the County to take a serious look at what short-term vacation rentals actually are and how they should be treated within our communities. At their core, these properties are being used to provide short-term, transient lodging to paying customers. In practical terms, that is much closer to a motel or other lodging establishment than ordinary residential use. The issue should therefore be based on how the property is being used, not simply on who owns it. When a property is repeatedly operated as transient lodging for paying guests, the County should recognize that use and regulate it accordingly. My position is that properties being operated as recurring short-term lodging businesses should have appropriate zoning, licensing, safety standards, accountability, and taxation consistent with their commercial use. A motel is recognized as a lodging business because of what it does. A short-term rental providing essentially the same service should not receive a completely different regulatory framework simply because the lodging operation occurs in a house. What residents are actually dealing with This is important because the impacts are not theoretical. Residents living next to or near STRs can experience a wide range of problems, including:

Noise and parties — loud music, yelling, gatherings, outdoor entertainment, and late-night activity.

Repeated nighttime disturbances — guests arriving, departing, talking, loading vehicles, or socializing at hours when surrounding residents are trying to sleep.

Over-occupancy — more people staying at the property than the neighborhood or property can reasonably accommodate.

Parking problems — too many vehicles, cars parked on lawns, blocking driveways, obstructing sidewalks, or filling available street parking.

Traffic and congestion — frequent guest turnover creating more vehicle activity than would normally occur at a residential property.

Trash and garbage — overflowing cans, garbage left outside, litter, and increased waste associated with constant guest turnover.

Noise from pools, patios, outdoor kitchens, fire pits, and other amenities that may be used late into the night.

Smoking and odors affecting neighboring properties.

Pets — barking, waste, loose animals, and additional activity associated with transient guests.

Unsafe behavior — reckless driving, excessive speed, intoxication, or other conduct that can affect neighboring residents.

Property damage — damage to the rental property or surrounding areas that can sometimes spill over into neighboring properties.

Trespassing or confusion about property boundaries when guests are unfamiliar with the neighborhood.

Use of neighboring property or public spaces as overflow parking or gathering areas.

Frequent turnover — a constant stream of strangers coming and going from a property.

Loss of neighborhood stability — residents no longer know who is occupying the property next door from week to week.

Security concerns — residents may have difficulty knowing whether unfamiliar people around the neighborhood are legitimate guests or people who have no reason to be there.

Commercial activity in residential areas — a property can effectively become a lodging operation without the surrounding neighborhood being treated as a commercial environment.
Wear and tear on infrastructure — increased traffic, parking pressure, garbage, and other activity generated by transient occupancy.

Quality-of-life impacts — residents may feel that their homes are surrounded by a rotating group of visitors rather than a stable residential community.

Difficulty identifying who is responsible when something goes wrong.

Difficulty getting timely responses from owners, managers, or rental platforms.

Repeated violations where residents have to report the same type of problem over and over.
Enforcement fatigue — residents eventually feel that they are the ones responsible for monitoring the property and documenting violations.

And there is another issue that deserves particular attention:
The burden of enforcement should not fall on the neighbors.

When something happens, the resident is often expected to document the problem, figure out who owns or manages the property, contact the owner or property manager, report the problem to the rental platform, keep records, and potentially contact law enforcement.

I have experienced the difficulty of trying to get concerns addressed through the rental company. Reporting a problem to a private platform does not necessarily produce a meaningful or timely solution.

And law enforcement has more important priorities.

Officers need to focus on emergencies, crimes, public safety, domestic situations, traffic incidents, medical emergencies, and other matters where their intervention is essential.

Law enforcement should not have to become the primary regulatory mechanism for a recurring commercial lodging operation.

If someone chooses to operate a short-term lodging business, the responsibility for managing that business should fall on the owner, operator, and designated responsible party.

The County needs a real regulatory framework
A workable system should address, at minimum:
Appropriate zoning and land-use classification

Registration and licensing
Maximum occupancy
Parking and vehicle limits
Noise standards
Party and nuisance provisions
Trash and sanitation
Property maintenance
Pool and outdoor-amenity use
Fire and life-safety requirements
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And there needs to be a distinction between a single isolated complaint and a pattern of repeated violations.
If a property repeatedly generates legitimate complaints, the County should have a mechanism to recognize that pattern and take meaningful action rather than requiring each new neighbor to start the process from zero.

This is already an ongoing County issue
The Board has discussed short-term vacation rentals multiple times. The issue has been brought forward, discussed, sent back for additional work, and brought forward again.

Residents are not asking the County to discover this issue. We are asking the County to resolve it.

There is also a procedural problem for residents trying to participate. When an issue that has already been before the Board is described as a “Future Agenda Item,” residents who are new to County government can understandably become confused about where the issue actually stands and how they are supposed to participate.

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More residents are becoming aware of this issue and are prepared to participate.

They deserve to know what the County is considering, what standards are being proposed, what responsibilities will fall on operators, how complaints will be handled, and what concrete steps will occur next.

Ultimately, I believe the County needs to make a fundamental policy

decision:

If a property is being operated as a commercial, transient lodging establishment, the regulatory framework should recognize the actual use of that property.

That means appropriate zoning, appropriate safety and operating standards, appropriate accountability, and appropriate taxation.

We should not have one set of expectations for a motel providing transient lodging and an entirely different system for a property providing essentially the same service simply because one is operating in a residential neighborhood.

I am asking the Board to move beyond another discussion and establish a clear regulatory framework that protects neighborhoods, provides certainty for responsible operators, and ensures that commercial lodging activity is treated consistently and responsibly.

Residents should not have to become code-enforcement officers, customer-service representatives for rental platforms, or the first line of defense for a commercial lodging business operating next door.

The responsibility needs to be placed on the business.

Thank you.
KH

Public Comment

Manatee County Government

Submitted On:
Aug 25, 2026, 01:45PM EDT

Full Name	**First Name:** Kimberly **Last Name:** Harden
Email	kimberly.harden47@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	Short-Term Rental (STR) Discussion, Nicole Knapp, Development Services Director, and Stephanie Charles, Development Services Deputy Director
Comment	Public Comment — Short-Term Vacation Rentals Members of the Board, I am asking the County to take a serious look at what short-term vacation rentals actually are and how they should be treated within our communities. At their core, these properties are being used to provide short-term, transient lodging to paying customers. In practical terms, that is much closer to a motel or other lodging establishment than ordinary residential use. The issue should therefore be based on how the property is being used, not simply on who owns it. When a property is repeatedly operated as transient lodging for paying guests, the County should recognize that use and regulate it accordingly. My position is that properties being operated as recurring short-term lodging businesses should have appropriate zoning, licensing, safety standards, accountability, and taxation consistent with their commercial use. A motel is recognized as a lodging business because of what it does. A short-term rental providing essentially the same service should not receive a completely different regulatory framework simply because the lodging operation occurs in a house. What residents are actually dealing with This is important because the impacts are not theoretical. Residents living next to or near STRs can experience a wide range of problems, including:

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KH

Public Comment

Manatee County Government

Submitted On:
Aug 25, 2026, 01:48PM EDT

Full Name	**First Name:** Kimberly **Last Name:** Harden
Email	kimberly.harden47@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 02, 2026
Topic/Agenda Item	Short-Term Rental (STR) Discussion, Nicole Knapp, Development Services Director, and Stephanie Charles, Development Services Deputy Director
Comment	Public Comment — Short-Term Vacation Rentals Members of the Board, I am asking the County to take a serious look at what short-term vacation rentals actually are and how they should be treated within our communities. At their core, these properties are being used to provide short-term, transient lodging to paying customers. In practical terms, that is much closer to a motel or other lodging establishment than ordinary residential use. The issue should therefore be based on how the property is being used, not simply on who owns it. When a property is repeatedly operated as transient lodging for paying guests, the County should recognize that use and regulate it accordingly. My position is that properties being operated as recurring short-term lodging businesses should have appropriate zoning, licensing, safety standards, accountability, and taxation consistent with their commercial use. A motel is recognized as a lodging business because of what it does. A short-term rental providing essentially the same service should not receive a completely different regulatory framework simply because the lodging operation occurs in a house. What residents are actually dealing with This is important because the impacts are not theoretical. Residents living next to or near STRs can experience a wide range of problems, including:

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Thank you.
KH

Note : i have had to upload this form several times and every time the link to view the pdf comes back expiures without providing the verification document. so theres another issue the county should address

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 08:51PM EDT

Full Name	**First Name:** Rich **Last Name:** Clover
Email	rich.clover@clovervacationhomes.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Future Consent Item - Short Term Vacation Rental Ordinance
Comment	My name is Rich Clover, resident of Manatee County. I am the owner/founder of Clover Vacation Homes, a boutique luxury vacation rental management business. As someone who's profession is based on short term rentals in Manatee County, I recognize there is a need for some level of common sense regulation of STRs. What's important is that an ordinance is actually enforceable and de-incentivizes the bad behavior that we see and that many voice there frustration with from the podium every month. I'd like to specifically address the idea of capping occupancy at a maximum of 12 guests. Let me tell you what that does in all practicality. All of us hosts will reduce our property occupancy on the booking platforms to 12 guests to comply with the ordinance. So that 5,500 sq foot home with 7 bedrooms on 1 acre will market the same occupancy as the 1,500 sq ft home where the owner put 3 bunk beds in the garage in order to maximize the number of people they can sleep. Here's what happens on the guest side . . . they ignore the "maximum occupancy" and instead count the number of beds and see if that works for their group of 14, 16 or even 20 people. How do you enforce how many people are actually sleeping at a short term rental? There's no law that says a group of 10 people can't have 10 guests over for dinner. So you can't count 20 people at the house and say they are sleeping too many, they aren't asleep. You would have to wait for everyone to go to bed and then count "heads in beds". So the 1,500 sq ft house trying to sleep 22 is still going to sleep 22 and nothing will change. Instead, let's align our occupancy with the state of Florida Administrative Code Rule 69A-43.018 (developed by for safety by the FL state fire marshall), which states the maximum occupancy load for one- and two-family dwellings licensed as transient public lodging establishments (vacation rentals) is computed at one person

per 150 square feet gross floor area.

Under this scenario, the 5,500 sq ft 7 bedroom house can market for 16+ guests. The 1,500 sq ft house that converted the garage without a permit would only be able to market and sleep 10. Large groups are not going to find the 1,500 sq ft house because when they add their number of guests (12+), it will not even be an option to book on the platforms. This will de-incentivize the bad behavior and greatly reduce the trouble properties where too many people are cramming into small spaces.

This will certainly not appease every community member that believes 13 guests is a "party" and it certainly will not appease those homeowners that have these trouble properties. Maybe that means it's good, sensible legislation that should be considered.

Thanks for your time.
Rich Clover - Clover Vacation Homes

From: dadamm@aol.com
To: public.comments@mymanatee.org
Sent: 6/15/2026 12:59:08 PM Eastern Daylight Time
Subject: Public Comment for June 16, 2026 Regular Meeting

Commissioners,

22 million dollars was collected in Tourist Development Tax which does not help those living next door to STR's.

Property owners should be held accountable for their guest's behavior.

This is a public safety issue. It is extremely dangerous for residents to try to resolve these issues alone.

Doing nothing is unacceptable.

We are no longer going to take this abuse from these disrespectful guests because they are not welcome in our neighborhood.

Do you know this person? Neither do I.
These guests arrived after dark in 5 different vehicles. After their arrival, for the next 24 hours they did not come outside, but a couple of hours after we loaded our car and left on a trip my neighbor contacted me to see if we had guests staying at our home. We had no idea who this person was, but we watched her on camera walk from the rental to our front walk, stand there for approximately 5-10 minutes and walk directly back to the short-term rental. She did not knock on our door; she did not walk down the street or to

any other neighbor's house. Our blinds were open, with a vehicle in the driveway. Was she checking to see if anyone was home and waiting for someone to come outside and confront her? Were these guests planning on breaking into our home or stealing items from our back yard or boat? We felt so uncomfortable we returned home.
For the past 2 years we have lived with the upheaval these disrespectful guests have brought to our neighborhood. Previously, we have tried to be very thoughtful before reporting behavior to the Sheriff's Department because we feel this is a wasteful way to use their resources, especially during the daytime. We will no longer be doing that. **We will be reporting <u>every</u> incident.** We just need to know who the appropriate agency is and how long we can expect to wait before the problem is resolved.

What agency would I report the type of trespassing pictured in the photo? We have also had people walk their pets right up into the middle of our front yard. We have had children and adults climbing over the fence and onto our property in our backyard. Do I need to put out a "No Trespassing" sign? Are we reporting trespassing to MCSO? What is the procedure?

What agency are we reporting noise disturbances to on weekdays, weekends, and appropriate hours for reporting if there are multiple agencies involved?

What agency are we reporting property damage to? I have golf ball dents in my shed, house, and boat.

A "please turn down the music" request is met with an aggressive: **"we rented this place and we can do whatever we want."**

You must understand that most of the people who come here never leave the property except to go to the liquor store or the grocery store.

Neighbors making any type of formal complaint with Manatee County results in a **cease-and-desist letter sometimes threatening jail time for false reporting, from the attorney representing the investors.** This is typically how property owners and investors deal with "the neighborhood".

I have reached out to the Manatee County Sheriff's Department (Randy Warren) and did not get a response.

I have reached out to the Tourist Development Council Advisory Board Sr. Admin. Specialist (Leanne Keeling), and did not get a response.

Note that roofing tarp which was placed over the entire property was not all removed, a small strip of grass was placed down to reduce flooding and a small strip of weed screen was placed in same location in front yard. The small brown strip of grass does not collect all the stormwater runoff from the entire property and **was not the corrective action recommended by** professionals at **Manatee County**, yet Code Enforcement closed the case without explanation. We don't understand how this small strip of grass without regrading the property and removing underground piping that owners placed to remove stormwater from their property to the retention area beside them that belongs to other businesses, removes runoff from our property and corrects excessive street flooding.
We have had to place concrete blocks and sandbags to redirect flooding caused by this property.

Respectfully,
Diana Adams

Diana Adams- Manatee County

I hope you can feel the frustration of your residents- I know that I hear it in their voices during public comment.

Thank you Dr McCann for putting item 65 on the agenda.

I am here to talk about short-term rentals but not the ordinance. Citizens know that this is going nowhere because it generates 22 million dollars. These tax dollars are made at the expense of residents, and the money does nothing for us. Make an ordinance or not – that doesn't concern us anymore.

We have begged for your help for more than 2 years – at the very least a workshop.

I basically live next door to a hotel without an office on one side I live next to the recreation- pool- bar-golf-tv area and on the other side the same except add basketball-pickleball- playground.

Even when you ask guests politely to turn down the noise you are met with "we rented this place, we can do whatever we want".

We aren't taking it anymore and are going to make a very hostile environment for disrespectful visitors.

We aren't taking this behavior anymore and we – and mean all the neighbors- are pulling up the welcome mat and putting out the "you are not welcome in our neighborhood" signs.

If that hurts investors' profit- that's not on us.

If that hurts your 22 million dollars in TDT tax profits that's not on us.

This is about disrespectful guests and absentee property management.
Almost every one of our complaints could be handled by a simple "pass through" office at the county. We could text or email our complaints, and county staff could forward that on to the property manager. This would document the problems and which hotels lacked proper management. Yet you refuse to even acknowledge this simple fix.

We don't have the money. We can't fix this because of SB180. We are going to be sued. This is not an acceptable excuse anymore.

These owners have the power to remove these disrespectful guests.
Instead, owners are choosing to use the sheriff's office and neighbors to manage their properties.

Those days are over.

We hate to waste sheriff's department time, but we will be reporting everything, so we would like to know the correct way of dealing with this. I have reached out to but have gotten no response.
You have no idea what we deal with.

Here is just a sample of complaints we would make:
Your guest is trespassing. Your guest is climbing over our fence. Your guest is walking their dog in the middle of my front yard. Your guests have been

screaming steadily for 3 hours, 6 hours. Your guests are playing music so loud that our walls are vibrating. All day. All night. Your guests are so loud we had to move our BBQ indoors. Your guests almost hit me in the face with a golf ball that left a huge dent in my shed. Your guest put a ding in my boat with a golf ball. I have collected a basket of golf balls. Your guest almost hit me in the head with a baseball - I now have a basket of baseballs. Your guests are drunk and now they are driving down our street. The list goes on……

Do you know this woman? Neither do I but she was a guest at the property next door – we had loaded our car earlier and were a couple of hours from home. We cancelled our plans and came home.

These owners do not respect us or our neighborhood. If they did their first action would not be to tarp off (I do mean roofing tarp), and pave over every surface of the property and force their storm water runoff onto their neighbor's property and cause street flooding.

From: Richard DeFrank <autumndefrank@tampabay.rr.com>
Sent: Wednesday, August 26, 2026 8:43 AM
To: Rose Mary Patterson <rosyros@aol.com>; impierce09@gmail.com; Amanda Ballard <amanda.ballard@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; talsiddique@mymanatee.org; Robert McCann <drbob.mccann@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>
Subject: Re: Just an FYI, if interested Short Term Rentals

STR. If there was an Ord. In affect prior to June 2011 State allowed that Ord. To be enforced. Manatee County 511.7 was in affect
Prior to June 2011 with prohibited renting to transient. The Past Commission with support from present Commission change 511.7
And removed the language which prohibited renting to transient Sold out the /Residents for more tax $,s because STR can't homestead
Generating more revenue to the County. Past Commissioners are the real cause of STR. Review who were the Past Commissioners
Were 2 that come to mind is Kruse & Whitmore supported STR. I started reporting this in 2018 IMO I probably understand what happened since 2018
Feel free to call me 941-779-2787. STR issues can be changed back, the existing would remain but would prohibit anymore.

On Aug 26, 2026, at 7:45 AM, Rose Mary Patterson <rosyros@aol.com> wrote:

Sent from my iPhone

Begin forwarded message:

From: Margie Motzer <duck.one2@verizon.net>
Date: August 25, 2026 at 7:40:41 PM EDT
To: "duck.one2" <duck.one2@verizon.net>
Subject: Just an FYI, if interested
Reply-To: Margie Motzer <duck.one2@verizon.net>

STR work session for Manatee County is Sept 2.

These are the public comments so far. Fair Warning...153 pages. (I have a couple emails buried in there.)
(You have to capture or copy-and-paste all the way through to the last word True in the link below.)

https://agendaonline.mymanatee.org/OnBaseAgendaOnline/Documents/DownloadFileBytes/SHORT%20TERM%20RENTALS%20PUBLIC%20COMMENTS.PDF.pdf?documentType=1&meetingId=792&itemId=68716&publishId=197050&isSection=False&isAttachment=True

Here's one from Lisa Pierce (HB Planning Commission)

From: lmpierce09@gmail.com <lmpierce09@gmail.com>
Sent: Thursday, June 25, 2026 1:37 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: Short Term Rentals

Dear County Commisioners,

As a resident of Homes Beach for over 23 years, I can attest to the wisdom of having short term rental rules in place, and enforcing them. Yes, our town has changed over the time we've lived
here, and not for the better. But the cities of Anna Maria and Bradenton Beach are much worse off. As are unincorporated Manatee Couty residents.

Despite comparatively better regulations in my town, there are significant (1) quality of life issues (noise, traffic, price of everything on the Island), (2) growth in crime (witness the size of the Holmes Beach police force, the existence of dedicated Code Enforcement Officers) and (3) health/safety issues (garbage, auto accidents, etc.)

Vacation rentals distort prices. Middle class retirees, like teachers, had been able to afford moving here – but that hasn't been possible for many years. The vast majority of lower or middle class residents left in waves: 2008/2009, Covid, and the 2024 storms. Over time, this place hollowed out.

So, yes, for the safety and sanity of residents, please rigorously enforce existing county short term rental rules. And where they are lacking, enact them. It's time somebody starts taking back control from the state.

Sincerely,
Lisa Pierce
604 Key Royale Drive
Holmes Beach, FLA. 34217

From: Jill Dallman <jdallmann@verizon.net>
Sent: Thursday, August 27, 2026 5:42 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>
Cc: fleischhauer.ingo@gmail.com
Subject: residential short-term rentals

Date: August 27, 2026

From: Jill Dallmann
4917 81st Ave Ter E
Sarasota, FL (Manatee County)

To: Board of County Commissioners, Manatee County
drbob.mccann@mymanatee.org
tal@mymanatee.org
george.kruse@mymanatee.org
jason.bearden@mymanatee.org
mike.rahn@mymanatee.org
amanda.ballard@mymanatee.org

Re: Short-Term Rental proliferation effects on our community

I respectfully submit this communication to request the intervention of the Board of County Commissioners regarding the proliferation of vacation rentals, hereinafter referred to as "motels," within residential, legacy and historic zones of our County. The present issue significantly compromises the quality of life for true residents and necessitates prompt and decisive action by the Board.

The detrimental effects associated with motels in residential zones have become evident through a consistent influx of disorderly and disruptive tourists who exhibit significantly antisocial behavior within our residential neighborhoods. Such disruptions have adversely affected the tranquility and cohesion of our communities. As residents, we possess a constitutional right to peace and quiet and the enjoyment of our homes, which should take precedence over the needs of transient visitors. And once noise problems begin, they become unsolvable and unending, and no amount of desperate calls to the police nor to the County will help.

Sarasota County enacted legislative measures prohibiting motels within residential neighborhoods, as delineated in Article 124-131, Article 8 of their municipal code. In view of this precedent, I advocate and petition this Commission to consider the adoption of analogous legislative measures to ban motels within residential zones throughout Manatee County: current motels and future motels.

It is pertinent to note that motels operate as businesses, subject to different tax brackets, County and State permitting, and business licensing requirements. The presence of motels in residential neighborhoods, driven by profit motives rather than community interests, results in negative repercussions for the residents who formed the foundation of our communities.

This transformation has raised substantial concerns regarding zoning compliance, taxation, licensure, and the overall impact on the constitutional and property rights of the true residents of the neighborhoods.

I. Zoning and Neighborhood Impact

Residential neighborhoods are not traditionally intended to accommodate motels characterized by weekly turnover, elevated traffic, noise disturbances, and a diminished expectation of privacy and quiet enjoyment for the true residents. It is unclear how properties operating in a manner consistent with transient lodging or motel accommodations are permitted to do so in areas designated for residential use. We, the Residents, need clarification as to:

1. Whether such uses are permitted as of right under current zoning ordinances;
2. Whether conditional use permits or variances have been granted; and
3. What enforcement mechanisms are in place to ensure compliance with occupancy limits, parking requirements, and nuisance regulations.

II. Taxation and Business Registration Concerns

A further concern involves whether these motel operators are properly registered as businesses and are remitting all required taxes, including but not limited to:

- State sales tax;
- Lodging taxation;
- Local tourist development taxes; and
- Any municipal business tax receipts or local business licensing requirements.

If these properties are effectively operating as lodging establishments, it is reasonable to question why they are not uniformly reflected under the “business” classifications maintained by the Property Appraiser’s Office, including associated tax identification numbers. Transparency in business registration is essential to ensuring equal application of the law.

For example, under the Manatee County Property Appraiser’s website, the below example property is run as a motel; it would seem that under the tab BUSINESSES, it should reflect that that property is a business and reflect their EIN and business name as recorded in the Department of Business and Professional Regulations (DBPR) of the State of Florida. Instead, the tab is blank:

Parcel ID: **2045906704**

I L

I L, 4933 80TH AVENUE PLZ E, SARASOTA FL 34243-4301

Situs Address: 4933 80TH AVENUE PLZ E, SARASOTA, FL 34243-4301
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0303; SOUTHERN MANATEE FIRE & RESCUE DISTRICT
Sec/Twp/Rge: 33-35S-18E
Neighborhood: 3650; COUNTRY OAKS
Subdivision: 2045902; COUNTRY OAKS PHASE II; LOT 26; BLOCK D; PB 22/170
Short Description: LOT 26 BLK D COUNTRY OAKS PHASE II PI#20459.0670/4 **[Full Description]**

FEMA Value: $253,620 as of January 1, 2025
Zoning/Flood Info: View this parcel on Manatee County's website
Land Use: 0100; SINGLE FAMILY RESIDENTIAL
Land Size: 0.3250 Acres or 14,157 Square Feet
Building Area: 2,344 SqFt Under Roof / 1,436 SqFt Living or Business Area / 2,344 SqFt Resid
Living Units: 1

Sales | **Exemptions** | **Businesses** | **Addresses**

P Account	NAICS	Description
		No data available in table

This raises questions about taxation on the property. This is clearly a business because it has a lively account on short-term vacation rentals websites, but the house is not listed as a business in the Property Appraiser's website. How can it be known if these property owners are paying the correct taxation to the local and State government? And this question goes for all the motels checked, and so far, none of the motels in my neighborhood appear to be registered in the Property Appraiser's website as businesses, but they <u>are</u> motels according to websites such as VRBO and Air B&B.

III. Example of Apparent Discrepancies

By way of example only, public records reflect that the example motel shown above is owned and operated by a licensed real estate agent in the State of Florida and is listed with the Property Appraiser as <u>her residence</u>. However, the property is marketed and operated as a motel, although the property owner lists and reports through the Property Appraiser's website as living in the property and that the property is the property owner's mailing address although she doesnt live there because the home is a motel. Almost all the other motels in our neighborhood are set up the same.

This situation raises several potential issues requiring review:

1. **Representation:** If a property is not the owner's residence, its classification as such should warrant examination. In this case, as a licensed professional, the property owner's ethics are subject to a higher level of scrutiny.
2. **Service of Process Concerns:** Listing an inaccurate residential address may impede lawful service of process. For example, how can one process a subpoena if the address is a falsehood and not the property owner's home address?

3. **Professional Licensing Compliance:** Most motels are owned and operated by Realtors and attorneys. As a licensee regulated by the DBPR, professionals are required under Florida Statutes §455.275 to maintain current and accurate address information with the State. Public records appear to reflect discrepancies between many addresses listed with these residential motels, regulatory authorities, and those reflected in property records.

This is indicative of broader patterns among these motel operators, including out-of-state investors who utilize local professionals to manage their properties.

IV. Conclusion

The rapid expansion of motels in residential neighborhoods has become a matter of national and international policy concern, as municipalities struggle to balance property rights with community stability. Our community is not immune to these pressures. Since non-compliance exists, corrective enforcement is warranted to protect both residents and law-abiding businesses. Amend the Zoning and adopt an ordinance similar to Sarasota County to protect the true residents.

Respectfully submitted,

Jill Dallmann
Concerned citizen of Manatee County

From: L L <lnladd@hotmail.com>
Sent: Friday, August 28, 2026 1:56 PM
To: Public Comments <public.comments@mymanatee.org>
Subject: for Sept 2nd Commissioners meeting

Please include the attached Excel spreadsheet for the Sept 2nd Commissioners work session as to info gathered on what other municipalities charge for STR registration/certification in addition to DBPR requirements. I was not able to find a way to attach in the submit Public Comment area. thank you for your assistance!

Commissioners:

The lowest number of STRS currently found is approx. 947 (W Manatee Fire Dept). Having seen several just in my area that are not registered with DBPR nor inspected by the Fire Dept, I'm sure the number of STRs is even higher. I used 1000 STRS in Unincorporated Manatee county on the attached spreadsheet for easy math; expecting the actual number to be even higher after investigation .

Commissioners: There are a lot of ***Retirees*** in our county that would be **willing to volunteer** for staff research. There are many STRs that are not registered nor inspected by Fire & Safety.

Volunteers could take addresses provided by residents and research that they are registered, inspected and PAYING THEIR SHARE of the enforcement costs with NO additional cost to the county; I would be one of those volunteers. Several of us could volunteer just a couple of hours a week to improve our quality of life and increase Manatee County's safety and **budget**...Use us!

Let these businesses pay for their own enforcement which would in time, hopefully minimize the # of "bad actors" of which there are MANY..

Thank you for your time and consideration!

Laurie Dills

Location	STR charged by occupant or fixed	2026 Charge	Using 1,000 STRs, approx annual income to provide for Enforcement and infrastructure augmentation **ASSUME No new STRS** for subsequent year calculation	Info Source
City of Anna Maria	**Per occupant use 8 for calculation**	**104.78 + inspection fees**	**$838,240.00**	AMI Sun Article 2-26-25
City of Holmes Beach	Fixed	**$545 initial** & Renewal (every 2 years) Addl fees for change of agent & re-inspection fees	**$545,000 per 2 yrs**	City of Holmes Beach Website holmesbeachfl.org
City of Bradenton	Fixed	**$250 initial/$150 year**ly renewal + inspection fees	**$250,000 init** then $150,000 thereafter	Ordainance 3093 amended Ordinance 4001
City of Ft Lauderdale	Fixed	**$880 plus $100** inspection (after initial)	**$980,000 init** then $880,000	Ordinance -16-25 Interesting Noise info see above
City of Largo/&Pinnellas County	Fixed	**$450 + $150** initial Instpection fee (every 2 yrs)	**$600,000** every 2 yrs	Code Sect 138-3232 Fl Statute 509.032 Fees found on CityRuleLookup.com Pinell Largo
Clearwater	Fixed	**$450 initial + $150** initial inspection annual renewal $450	**$600,000** init $450,000 yearly thereafter	pinellas.gov
Treasure Island	Fixed/ Yearly	No specifics located on this one		All short-term rentals must have a permit from the State Division of Hotels and Restaurants (DBPR) to obtain their Business Tax receipt. mytreasureisland.org
Pensacola Beach	Evaluating	Looking at New Ordinance checking out other Fl communities **one listed is AMI** Current $180 + additional discretionary sales tax (see snippet below) Nov ballot additional 1 cent sales tax proposed	**$180,000** + Discretionary Sales tax **($5,104,194.06** for 2025)	See news Article https://www.foxnews.com/travel/popular-beach-town-rejects-noise-trash-traffic-weighs-stricter-vacation-rental-rules

Adopted by the commission on Feb. 13, the annual fee is set forth in Resolution R25-809. The new registration fee is $104.78 per occupant allowed according to the city's short-term vacation rental ordinance. The current fee for the 2024-25 rental registration period is $95.92 per occupant allowed.

$ Vacation Rental Certificate Fee Schedule:
Initial Application (includes inspections): $545.00
Renewal Application Fee (every two years): $545.00
First Re-inspection Fee: $50.00
Second Re-inspection Fee: $75.00
Change of Authorized Agent Fee: $50.00

Zoning District Rental Requirements

- R-1 - 30 day minimum
- R 1-AA - 30 day minimum. Note re: R-1: For continuous Rental Business Tax Receipts issued on a weekly minimum basis prior to March 27, 2007, the nonconforming use status of such resort housing dwelling units expired on March 27, 2017 (ten years from the effective date of O rd. No. 07-04) and occupancy of such dwelling units shall thereafter comply with the minimum 30-day occupancy.
- R-2 and R-3 - Weekly Minimum Rentals (excludes certain grandfathered hotels renting on a daily basis)
- R-4 - Weekly Minimum Rentals (excludes certain rentals located in the overlay district renting on a daily basis)

What are the maximum permissible noise levels (noise ordinance)?

1. 65 dBA during the hours between 7:00 AM and 10:00 PM
2. 50 dBA during the hours between 10:00 PM and 7:00 AM

For more noise ordinance questions click the Noise Ordinance link.

Amendments to Certificate of Registration

An Amendment to the Certificate of Registration is required if any of the following changes to the short-term vacation rental occur:

1) An increase of the number of bedrooms or bathrooms;
2) An increase in the square footage of the vacation rental;
3) An increase in the maximum occupancy;
4) An increase in the number of parking spaces or change in location of the parking spaces from the original site sketch;
5) Any other material modifications that increase the use or occupancy.

https://www.fortlauderdale.gov/Government/Departments/Community-Services/Community-Enhancement-and-Compliance/Administrative-Services/Vacation-Rental-Program/Vacation-Rental-Registration

- A Certificate of Compliance is issued within three (3) business days after passing inspection.
- Please note - Maximum Occupancy (2 persons per bedroom) is based upon the number of legal bedrooms inside the registering property and is verified by the inspector. The requirements for bedrooms can be found below. If you have questions, please contact your inspector.

Required Stmts of notarized letters from the following : DBPR Statement, Tax Stmt, Broward Co Business Tax Receipt, Broward County Tourist Develoment Tax

Pinellas County Ord 25-15 STR

(8) Payment of fees will include a certificate of use fee, a portion of which will be non-refundable to initiate and process an application, inspection fee(s), and an annual renewal fee. Any adjustment to these fees may be made by resolution of the Board of County Commissioners.

Maximum occupancy - The maximum occupancy for each short-term vacation rental unit is one (1) person per one hundred fifty (150) gross square feet of permitted, conditioned living space.
D.
Parking - All short-term vacation rental units within the City are required to provide one (1) off-street parking space per three (3) transient occupants. On-street parking shall not count towards this minimum parking requirement. Garage spaces may count towards this minimum parking requirement if the

Pay the annual City of Treasure Island Local Business Tax - If you advertise a unit for rent or rent the unit for payment, you must complete a City of Treasure Island Local Business Tax Application and pay an annual tax to the City. The tax is determined by the number of units rented.

The following link/address to the city of Treasure Island zoning map will help you identify locations and the number of times structures/units may be rented in 12 months: Community Development (arcgis.com)

www.arcgis.com

Tourist Dwellings are not permitted by City Code to be in the RU-75 or RM-15 Zoning Districts.

The City of Treasure Island presumes a property to be a Tourist Dwelling if:
1) The property is located in an **RU-75** or **RM-15** zoning district and is publicly offered/advertised for rental
2) The property is located in the **RU-75** (Single Family) zoning district and has **more than two (2) changes** of occupancy in a 12-month period (link to map below).
3) The property is located in the **RM-15** (Multi-Family) zoning district and has **more than six (6) changes** of occupancy in a 12-month period (link to map below). **Click here to access the zoning map.**

Tourist Dwellings are permitted in zoning districts CG, RFM-30, RFH-50, PR-MU Core, & PR-MU Gulf Boulevard and do not have restrictions on "changes of occupancy."

From news article" "We don't want to get rid of short-term rentals," she said. "We want our low-density residential communities to still feel like a community." She said officials are looking at regulations used in other Florida communities, including Gulf Breeze, Anna Maria Island and Panama City, as they consider what could work for Pensacola Beach.

Pensacola Beach requires Florida DBPR Vacation Rental License... ($50 DBPR application fee + $10 Hospitality Education Program (HEP) fee + $170 (full-year) or $90 (half-year) single-rental-unit license fee (Escambia County is in DBPR District 6)) with no primary-residence requirement. Combined tax rate is 12.5% (6% FL state sales tax + 1.5% Escambia County discretionary sales surtax + 5% Escambia County Tourist Development Tax). No annual day limit.

FLORIDA SALES TAX RETURN DATA
DOR ADMINISTERED TAXES/DOR ACCOUNTS
MONTHLY STATISTICS
TAX COLLECTIONS BY COUNTY

FOR All BUSINESSES
STATE TOTALS

COUNTY	STATE SALES TAXES GROSS SALES	TAXABLE SALES	STATE SALES & USE TAXES
11 Alachua	451,114,966	215,979,668	13,317,619
12 Baker	19,054,461	8,997,188	604,827
13*Bay	362,991,741	231,475,748	14,934,422
14 Bradford	28,265,896	13,711,556	904,731
15*Brevard	1,754,881,834	461,857,778	28,266,247
16*Broward	5,748,293,285	2,132,517,869	126,828,992
17 Calhoun	10,615,184	4,280,054	261,780
18*Charlotte	201,480,549	122,055,249	7,650,725
19*Citrus	138,978,881	75,997,524	4,886,090
20*Clay	228,912,484	121,193,312	7,386,278
21*Collier	624,113,367	374,393,678	22,522,320
22 Columbia	113,743,445	57,453,646	3,443,928
23*Dade	7,642,771,502	2,423,391,756	145,342,800
24 DeSoto	37,207,368	16,471,194	977,373
25 Dixie	12,329,389	4,955,589	308,636
26*Duval	3,064,885,226	1,094,818,054	67,451,238
27*Escambia	660,136,546	340,279,684	20,499,868

From: John Demetree <jdemetree@gmail.com>
Sent: Friday, August 28, 2026 11:21 AM
To: Public Comments <public.comments@mymanatee.org>
Subject: Short term rental - Public Comment

This is a short term rental that has opened across the street from our house, on a small cul-de-sac neighborhood.
The visitors are in no way, shape, or form, neighbors or act like it.
We are tired of picking up their trash from overflowing garbage cans, listening to their loud music that can be heard from inside our home, and hearing their profanity.
Not to mention the Stadium Lighting, pickleball noise and the general disturbance of the increased traffic in our neighborhood.
We urgently request you address this situation that is ruining our neighborhoods and allowing these resort hotels to operate in residential areas.
Please view the attached photos from the Airbnb ad.
Thank you for your consideration,

John and Sharon Demetree
1312 Riverview Circle
Bradenton, FL 34209

https://www.airbnb.com/rooms/1573390103199152092?source_impression_id=p3_1787929284_P3HyOdVKOscQlbEC

From: dadamm <dadamm@aol.com>
Sent: Friday, August 28, 2026 11:25 AM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Staff Failure to Add Residents' Short-Term Rental Concerns at 9/2/26 Work Session

Commissioner Bearden,

Residents have repeatedly asked that short-term rental-related items be added to the agenda and expected them to be included in the September 2, 2026, Short-Term Rental Discussion Work Session. We are extremely disappointed that the county has once again failed to include residents' requests for addressing the many issues associated with having short-term rentals in their residential neighborhoods. Currently, the agenda does not reflect discussion on other STR related items.

At this work session, we would have appreciated a MCSO representative advising residents on how to properly report issues so they can be effectively addressed and enforced, including noise ordinance violations, trespassing, disorderly conduct, drunk driving, and other guest-related concerns. Apparently, residents are doing something incorrectly, as repeated calls for assistance have failed to resolve these complaints. Residents would also have appreciated a presentation on how the county will enforce existing ordinances 24/7, as well as the new ordinance once enacted. We would also like clear guidance on how to report the over-occupancy that regularly occurs at many of these rentals.

Residents deserve a meaningful opportunity to have these, and other short-term rental issues, heard and addressed during this work session.

We are also requesting that public comment be held after each item on the agenda, especially since the topics of short-term rentals and Facebook are unrelated.

Respectfully,
Diana Adams

Public Comment

Manatee County Government

Submitted On:
Aug 29, 2026, 12:57PM EDT

Full Name	**First Name:** Stephanie **Last Name:** Murphree
Email	steph.murphree@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 02, 2026
Topic/Agenda Item	Short-term Rental Ordinance
Comment	Dear Manatee County Commissioners, My name is Stephanie Murphree, and I am writing as a third generation Manatee County resident, born and raised in West Bradenton, and as a local short term rental owner. This community is not simply a place where I own investment property. It is my hometown, where my family has lived for generations and where I have chosen to build my career, businesses, and future. My journey into short term rentals began when I inherited my father's home. Rather than selling a piece of my family's history, I chose to preserve it, improve it, and operate it as a short term rental. That decision allowed me to continue my father's legacy while building something I hope to someday pass on to the next generation. I have since continued investing in the community that raised me. One property I purchased had previously been known as a drug house in its neighborhood. I invested significant time, money, and care into transforming it into a beautiful, professionally maintained home, improving not only the property, but the neighborhood around it. Responsible short term rentals like mine contribute to Manatee County. We pay property and tourism related taxes, employ local cleaners, landscapers, contractors, pool companies, and other small businesses, and bring visitors who spend money at our local restaurants, shops, and attractions. I understand that irresponsible short term rentals can create legitimate concerns, and those owners should be held accountable. But I respectfully ask the Commission to regulate the behavior creating the problem rather than broadly restricting responsible property owners. I am not an outside corporation buying homes with no connection to this community. I grew up here. My family has been here for three

generations. I care deeply about what happens to our neighborhoods and the future of Manatee County.

Short term rentals have allowed me to preserve family property, restore homes, contribute tax revenue, support other local businesses, and continue investing in my hometown.

Please protect our neighborhoods, but also protect the opportunity for longtime local residents like me to continue building something here that we can pass on to the next generation.

I am proud to be from West Bradenton, proud of the homes I have improved, and proud to continue investing in the community my family has called home for generations.

Thank you for considering my perspective.

Respectfully,

Dr. Stephanie Murphree, D.C.
Third Generation Manatee County Resident
West Bradenton, Florida

From: enk30@aol.com <enk30@aol.com>
Sent: Sunday, 30 August 2026 13:48:37
To: Jason.beardon@mymanatee.org <Jason.beardon@mymanatee.org>; Kelli OMalley <Kelli.Omalley@mymanatee.org>
Subject: Re: Easter Seals connection and request for ordnance for STRs Manatee County

Dear Commissioner Bearden,

Attn: Kelli O'Malley

I am writing this email for three reasons.

First and most important is for assistance with touring Easter Seals for my adopted special needs Granddaughter, Akira. You and I met at the council meeting on 25 August 2026. Akira is currently enrolled at the Haven. Your assistant, Kelli, introduced herself to me and kindly mentioned she could help us get a tour of the Easter seals where your daughter goes.

Second is Semper fi, USMC 69-89, Retired 1stSgt, agent orange 100 % Vietnam recipient. My wife, Karen, is a retired psychologist for the Tampa VA.

Third. I have tried to present twice to the commission. I have not been successful yet, but have left my presentation for distribution to all commissioners on both occasions, and am attaching a copy of my presentation here. The main concern described in it is that I live within blocks of 3 schools and am concerned that Airbnb rentals do NOT do a background check to screen for applicants who are convicted sexual predators or drug dealers. Imagine a predator or drug dealer looking for a hunting ground, undetected. Currently it is left up to the offender to self report if going to be within a certain distance of schools and other places where children gather. In addition to the data submitted in my letter (attached), I request that any Airbnb or STR host be required to obtain a background report on all who will be occupying the rental, in addition to keeping a list of these occupants should the police need to check it. An additional requirement could also be that any STR host having an occupant with this type of record report these renters to the local police.

Additionally, thank you for getting the Facebook turned back on and the way it was handled. As a retired USMC First Sgt., I saw the tenacity of a Marine in you and also my style; i.e., There are two ways to do things--my way and the wrong way. Seriously, though, thank you for your service to our country and our county. I was sorry to hear your term is coming to an end, and although I do not support the same political party you do, I could favorably support you. You appear to be of the mindset to do your job for the people you work for, not the special interests. I realize I am not in your district but when Kelli opened the door to contact you about Easter Seals, I thought I'd take a shot at getting this in your ear.

Respectfully submitted,
Gene (Nick) Nicholson
813 833 7852
enk30@aol.com
915 82nd St NW
Bradenton, FL 34209

ATTACHMENT

Good Morning,

My name is Gene Nicholson. I live in the Pine Meadow Subdivision. We are an HOA with no deed restriction authority.

My purpose today is to propose a requirement for all owners and managers of Airbnbs and other short-term rental properties (STRs) to conduct background checks on all their occupants. I propose this with the hope that sex offenders, child molesters, drug dealers, prostitutes, etc., will not be able to move into STRs. Specifically, I am asking that background checks be done on all short-term renters. In addition, I am suggesting that a certification process be implemented to assure that these background checks have been completed.

You all have already been advised of the many problems of partying, cars, trash backup and overall wreckage of our once peaceful neighborhood.

As you can see in highlights A, B and C, Stewart Elementary, Palma Sola Elementary, and King Middle Schools are all within proximity to our neighborhood. A main objective when I moved here was the short walking distance from my house to these schools that would be available to my adopted (now 14-year-old, special needs) granddaughter. *We also have a park, at least 1 child care facility*

and 3 elderly assisted living facilities, where people walk and sit outside. (consider taking this out?)

Florida Statute 775.215 prohibits anyone convicted of certain sexual crimes from living within 1,000 ft of a school. This is not a hard distance, and local municipalities can extend that range. For this law to be effective, it appears to me that background checks in STRs need to be mandatory for all occupants of these rentals. I am asking the commission to make it the responsibility of all hosts, owners, and responsible agents to complete background checks on all guests who will be staying in or visiting our communities, and that a process be enacted to certify compliance. STRs should not be used as a loophole around existing proximity rules. It is noteworthy that at least 30 states have passed laws preventing these types of people from residing within specified distances of designated places.

As you can see, the Governor finds it serious enough to impose the death penalty on qualifying cases.

Over the last year, I have read numerous stories of Airbnb rentals across the country being used for prostitution, drug trafficking, gang activity, and shootings. Recently, in Minnesota, a guest was charged with attempted assault on a 7-year-old. I have much more to add, such as what pickleball noise or 12 basketballs bouncing at the same time does to a dog or autistic child or someone with PTSD or chronic migraines.

I have had to move my granddaughter to a quieter place in the house and insulate everything I can to keep my home calm and quiet.

QUESTIONS:

In closing, I ask you to consider your own neighborhood. What if your neighbors moved away and their homes were converted into short-term rentals, or mini hotels, replacing your neighbors with strangers and transients? How would you feel about your kids playing in a cul-de-sac, or your elderly parents going for a walk when their neighborhood has become a revolving door of strangers?

It has been suggested that I move. My wife and I are both in our mid-70s and raising our 14-year-old special needs granddaughter. We both have cancer. Moving is not that easy.

Please see your way to help us.

Sincerely,

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 11:24AM EDT

Full Name	**First Name:** Michel **Last Name:** Adams
Email	cgmike2324@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 02, 2026
Topic/Agenda Item	Short Term Rentals
Comment	Short-Term Rentals Are Ruining Our Neighborhoods Short-term rentals (STRs) are ruining our neighborhoods. They have effectively become unregulated, boutique, resort-style mini-hotels operating in residential areas. Properties that were once homes are being transformed into concrete and shell yards featuring pickleball courts, basketball hoops, cornhole areas, fire pits, and small pools—all in neighborhoods that were never designed or zoned for commercial lodging. The consequences extend far beyond the property lines. Stormwater runoff from these heavily modified properties is flooding neighboring homes and communities, with no clear accountability for the damage. Meanwhile, the occupants renting these properties often have little or no regard for the people who actually live nearby. They don't care. They are on vacation. When alcohol is flowing, people yell, scream, play loud music, and carry on late into the night without any consideration for neighbors who have to work in the morning or get their children ready for school. We cannot even safely enjoy our own homes during holidays involving fireworks—which, at this point, seems to be almost every holiday. During the recent drought and burn ban, when fireworks were prohibited, STR renters were still setting them off for hours. We had to stand outside our homes with garden hoses, worried that one of these illegal displays could start a fire and burn down our property or our neighbors' homes. The fact that out-of-state businesses can operate what amounts to a commercial lodging enterprise in residential neighborhoods while avoiding the level of oversight imposed on legitimate hotels and other commercial businesses is unbelievable. There are serious questions surrounding life-safety requirements, bed taxes, commercial business taxes, sanitation and hygiene standards, occupancy requirements, and fire codes. This is a disaster waiting to happen. If this Commission fails to act, the consequences will ultimately fall on this Commission. Please do not create another unenforceable

ordinance that looks good on paper but has no teeth.
Code enforcement operates primarily during normal business hours. The problems created by STRs do not.
The excessive noise, drinking, profanity, parties, and fireworks happen at night, on weekends, and during holidays. Residents are often told to call the police, but too frequently the response amounts to an officer driving by, rolling down the window, and leaving without ever getting out of the vehicle or meaningfully addressing the violation.
We need a dedicated system for handling STR complaints—one that can respond when violations actually occur, investigate complaints, document repeat offenders, and impose meaningful fines and consequences on the owners of these properties.
Platforms such as Airbnb and VRBO have little incentive to solve these problems as long as they continue collecting their share of the revenue.
There is a reason we have separate zoning classifications for residential, commercial, and industrial uses: to protect residential neighborhoods from incompatible commercial activities. Turning single-family homes into nightly or weekly vacation rentals undermines the very purpose of residential zoning.
It has been estimated that there are approximately 4,000 STRs in the Northwest Bradenton area alone. If that number is accurate, that represents approximately 4,000 homes that could otherwise be occupied by families who actually live in and contribute to these communities year-round.
At a time when housing affordability is already a serious concern, removing thousands of homes from the long-term housing inventory and converting them into short-term accommodations can further restrict supply and put additional pressure on housing costs.
You have a responsibility to protect the constituents who elected you and to preserve the character, safety, and livability of our residential neighborhoods.
Other counties have recognized this problem and have taken action. We urge you to do the same.
Please act before there is a serious fire, a major flooding incident, or another preventable tragedy. Our neighborhoods should remain neighborhoods—not unregulated commercial resorts.

Short-Term Vacation Rental (STR) Discussion

History of Board Actions

- 1/28/2025
  BOCC directed staff to draft an ord. (vote 6-1)
- 5/6/2025
  Staff presented draft.
  Motion to direct staff bring back an ord. (Failed 3-3)
- 6/16/2026
  BOCC directed staff to bring back an Ord as soon as practicable. (vote 5-0)

Manatee County FLORIDA

Public Concerns

- Occupancy restrictions
- Commercial vs. Residential
- Zoning Restrictions (quantity and spacing)
- Inspections for compliance with the Florida Building Code and Florida Fire Prevention Code
- Noise or Quiet hours
- Trash
- Parking

Manatee County FLORIDA

Presentation Team

- Stephanie Charles, Deputy Director
- Shawn Baxter, Building Official
- Rob Wenzel, Zoning Official
- Tom Wooten, Chief Code Enforcement
- Chris Klepek, Planning Section Manager

Manatee County
FLORIDA

Agenda

- History of Board Actions
- Research of Neighboring Communities
- State Laws
- Legal Limitations
- Current County Regulations
- Operational Needs and Funding
- Stakeholder Input (Fire Dist., Tax Collector)

Manatee County
FLORIDA

Community Comparison

Category	Collier County (2021)	City of AMI (2025)	City of Bradenton (2022)	City of Sarasota (2021)	Holmes Beach (2016)	Pinellas County (2025)	Hillsborough County (Pending Adoption)
Registration Fee	$50.00	Base $74.47 + Additional fees based off occupancy	$250	$500	$545	$450	$200 (Estimated)
Renewal Fee	$0.00	Base $74.47 + Additional fees based off occupancy	$150	$350	$545 (Biannually)	$450 (Annually)	Unknown
Initial Inspection	$0.00	$0.00	$0.00	$0	$0	$150	Unknown
Re-Inspection	$0.00	$0.00	$0.00	$100 (Additional inspections $200)	$100 (Additional inspections $75) Double check this – could not read all info	$100 (Biannually)	Unknown

Community Comparison

Category	Collier County (2021)	City of AMI (2025)	City of Bradenton (2022)	City of Sarasota (2021)	Holmes Beach (2016)	Pinellas County (2025)	Hillsborough County (Pending Adoption)
Parking	Under separate ORD	Sketch of off street parking	1 space per 4 guests	On premise only	Under separate ORD	1 space per 3 guests	Unknown
Occupancy Limits	No restrictions	2 guest per BR of 100 sq ft +1 guest per BR of 70 sq ft	2 guest per BR + 2 add guest or 1 guest per 150 sq ft (max 12)	10 guest in RSF and 12 in RMF	Max. 6 or 2/BR, whichever is greater	2 guest per BR + 2 add guest (max 10)	Unknown
Noise Ordinance	Under separate ORD	Under separate ORD	Under separate ORD	Under separate ORD	Under separate ORD	10pm-9am	Unknown
Violation Penalties	$500-No registration. Other violations under separate ORD	Violations fined per the corresponding ORD	Violations fined per the corresponding ORD	Fines and suspension	Violations fined per the corresponding ORD	Violations fined per the corresponding ORD	Unknown

State Laws Governing STR's

2011:

- ***"Vacation Rental"*** **- added to legislation (Chapter 2011-119)**
- **FS 509.032(7)(b) preempted regulation of STR's**

A local law, Ord, or reg. may not restrict the use of VR, prohibit VR, or regulate VR based solely on their classification, use, or occupancy. This paragraph does not apply to any local law, Ord, or reg. adopted on or before June 1, 2011.

This statute <u>did</u> allow local jurisdictions to conduct inspections for compliance with the Florida Bldg Code and Fire Prevention Code

Manatee County FLORIDA

State Laws Governing STR's

2014:

- ***"Vacation Rental"* - revised (Chapter 2014-71)**

FS 509.032(7)(b):

A local law, Ord, or reg. may not ~~restrict the use of VR~~, prohibit VR, or regulate ~~VR based solely on their classification, use, or occupancy~~ duration or frequency of rental of VR. This paragraph does not apply to any local law, Ord, or reg. adopted on or before June 1, 2011.

Manatee County FLORIDA

State Laws Governing STR's

SB 280 (2024) – *"proposed"*

- **House and Senate app'd SB 280, which would have created;**

"Local Registration of Vacation Rentals; Suspension, Revocation; Fines"

- **Authorize registration & fees and inspection fee**
- **Time limitation to approve an application**
- **Fine operators a certain fee, file and foreclose on a lien based off fine, suspend registrations, and revoke or refuse to renew a registration, for violations of the local registration requirements (requires special magistrate)**
- **Authorize occupancy limitations**

Manatee County FLORIDA

State Laws Governing STR's

SB 280 - later vetoed by Governor Desantis with the following statement:

RON DESANTIS
GOVERNOR

FILED
2024 JUN 27 PM 6:30
DEPARTMENT OF STATE
TALLAHASSEE, FL

June 27, 2024

Secretary Cord Byrd
Secretary of State
R.A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399

Dear Secretary Byrd:

By the authority vested in me as Governor of the State of Florida, under the provisions of Article III, Section 8 of the Constitution of Florida, I do hereby veto and transmit my objection to Committee Substitute for Senate Bill 280 (CS/SB 280), enacted during the 126th Session of the Legislature of Florida during the Regular Session 2024 and entitled:

An act relating to Vacation Rentals

Beyond creating new bureaucratic red tape that locals must comply with, CS/SB 280 prevents local governments from enforcing existing ordinances or passing any new local measure which would exclusively apply to vacation rentals. Under the bill, any such measure must apply to all residential properties. The effect of this provision will prevent virtually all local regulation of vacation rentals even though the vacation rental markets are far from uniform across the various regions of the state.

Going forward, I encourage the Florida Legislature and all key stakeholders to work together, with the understanding that vacation rentals should not be approached as a one-size-fits-all issue.

For these reasons, I withhold my approval of CS/SB 280 and do hereby veto the same.

Sincerely,

Ron DeSantis
Governor

Any local regulation, specifically targeting vacation rentals, would have to apply to all residential properties, rather than just vacation rentals.

Current State Regulations

- Register - Dept of Business & Professional Regulation (DBPR)
- Register - Department of Revenue
- State application Fee: $50
- State License Fee: Dependent on the # rental units
- Renewed annually
- Sanitary/Cleanliness/Balcony Inspections
- Human Trafficking Awareness
- Fire Safety
- Compliance - FAC 61C-1.002 Licensing & Inspection Requirements

Manatee County FLORIDA

Current Local Regulations

- No current local ordinance specifically for STR
- Trash Ordinance (Chapter 2-9-105 CCO)
- Noise Ordinance (Chapter 2-21 CCO)
- Parking Regulation (Section 1005 LDC)
- Outdoor Lighting Regulation (Section 806 LDC)
- Register with the Tax Collectors Office
- 13% Tourist Development Tax. (6% Tax Collector – 7% Florida Dept. of Revenue)
- Meet Local Fire District Regulations

Manatee County FLORIDA

What We Can't Do

- Prohibit or regulate the duration or frequency
- Regulate the use of recreational activities such as pickleball, basketball, swimming and/or other various activities
- Regulate the residential dwelling as a commercial use
- Restrict the number of STR

Manatee County FLORIDA

What We Can Do

Option A:

- Enforce existing ordinances and regulations
- Updating current ordinances related to:
  - Trash
  - Lighting
  - Parking
  - Noise
  - Code Enf violation and fine ordinance per FS 162

Manatee County FLORIDA

What We Can Do (Cont'd)

Option B:

Creation of STR Ordinance and New Dedicated STR Section

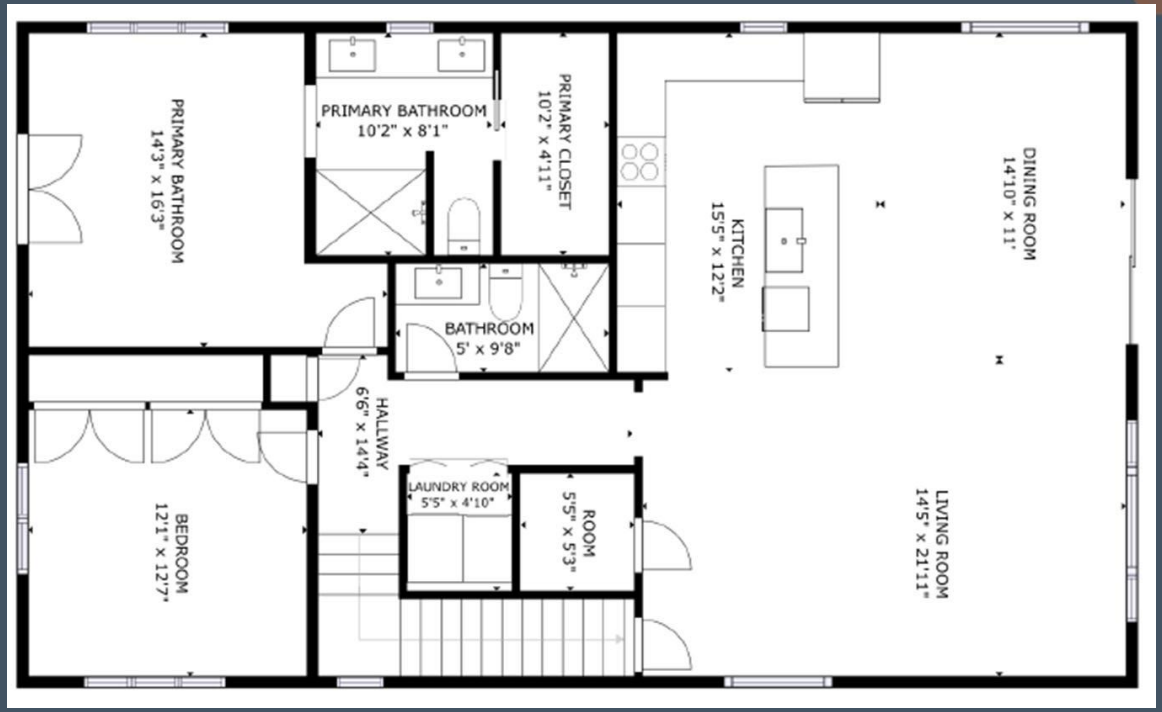
- **Mandatory Registration** (application & inspection fee TBD)
- **Annual or Biannual Renewal** (renewal & inspection fee TBD)
- **Occupancy Restrictions (200 sqft/pp – per FBC 1004.5)**
- **Copy of DBPR License**
- **Proof of registration with the Manatee County Tax Collector**
- **Proof of ownership**
- **Owner/Agent Affidavit** (attesting to reading current LDC/Ordinances)
- **Violations and Fines for not registering or maintaining reg.**

Manatee County FLORIDA

Example Life Safety/Floor Plan

Floor Diagram:

- Location of front and back door(s)
- All rooms labeled showing location of windows and doors
- Location of pool with detail of safety features
- Route to exit locations will be required



Manatee County FLORIDA

What We Can Do (Cont'd)

Option B:

- **Mandatory Posting Requirements**
  - **Contact info for designated STR responsible party/operator**
  - **Maximum occupancy requirements**
  - **Parking requirements (Auto, RV's, Boats, and Recreational Trailers)**
  - **Hurricane Evacuation route map**
  - **Location of nearest hospital**
  - **Trash/Recycle pickup days**
  - **Ordinance compliance notification**
  - **County registration number required on all advertising sites**

- **Create Operational Guidelines with violations/fines**

Manatee County FLORIDA

Current Order of Operations for Code Violations

1. **Violation and Initial Notice**
   - Property owner notified of violation and provided opportunity to correct violation.
2. **Special Magistrate Hearing**
   - If violation is not corrected, case is presented to the Special Magistrate.
3. **Imposition of Fines and Lien**
   - If violation remains uncorrected, fines are imposed on the property, and a lien is recorded against the property.

Manatee County FLORIDA

Current Order of Operations for Code Violations (Cont'd)

4. Compliance Achieved

- **Once the property is brought into compliance, the fines cease to accrue; however, the lien remains against the property.**

5. Satisfaction of Lien

- **Once payment has been received, a Satisfaction of Lien must be presented to and approved by the Board of County Commissioners pursuant to Manatee County Code of Ordinances 2-7-27(a).**

Manatee County FLORIDA

NOISE - MAXIMUM PERMISSIBLE SOUND LEVELS

Time Period	Residential Areas	Commercial Adjacency
7 AM - 11 PM (Sun - Thu)	60 dBA / 65 dBC	72 dBA / 77 dBC
7 AM - 12 AM (Fri/Sat/Holidays)	60 dBA / 65 dBC	72 dBA / 77 dBC
11 PM - 7 AM (Sun - Thu)	55 dBA / 60 dBC	N/A
12 AM - 7 AM (Fri/Sat/Holidays)	55 dBA / 60 dBC	N/A

Common Sounds

- 30 dB-Whisper
- 50 dB- Quiet Office
- 60 dB- Conversation
- 70 dB- Vacuum
- 80 dB - Alarm Clock
- 90 dB- Lawn Mower

Manatee County FLORIDA

Cost Comparison

- City of Sarasota (600 units)
  - Vendor: Granicus = $55,000
  - 5 FTE's.
    - 1 Supervisor
    - 2 Vacation Rental Compl Spec.
    - 2 Admin Assistant

- City of Bradenton (650 units)
  - Vendor: Granicus = $35,000
  - 3 FTE's
    - 1 Code Enf. Officer – Inspections
    - 1 Code Enf. Officer – Violations
    - 1 FTE intake

- Pinellas County (1,700 units)
  - Vendor: Granicus = $110,000
  - Accela to register
  - $250k OT (Bldg inspections)
  - 10 FTE's
    - 1 Supervisor
    - 1 Senior Officer
    - 3 Code Enf. Off.
    - 1 Admin
    - +4 Addt'n Admin Support

Manatee County FLORIDA

Cost Comparison (Cont'd)

- **Hillsborough County (3,000 units)**
  - Vendor: Granicus = $55,000±
  - Registry Only/No Inspections
  - FTE's TBD
  - 9/2/2026 BCC Consideration of Adoption

- **Collier County:**
  - In house Staff – registration only

- **Holmes Beach:**
  - In house Staff – Registration.
  - Code Enf. Officer - Inspections

Manatee County FLORIDA

Manatee County Operating Costs (Based on 3,000 units)

Software:

STR System $237,000 (+/-) yearly, includes:

- **Reporting of STR's**
- **Mailing of notices ($30k yearly)**
  - **(registration, renewal, violations)**
- **Complaint Reporting**

Manatee County FLORIDA

MC Operating Costs (Cont'd)

Staffing - 1st year

- 11 Positions = $1.5 million (+/-)
  - 1 Code Enf/STR Lieutenant
    (Currently have 1 vacancy)
  - 1 Code Enf/STR Officer II
  - 7 Code Enf/STR Officer I
    (Currently have 4 vacancies)
  - 2 Admin Assistants
  - +OT for Bldg Inspection
  - Vehicles/Equip/Benefits

Staffing – Renewals Years

TBD based on results of initial registration, frequency of renewals, severity of violations, and after hour complaints (MOU w/MSO).

Manatee County FLORIDA

Estimation of Operating Costs

Variables – Known & Unknowns:

- **Initial processing of 3,000 vacation rental applications (50-75 weeks)**
- **Compliance with mailings if Granicus is not utilized**

- **Initial inspections for compliance of the Florida Building Code**
  - **Added inspections to daily inspection count cannot override normal inspections related to building permits.**

Manatee County FLORIDA

Manatee County Revenue Projections (Based on 3,000 units)

Initial Registration Per Unit:

- **Recommend $450, plus $150 inspection, or $600 "all-in"**
- **Reinspection $150**
  - **$1.3 to $1.8 million**

Renewals Per Unit:

- **Recommend $350-450, plus $150 inspection (whether annually or biannually)**
  - **$1.1 to $1.8 million**

Manatee County FLORIDA

Tourist Tax Collection Information

(17-page handout provided)

Ken Burton Jr.
TAX COLLECTOR
SERVING MANATEE COUNTY

Fire Marshal/Fire District Presentation

Next Steps:

BOCC Discussion Today

↓

Prepare New & Updated Ordinance(s)

↓

Report to the BOCC w/Drafts

↓

Public Input

↓

Public Hearings (x3)

Manatee County FLORIDA

Ken Burton Jr.

TAX COLLECTOR

SERVING MANATEE COUNTY

SHORT-TERM RENTAL DISCUSSION

Tourist Tax Collection Information

Ken Burton Jr.
TAX COLLECTOR
SERVING MANATEE COUNTY

PREPARED BY	OVERVIEW	DATE
Michele Schulz	Tourist Tax Collection Information	September 2, 2026

STR DISCUSSION FILE - SUMMARY & TALKING POINTS

Pages 4-7

Rental Properties by Community - as of 08/10/2026

Unincorporated Manatee County: 3,093 rental properties (highlighted yellow in the source file). This figure can change daily. For your purposes remove Hotels/Motels - 3056

MCTC categories correspond to Property Appraiser coding; figures may differ from those used by a municipality or the CVB.

Pages 8-9

Tourist Development Tax Collections by Property Type

Fiscal Year 2024-2025

Fiscal Year 2026 through May 2026

Vacation Rentals include apartments, condos, duplexes, single-family homes, multi-family properties (3-9 units), and "other" accounts such as property managers. Unincorporated Manatee County currently has **318 property managers**.

Page 10

Tourist Tax Metrics

The **Total/Latest** column is the sum from October 2025 to present; May-August figures are provided for reference only.

Two full-time tourist tax team members handle most tourist tax work. Five full-time field deputies and two full-time legal specialists also assist with calls, research, and field work as needed.

These metrics are informational and are intended to show as small volume of activity generated by tourist tax collections in our office.

Page 11

neumo© Dashboard

neumo© is MCTC's short-term rental vendor and is used to help identify properties that are not currently registered with our office.

The metric **“New Accounts Found Through Field Efforts”** includes properties verified from files received from neumo©.

Key data as of 08/10:

• Approximately **12.2K listings** across Manatee County are advertised on 80+ websites scanned by the vendor. The same property may appear on multiple platforms.

• Approximately **1.3K properties** are currently “unidentified.” These may be located in multiple municipalities, not only unincorporated Manatee County.

• MCTC is currently working **561** of those 1.3K properties.

Other vendors (including Granicus and Deckard) offer similar services. The dashboard is intended to help the Board understand the continual movement of properties coming online, dropping off, and the overall volume being reviewed.

Ken Burton Jr.
TAX COLLECTOR
SERVING MANATEE COUNTY

ORDINANCE 14-57 & ITEMS MOVING FORWARD

Pages 12-17	**Ordinance 14-57** MCTC is updating Ordinance 14-57 for BOCC approval in the new fiscal year. Areas identified for revision include industry terminology, the NSF fee cap, auditing terms, removal of duplication, and related updates. The update will also add municipalities that currently require registration. If the County moves forward with a short-term rental registration program, that information can be incorporated as well.
Item 1	**Proposed Ordinance 26-XX - Section Below Approved w/Update - if Program Approved.** **Section 1: Administration & Registration Fees** **2. County TDT Registration - Prerequisite** **Applicant must present proof of an active Certificate of Registration for remittance of the local tourist tax from the Manatee County Tax Collector's Office.**
Item 2	**Possible Additional Prerequisite** Consider requiring proof that the property owner has verified with the Property Appraiser's Office (PAO) whether the rental is subject to tangible personal property tax; if so, the owner may be required to complete Form DR-405. The PAO has begun placing short-term rentals back on the tax roll because they are being considered "businesses."
Item 3	**Additional Cross-Reference Resource** MCTC will contact Fire Districts to determine whether they maintain STR lists that can be cross-referenced. The City of Holmes Beach recently shared such information with MCTC. This is provided for the Board's awareness when considering available sources of information.

Rental Properties By Community

As Of 8/10/2026

Anna Maria	Property Count
Apartment	1
Condo	77
Duplex	95
Single Family Home	686
Hotel	1
Multi-family (3 to 9 units)	38
Mobile Home Park	1
Motel	3
Other	36
Total for Anna Maria:	**938**

Bradenton	Property Count
Apartment	9
Condo	431
Duplex	24
Single Family Home	455
Hotel	7
Multi-family (3 to 9 units)	29
Mobile Home Park	2
Motel	5
Other	13
Total for Bradenton:	**975**

Rental Properties By Community (con't)

As Of 8/10/2026

Bradenton Beach (con't)	Property Count

Bradenton Beach	Property Count
Apartment	2
Condo	671
Duplex	92
Single Family Home	165
Multi-family (3 to 9 units)	42
Mobile Home Park	12
Motel	7
Other	24
Total for Bradenton Beach	**1,015**

Manatee County	Property Count
Apartment	73
Condo	941
Duplex	112
Single Family Home	1,389
Hotel	32
Multi-family (3 to 9 units)	45
Mobile Home Park	173
Motel	5
Travel Trailer	5
Other	318

Rental Properties By Community (con't)

As Of 8/10/2026

Manatee County (con't)	Property Count
Total for Manatee County:	**3,093**

Holmes Beach	Property Count
Apartment	2
Condo	756
Duplex	328
Single Family Home	491
Hotel	2
Multi-family (3 to 9 units)	69
Mobile Home Park	1
Motel	9
Other	27
Total for Holmes Beach:	**1,685**

Longboat Key	Property Count
Apartment	1
Condo	672
Duplex	4
Single Family Home	80
Hotel	1
Multi-family (3 to 9 units)	7
Motel	2
Other	11

Rental Properties By Community (con't)

As Of 8/10/2026

Longboat Key (con't)	Property Count
Total for Longboat Key:	**778**

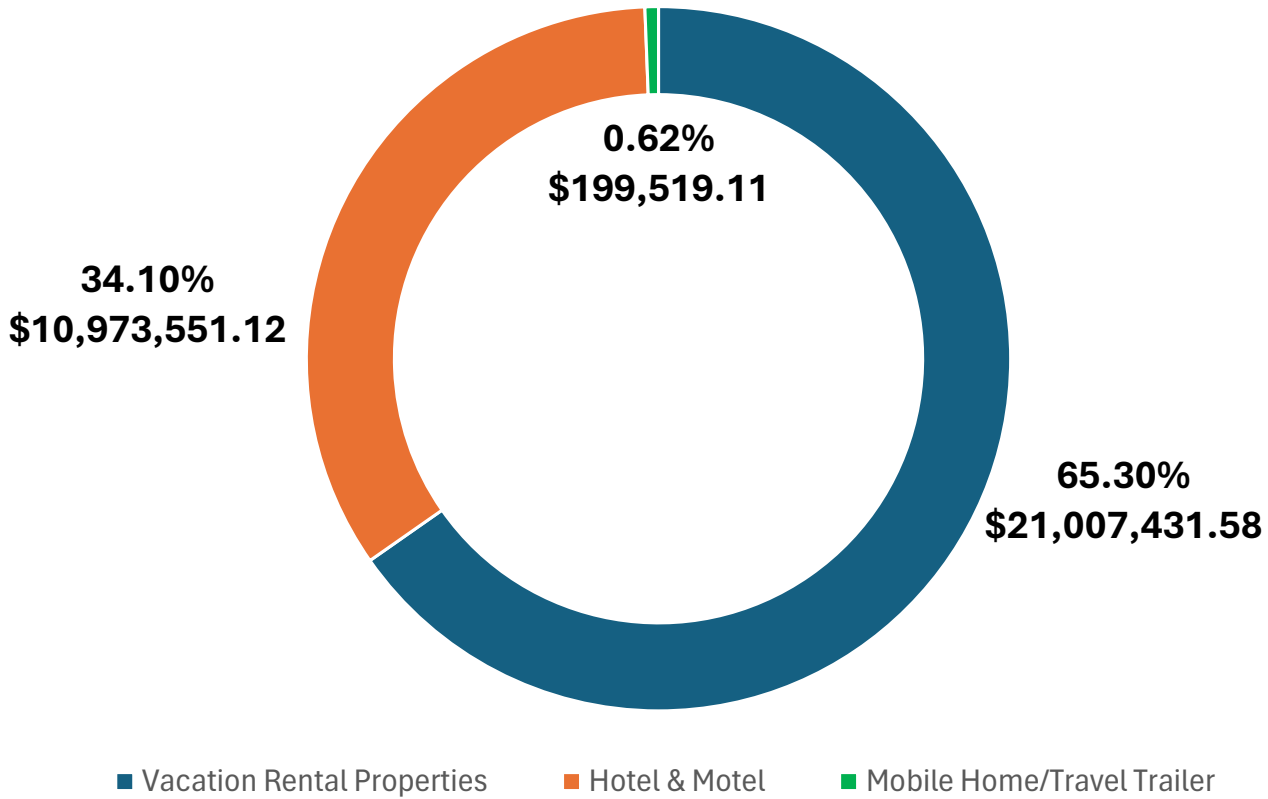
Palmetto	Property Count
Bed and Breakfast	1
Condo	23
Duplex	3
Single Family Home	45
Hotel	1
Multi-family (3 to 9 units)	1
Mobile Home Park	7
Motel	2
Total for Palmetto:	**83**

Unassigned	Property Count
Single Family Home	2
Total for Unassigned:	**2**

Grand Total Properties:	**8,569**

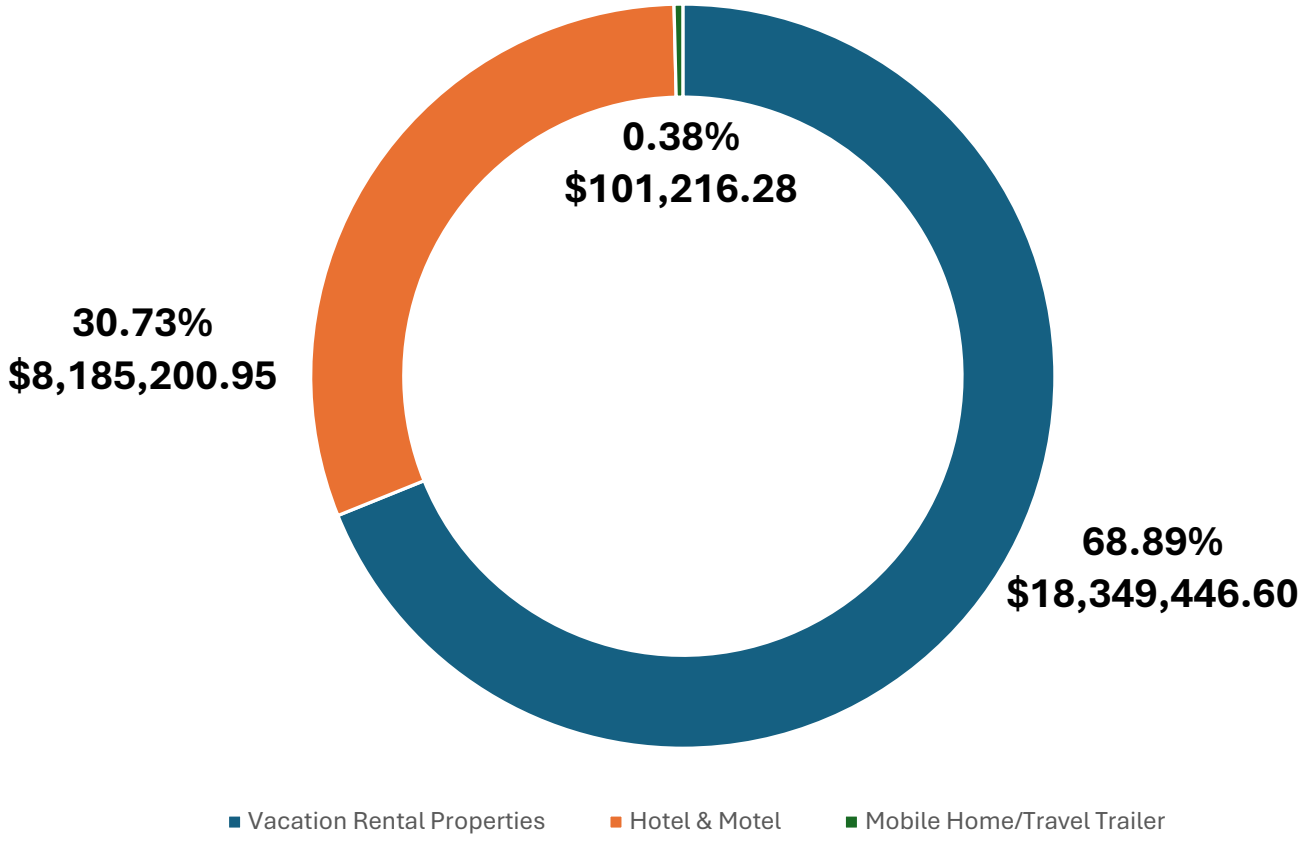
Ken Burton Jr.
TAX COLLECTOR
SERVING MANATEE COUNTY

Tourist Development Tax Collections by Property Type
October 2024 - September 2025
Gross Collected - $32,180,501.81



Ken Burton Jr.
TAX COLLECTOR
SERVING MANATEE COUNTY

Tourist Development Tax Collections by Property Type
October 2025 - May 2026
Gross Collected - $26,635,863.83



Tourist Tax Metrics

Ken Burton Jr.
TAX COLLECTOR
SERVING MANATEE COUNTY

Consolidated performance data from the provided dashboard images

TDT Payment E-Com (On-line)

ID	Metric	Target	Frequency	May	June	July	Aug	Total / Latest
592	% TDT Accts Remitting Payment E-Comm	89% ↑	Monthly	98.3%	98.83%	98.09%	N/A	97.97%

TDT Enforcement

ID	Metric	Target	Frequency	May	June	July	Aug	Total / Latest
552	# New Accts Found Through Field Efforts	50 ↑	Monthly	172	124	129	182	1,514
839	# of Suspect Accts Identified By Tips	5 ↑	Monthly	39	13	31	85	297
4808	Active TDT Accounts	8,000 ↑	Monthly	8,589	8,369	8,277	8,569	8,569

TDT Incoming Emails

ID	Metric	Target	Frequency	May	June	July	Aug	Total / Latest
2241	TDT Incoming Emails	800 ↓	Monthly	954	757	622	679	7,576

Customer Calls - Tourist Team Only

ID	Metric	Target	Frequency	May	June	July	Aug	Total / Latest
1640	Tourist Team Total	500 ↓	Monthly	294	193	175	172	1,959

neumo Short Term Rental
MANATEE COUNTY

Dashboard | Properties | Monitoring | Taxpayers | Compliance | Help | Michael Schuler

Dashboard

MANATEE COUNTY, FL | August 10, 2026

Activity

LISTINGS

12.2K

↑ 0.2% vs. 30D

↓ 4.3% vs. 90D

↓ 4.3% vs. 1YR

Summary

TOTAL UNIDENTIFIED LISTINGS

1.3K	561
LISTINGS	Working

ORDINANCE NO. 14-57

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, REGARDING PUBLIC FINANCE; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING SECTION 2-29-24 OF THE MANATEE COUNTY CODE OF ORDINANCES, LOCAL COLLECTION AND ADMINISTRATION OF TAX, TO PROVIDE ADDITIONAL PROVISIONS RELATING TO TOURIST DEVELOPMENT TAX COLLECTIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Article VII of the Constitution of the State of Florida and Section 125.0104, Florida Statutes (collectively, the "Act") authorize the County to levy and collect a tourist development tax for the purpose of promoting tourism and paying the cost of construction and/or operation of certain capital facilities, and other public uses related to the promotion of tourism; and

WHEREAS, Article II of Chapter 2-29 of the Manatee County Code of Ordinances (the "Code"), provides for the County to levy and collect a tourist development tax for such purposes; and

WHEREAS, Subsection 125.0104(10) of the Act authorizes the County to adopt provisions for the local collection and administration of the tourist development tax.

BE IT ORDAINED by the Board of County Commissioners of Manatee County, Florida:

Section 1. Purpose and Intent. This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set forth in, Article VII of the Florida Constitution and Section 125.0104, Florida Statutes, as amended.

Section 2. Findings. The Board of County Commissioners relies upon the following findings in the adoption of this Ordinance:

1. The findings contained in the recitals above are true and correct.

2. The powers conferred by this Ordinance are for public uses and purposes for which public money may be expended, and are hereby declared as a matter of legislative determination to be necessary for the public health, safety and welfare, and specifically for the promotion of tourism within the County.

3. Article II of Chapter 2-29 of the Code sets forth procedures for the levy and collection of the tourist development tax.

4. It is in the interest of the public health, safety and welfare to amend Section 2-29-24 of the Code as set forth in this Ordinance, to clarify and streamline the County's procedures for the local collection and administration of the tourist development tax in accordance with the Act and other applicable laws.

Section 3. Amendment of Section 2-29-24 of the Code. Section 2-29-24 of the Code is hereby amended as set forth in Exhibit "A" to this Ordinance.

Section 4. Codification. The publisher of the County's Code, the Municipal Code Corporation, is directed to incorporate the amendments in Section 3 of this Ordinance into the Code.

Section 5. Severability. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 6. Effective Date. This Ordinance shall become effective as provided by law.

PASSED AND DULY ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this the 2nd day of December, 2014.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

By: Larry Bustle
Chairman

ATTEST: R.B. SHORE
Clerk of the Circuit Court

By: G Acevedo
Deputy Clerk

Exhibit "A"
Amendment of Section 2-29-24 of the Code
Local Collection and Administration of Tourist Development Tax
Manatee County Code of Ordinances
(underlined language to be added, strike-through language to be deleted)

Sec. 2-29-24. Local collection and administration of tax.

(a) Pursuant to Section 125.0104(10) of the Act, the County hereby provides for the local collection and administration of the tax.

(b) Initial collection of the tax shall be made in the same manner as the tax imposed pursuant to Section 212.03, Florida Statutes.

(c) The tax collector shall be responsible for the collection and administration of the tax. The person receiving the consideration for any rental or lease within the scope of Section 125.0104(3)(a) of the Act, and acting as a "dealer" within the meaning set forth in Section 212.06(2)(j), Florida Statues, or its successor provision (hereinafter referred to as a "dealer"), shall receive, account for, and remit the tax to the tax collector. The tax collector shall keep records showing the amount of taxes collected as well as appropriate books and accounts associated therewith. The same duties and privileges imposed by Chapter 212, Florida Statutes, upon dealers in tangible property, respecting the collection and remission of taxes, the making of returns, the keeping of books, records and accounts and the payment of a dealer's credit in compliance with the rules of the tax collector in the administration of Chapter 212, Florida Statutes, shall apply to and be binding upon all persons who are subject to the provisions of this article; provided, however, the tax collector may authorize a quarterly return of payment when the tax remitted for the preceding quarter by the person receiving the consideration for such rental or lease did not exceed twenty-five dollars ($25.00).

(d) The tax collector may promulgate rules and prescribe and publish forms necessary to implement this article. Such rules may include guidelines for registration and reporting requirements that are consistent with the provisions of Chapter 212, Florida Statutes.

(e) In accordance with Section 125.0105, Florida Statutes, the tax collector may adopt a service fee not to exceed the service fees authorized under Section 832.08(5), Florida Statutes, or ~~5 percent (5%)~~ of the face amount of the check, draft, or order, whichever is greater, for the collection of a dishonored check, draft, or other order for the payment of tax under this Chapter. The service fee shall be in addition to all other penalties imposed by law. Proceeds from this fee, if imposed, shall be retained by the tax collector.

(f) The tax collector shall perform the enforcement and audit functions associated with the collection and remission of this tax, including, without limitation, the following:

(1) In addition to applicable statutory criminal sanctions, the tax collector is empowered, and is obligated, when any tax becomes delinquent or is otherwise in jeopardy under

this Article, to issue a warrant for the full amount of the tax due or estimated to be due, with the interest, penalties, and cost of collection, directed to all and singular the sheriffs of the state. Upon issuance, the tax collector shall record the warrant in the public records of the county, and thereupon the amount of the warrant shall become a lien on any real or personal property of the taxpayer in the same manner as a recorded judgment. The tax collector may obtain a tax execution to enforce the collection of taxes imposed by this Article and deliver it to the sheriff. The sheriff shall thereupon proceed in the same manner as prescribed by law for executions and shall be entitled to the same fees for his services in executing the warrant to be collected. The tax collector may also obtain a writ of garnishment to subject any indebtedness due to the delinquent dealer by a third person in any goods, money, chattels, or effects of the delinquent dealer in the hands, possession, or control of the third person in the manner provided by law for the payment of the tax due. Upon payment of the execution, warrant, judgment, or garnishment, the department shall satisfy the lien of record within thirty (30) days.

(2) For enforcement purposes, examining at any reasonable hour the books, records, and other documents of any dealer, or other person charged with the duty to report or pay the tax, in order to determine whether or not that person is collecting the tax or otherwise complying with this article. In the event a person refuses to permit such examination of such books, records, or other documents by the tax collector, that person is subject to the criminal penalties of Section 125.0104(8) of the Act. The tax collector shall have the right to seek a mandatory injunction or other appropriate remedy in circuit court to enforce his right to require an examination of the books and records of that person.

(3) For enforcement purposes, the tax collector shall require a dealer to report individually on any properties such dealer owns and/or represents. This requirement shall apply equally to individual property owners, realtors, property managers and other persons who hold themselves to represent multiple properties for benefit.

(~~2~~4) Each dealer shall keep for three (3) years a complete record of rooms or other lodging, leased or rented by said dealer, together with gross receipts from such sales, and other pertinent records and papers as may be required by the tax collector for the reasonable administration of this article. All such records located or maintained in this state shall be open for inspection by the tax collector at any reasonable hour at the dealer's place of business in the county. Any dealer who maintains such books and records at a point outside the county must make such books and records available for inspection by the tax collector in the county. Violators of this article are subject to the criminal penalties of Section 125.0104(8) of the Act.

(5) Enforcement investigations shall include the examination of documents that are relevant to transient renters and rental activities, from any of the following, including but not limited to:

a. Any person;

b. Any community;
c. Any condominium association;
d. Any homeowners association; and
e. Any property management company.

Relevant documents include but are not limited to:

a. Association approval of guests to rent or lease;
b. Guest gate entry passes;
c. Guest golf and/or tennis membership records; and
d. Other guest amenity records such as pool and community center passes.

(~~3~~6) The tax collector may conduct audits of the records of dealers as follows:

a. At least ~~thirty (30) d~~ays prior to the date an audit is scheduled to begin, the tax collector shall send written notice informing the taxpayer of the audit. The tax collector is not required to ~~give thirty (30) days'~~ prior notice of an audit in any instance in which the taxpayer requests an emergency audit.

b. Such written notification shall contain:

1. The approximate date on which the audit is scheduled to begin.

2. A statement that all of the records, receipts, invoices and related documentation of the taxpayer must be made available to the auditor.

3. Any other requests or suggestions the tax collector deems necessary.

c. Only records, receipts, invoices, and related documentation available when an audit begins shall be deemed acceptable for the purposes of conducting such audit.

(~~4~~7) ~~All taxes collected under this article shall be remitted to the tax collector. In addition to the statutory criminal sanctions, the tax collector is empowered, and is obligated, when any tax becomes delinquent or is otherwise in jeopardy under this article, to issue a warrant for the full amount of the tax due or estimated to be due, with the interest, penalties, and cost of collection, directed to all and singular the sheriffs of the state, and shall record the warrant which shall become a lien of~~on~~ any real or personal property of the tax payer in the same manner as a recorded judgment. The tax collector may obtain a tax execution to enforce the collection of taxes imposed by this article and deliver it to the sheriff. The sheriff shall thereupon proceed in the same manner as prescribed by law for executions and shall be entitled to the same fees for his services in executing the warrant to be collected. The tax collector may also obtain a writ of garnishment to subject any indebtedness due to the delinquent dealer by a third person in any goods, money, chattels or effects of the delinquent dealer in the hands, possession, or control of the third person in the manner provided~~

~~by law for the payment of the tax due. Upon payment of the execution, warrant, judgment or garnishment, the tax collector shall satisfy the lien of record within thirty (30) days.~~

(8) Pursuant to Section 213.24(3), Florida Statute, a fee shall be imposed to offset costs incurred by the tax collector for enforcement, administration and payment agreements incurred due to late payment resulting from a collection event. For purposes of this Article, "collection event" shall mean when a taxpayer fails to:

a. Timely file a complete return;
b. Timely pay the full amount of tax reported on a return; or
c. Timely pay the full amount due resulting from an audit after all appeal rights have expired or the result has been finally determined.

The fee shall be equal to ten percent (10%) of the total amount of tax, penalty, and interest which remains unpaid after ninety (90) days or attorney fees and court costs; whichever is greater. The fee shall be imposed in addition to the taxes, fees, and penalties prescribed by law. The tax collector shall review each assessment of said fee on a case by case situation.

(~~f~~g) Three (3) percent ~~per cent~~ (3%) of the tax collected herein shall be retained by the tax collector for costs of administration. The remainder shall be submitted on the fifteenth day and the last day of each calendar month to the county.

(~~g~~h) The tax collector's books and records relating to collections under this article shall be available for inspection by the county and the county's chief financial officer at reasonable times.

(i) To the fullest extent permitted by law, any person who violates this Article shall, in addition to being subject to the penalties and liabilities provided in Section 125.0104(8) and/or Section 212.06, Florida Statutes, be guilty of a violation of this Code.

Public Comment

Manatee County Government

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

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

From: tjagosh@verizon.net <tjagosh@verizon.net>
Sent: Thursday, May 28, 2026 9:57 PM
To: Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>
Subject: Air BnB Short Term Rentals ARE RUINING OUR NEIGHBORHOODS IN West Bradenton Unincorporated Manatee County! Why no MAXIMUM occupancy?

Dear Manatee County Commissioners,

We are VERY CONCERNED about the number of Airbnb SHORT TERM Rentals in our neighborhoods in West Bradenton, Unincorporated Manatee County. They keep getting bigger with more bedrooms, more beds, and the newest two in the past few months that are one block north of where we live **are advertised at 22 and 19 persons occupancy,** which seems excessive. Why so many occupants allowed in one HOUSE our neighborhoods?
We understand that our District #3 County Commissioner, Tal Siddique, submitted a proposal last year to regulate short term vacation rentals, but it didn't receive support from the Board, so we are now reaching out to a ALL of YOU, the current Manatee County Board Members, to find out WHY this is getting out of control.

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

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

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

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

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

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

<u>Pinellas County</u> ***- Maximum of <u>two guests per bedroom, plus up to two extra guests in one common area</u>***

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

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

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

Airbnb website description:

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

THE SPACE
If you're traveling with a big group and you want everyone — from toddlers to grandparents — fully entertained the entire trip, this is the home you've been searching for.
Designed specifically for large families, multi-family vacations, reunions, and group getaways, this 5-bedroom, 4-bathroom home sleeps 22 and delivers a true resort experience without sharing a single amenity with strangers.

🏖️ THE BACKYARD RESORT
This is where your trip happens. Your private, fully fenced backyard is unlike anything else in the Bradenton area:
• Heated pool
• Hot tub

• Full regulation pickleball court (60’x30’)
• Mini golf course
• Bocce ball court
• Kids’ playset
• Fire pit with seating
• Covered gazebo with 85” outdoor TV
• Outdoor dining and lounge areas
Every single amenity is 100% private — your group only, no shared spaces, no strangers.

🎮 GAME ROOM & ENTERTAINMENT
When it’s time to cool down indoors, the game room keeps all ages busy:
• Air hockey, foosball & skee ball
• Arcade games
• Smart TVs throughout
• Fast WiFi
Rainy afternoon? Nobody will even notice.

🛏️ SLEEPING FOR 22
Five bedrooms plus a bonus sleeping area — everyone gets a comfortable spot:
• Bedroom 1: King bed + 2 twin beds
• Bedroom 2: King bed
• Bedroom 3: King bed
• Bedroom 4: King bed
• Bedroom 5: Bunk room — perfect for kids or teens
• Bonus: Queen bed in living area for overflow guests
• Premium mattresses, quality linens, Smart TVs in every room
• 4 full bathrooms — no morning bathroom battles

🍳 KITCHEN & GATHERING SPACES
Feeding a crowd is easy with a fully stocked, open-concept kitchen:
• Full kitchen with stainless appliances
• Large dining area
• Spacious living room
• Seamless flow between indoor and outdoor living

👭 BUILT FOR FAMILIES WITH LITTLE ONES
Traveling with babies or toddlers? We thought of everything:
• Kids’ playset in the backyard
• 2 high chairs & 2 pack-n-plays
• Kids’ utensils and plates
• Beach chairs, umbrellas & 2 beach wagons — just grab and go

📍 LOCATION
Ideally situated for the best of Florida’s Gulf Coast:
• 15 min to Anna Maria Island beaches

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

✅ THIS HOME WAS MADE FOR:
Family reunions · Multi-family vacations · IMG Academy families · Sports teams & tournaments · Wedding parties · Bachelor/bachelorette groups · Corporate retreats · Holiday gatherings

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

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

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

PHOTOS from the Airbnb listing:

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

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

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

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

From the Manatee County Property Assessor's Office website, note that this investor is from TN:
Parcel ID:
4038200004
Ownership:
BET INVESTMENTS V LLC
Owner Type:
CORPORATION
Mailing Address:
BET INVESTMENTS V LLC, 308 US HWY 412F, JACKSON TN 38305
Situs Address:

4503 22ND AVE W, BRADENTON, FL 34209-5725 Go to Situs Address details on www.google.com in a new tab
Jurisdiction:
UNINCORPORATED MANATEE COUNTY Go to Jurisdiction details on www.mymanatee.org in a new tab
Tax District:
0001; UNINCORPORATED MSTU
Sec/Twp/Rge:
33-34S-17E
Neighborhood:
2630; BRADENTON COUNTRY CLUB TO 64
Subdivision:
4036000; WILLOW WOODS UNIT ONE; LOT 8; BLOCK B; PB 12/27 Go to Subdivision details on records.manateeclerk.com in a new tab
Short Description:
LOT 8 BLK B WILLOW WOODS UNIT ONE PI#40382.0000/4 [Full Description]
FEMA Value:
$316,966 as of January 1, 2025
Zoning/Flood Info:
View this parcel on Manatee County's website Go to Zoning Flood Info details on www.mymanatee.org in a new tab
Land Use:
0100; SINGLE FAMILY RESIDENTIAL
Land Size:
0.3574 Acres or 15,570 Square Feet
Building Area:
2,760 SqFt Under Roof / 2,072 SqFt Living or Business Area / 2,760 SqFt Residential Impervious Area
Living Units:
1

UNDER PERMITS SECTION on Prop Appr site:

COBLD2601-0985	01/13/2026	ELECTRICAL RES ALTERATION	Power Service Replacement	Kekumi Tuaone	$1,800	CLOSED	01/30/2026
COBLD2511-1373	12/09/2025	SWIMMING POOL	NCQRD: **PP/PR SANDS ENGINEERING LLC*; IN GROUND POOL/SPA; BET INVESTMENT	Brandi Bartman	$55,000	ISSUED	

S; SF OLD/
LOT 8
WILLOW
WOODS UNIT
ONE

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

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

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

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

Vacation Rentals & Noise
The City of Bradenton Code Enforcement Division and Police Department are actively enforcing the City's Noise Ordinance. Ordinance 2868 - Sound Control, opens PDF document

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

- **Call 941-655-9454**
- **Log on to report an issue**

The 24/7 hotline and website both allow for:

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

Reporting Licenses Short Term Vacation Rentals
When reporting an issue by phone, be sure to request that the operator contact the Designated Responsible Party directly. When submitting a complaint online, the Designated Responsible Party will automatically be contacted directly.
Once a report has been received, the Designated Responsible Party will immediately be notified and will have 60 minutes to resolve most issues. For complex issues, City staff will work with the Designated Responsible Party towards a satisfactory resolution. If there is no response from the Designated Responsible Party, or the problem persists, the issue will be escalated accordingly.
The City of Bradenton has partnered with the Granicus Host Compliance System in order to provide these services. This will help to ensure all properties are operating in compliance with the rules and regulations in order to improve the quality of life for the residents of the City.

Additional Resources:
Ordinance 3093 - Vacation Rentals, opens PDF document
Ordinance 4001 - Vacation Rentals (Updated), opens PDF document
Ordinance 4011 - Vacation Rentals (Updated), opens PDF document
Resolution 22-36 - Vacation Rentals - Fees
, opens PDF document
Ordinance 2868 - Sound Control

Requirements & Standards for Short-Term Vacation Rentals

Minimum Safety Requirements:
(a) A swimming pool, spa or hot tub shall comply with the current standards of the Residential Swimming Pool Safety Act, Chapter 515, Florida Statutes.
(b) The Vacation Rental shall have a functioning smoke and carbon monoxide detection and notification system which shall be installed and continually maintained consistent with the requirements of Section R314, Smoke Alarms and Section R315, Carbon Monoxide Alarms of the Florida Building Code-Residential.
(c) A portable, multi-purpose dry chemical 2A:10B:C fire extinguisher shall be installed, inspected and maintained in accordance with NFPA 10 on each floor of the Vacation

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

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

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

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

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

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

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

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

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

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

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

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

First of all, all vacation rental properties must be properly licensed and registered with the county. This is important for both the safety of the guests and the compliance with local laws. The next thing to keep in mind is that there are limits on how many people can stay in a vacation rental property. For example, in Sarasota County, the maximum amount of people that can stay in a vacation rental property is six.
Furthermore, all vacation rental properties must have a minimum of two weeks worth of rent paid upfront. This is to ensure that the property is being used for its intended purpose and not for something else, such as a party house. Last but not least, it's important to make sure that you are familiar with the Sarasota County noise ordinance. This is to ensure that your guests are not disturbing the peace and quiet of the neighborhood.

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

Why Did Pinellas County Create a Certificate of Use Program?

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

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

Key Highlights of the Ordinance

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

How to Be a Great Neighbor

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

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

☆☆ KEY FEATURES ☆☆

✷ 6 spacious bedrooms (4 king beds)
✷ 3 full and 2 half full bathrooms
✷ Sleeps 19 with over 3,000 sq ft of air-conditioned living space
✷ Private Resort style backyard w/ FREE heated saltwater pool, hot tub, private water park / splash pad, pickleball, basketball, 3 hole mini-golf, children's swing set, gas fire pit, 2 outdoor showers, an outdoor kitchen and private dog park.
✷ Incredible air-conditioned game room with pool table, ping pong, 2 video game arcades (Ms. Pac-Man & Golden Tee) and Skee-Ball
✷ 7 flat-screen smart TVs including a massive 75" TV in the Living Room
✷ Family-friendly w/ Crib, Pack 'n' Play, highchair, stroller, & kids' dinnerware
✷ Fully loaded kitchen w/ stainless steel appliances & Keurig & drip coffee maker
✷ Plenty of beach gear including chairs, towels, umbrella, cooler & beach buggy
✷ Free driveway parking for up to 8 cars
✷ Mont Alpi outdoor kitchen with BBQ grill & mini-fridge, Free propane provided
✷ Dual washer & dryers - perfect for big groups
✷ Pet friendly w/ doggy play area
✷ Fast WiFi

☆☆ OUTSIDE SPACE ☆☆

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

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

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

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

It's the kind of amenity you'd expect at a high-end resort—yet it's yours to enjoy in total privacy.
Whether you're running through the spray or lounging nearby, the giggles are guaranteed.

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

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

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

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

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

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

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

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

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

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

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

From: Michael Scolaro <mvscolaro@gmail.com>
Sent: Friday, May 29, 2026 5:31 PM
To: Robert McCann <drbob.mccann@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>
Subject: Air BnB Short Term Rentals ARE RUINING OUR NEIGHBORHOODS IN West Bradenton Unincorporated Manatee County! Why no MAXIMUM occupancy?

I would like to support this email sent in by our close neighbors and friends. The STR situation is out of hand with late night parties disrupting our neighborhood every week. Please read this email and take action to stop this scourge of investors taking over our neighborhoods!!

Dear Manatee County Commissioners,

We are VERY CONCERNED about the number of Airbnb SHORT TERM Rentals in our neighborhoods in West Bradenton, Unincorporated Manatee County. They keep getting bigger with more bedrooms, more beds, and the newest two in the past few months that are one block north of where we live **are advertised at 22 and 19 persons occupancy,**which seems excessive. Why so many occupants allowed in one HOUSE our neighborhoods?
We understand that our District #3 County Commissioner, Tal Siddique, submitted a proposal last year to regulate short term vacation rentals, but it didn't receive support from the Board, so we are now reaching out to a ALL of YOU, the current Manatee County Board Members, to find out WHY this is getting out of control.

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

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

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

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

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

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

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

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

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

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

Airbnb website description:

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

THE SPACE
If you're traveling with a big group and you want everyone — from toddlers to grandparents — fully entertained the entire trip, this is the home you've been searching for.
Designed specifically for large families, multi-family vacations, reunions, and group getaways, this 5-bedroom, 4-bathroom home sleeps 22 and delivers a true resort experience without sharing a single amenity with strangers.

🏖️ **THE BACKYARD RESORT**
This is where your trip happens. Your private, fully fenced backyard is unlike anything else in the Bradenton area:
- **Heated pool**
- **Hot tub**
- **Full regulation pickleball court (60'x30')**
- **Mini golf course**
- **Bocce ball court**
- **Kids' playset**
- **Fire pit with seating**
- **Covered gazebo with 85" outdoor TV**
- **Outdoor dining and lounge areas**

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

🎮 **GAME ROOM & ENTERTAINMENT**
When it's time to cool down indoors, the game room keeps all ages busy:
- **Air hockey, foosball & skee ball**
- **Arcade games**
- **Smart TVs throughout**
- **Fast WiFi**

Rainy afternoon? Nobody will even notice.

🛏️ **SLEEPING FOR 22**
Five bedrooms plus a bonus sleeping area — everyone gets a comfortable spot:
- **Bedroom 1: King bed + 2 twin beds**
- **Bedroom 2: King bed**
- **Bedroom 3: King bed**
- **Bedroom 4: King bed**
- **Bedroom 5: Bunk room — perfect for kids or teens**
- **Bonus: Queen bed in living area for overflow guests**
- **Premium mattresses, quality linens, Smart TVs in every room**
- **4 full bathrooms — no morning bathroom battles**

🍳 **KITCHEN & GATHERING SPACES**
Feeding a crowd is easy with a fully stocked, open-concept kitchen:
- **Full kitchen with stainless appliances**
- **Large dining area**
- **Spacious living room**
- **Seamless flow between indoor and outdoor living**

👪 **BUILT FOR FAMILIES WITH LITTLE ONES**
Traveling with babies or toddlers? We thought of everything:
- **Kids' playset in the backyard**
- **2 high chairs & 2 pack-n-plays**

• Kids' utensils and plates
• Beach chairs, umbrellas & 2 beach wagons — just grab and go

📍 LOCATION
Ideally situated for the best of Florida's Gulf Coast:
• 15 min to Anna Maria Island beaches
• Minutes from IMG Academy — perfect for sports families & tournaments
• Easy access to restaurants, grocery stores & shopping
• Short drive to downtown Sarasota and Siesta Key
* 1 minute from GT Bray Park with covered pickleball courts and multiple playgrounds and walking trails.

✅ THIS HOME WAS MADE FOR:
Family reunions · Multi-family vacations · IMG Academy families · Sports teams & tournaments · Wedding parties · Bachelor/bachelorette groups · Corporate retreats · Holiday gatherings

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

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

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

PHOTOS from the Airbnb listing:

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

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

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

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

From the Manatee County Property Assessor's Office website, note that this investor is from TN:
Parcel ID:
4038200004
Ownership:
BET INVESTMENTS V LLC
Owner Type:
CORPORATION
Mailing Address:
BET INVESTMENTS V LLC, 308 US HWY 412F, JACKSON TN 38305
Situs Address:
4503 22ND AVE W, BRADENTON, FL 34209-5725 Go to Situs Address details on www.google.com in a new tab
Jurisdiction:
UNINCORPORATED MANATEE COUNTY Go to Jurisdiction details on www.mymanatee.org in a new tab
Tax District:
0001; UNINCORPORATED MSTU
Sec/Twp/Rge:
33-34S-17E
Neighborhood:
2630; BRADENTON COUNTRY CLUB TO 64
Subdivision:
4036000; WILLOW WOODS UNIT ONE; LOT 8; BLOCK B; PB 12/27 Go to Subdivision details on records.manateeclerk.com in a new tab
Short Description:
LOT 8 BLK B WILLOW WOODS UNIT ONE PI#40382.0000/4 [Full Description]
FEMA Value:
$316,966 as of January 1, 2025
Zoning/Flood Info:
View this parcel on Manatee County's website Go to Zoning Flood Info details on www.mymanatee.org in a new tab

Land Use:
0100; SINGLE FAMILY RESIDENTIAL
Land Size:
0.3574 Acres or 15,570 Square Feet
Building Area:
2,760 SqFt Under Roof / 2,072 SqFt Living or Business Area / 2,760 SqFt Residential Impervious Area
Living Units:
1

UNDER PERMITS SECTION on Prop Appr site:

COBLD2601-0985	01/13/2026	ELECTRICAL RES ALTERATION	Power Service Replacement	Kekumi Tuaone	$1,800	CLOSED	01/30/2026
COBLD2511-1373	12/09/2025	SWIMMING POOL	NCQRD: **PP/PR SANDS ENGINEERING LLC*; IN GROUND POOL/SPA; BET INVESTMENTS; SF OLD/ LOT 8 WILLOW WOODS UNIT ONE	Brandi Bartman	$55,000	ISSUED	

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

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

- **County Business Tax Receipt required**
- **DBPR license required**
- **5% Tourist Development Tax (same total rate as Sarasota when combined with state tax)**

- **Vacation rentals are generally allowed in most zoning districts in unincorporated Manatee County**
- **Standard operational requirements for noise, parking, and occupancy apply**

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

Vacation Rentals & Noise
The City of Bradenton Code Enforcement Division and Police Department are actively enforcing the City's Noise Ordinance. Ordinance 2868 - Sound Control, opens PDF document

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

- **Call 941-655-9454**
- **Log on to report an issue**

The 24/7 hotline and website both allow for:

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

Reporting Licenses Short Term Vacation Rentals
When reporting an issue by phone, be sure to request that the operator contact the Designated Responsible Party directly. When submitting a complaint online, the Designated Responsible Party will automatically be contacted directly. Once a report has been received, the Designated Responsible Party will immediately be notified and will have 60 minutes to resolve most issues. For complex issues, City staff will work with the Designated Responsible Party towards a satisfactory resolution. If there is no response from the Designated

Responsible Party, or the problem persists, the issue will be escalated accordingly.
The City of Bradenton has partnered with the Granicus Host Compliance System in order to provide these services. This will help to ensure all properties are operating in compliance with the rules and regulations in order to improve the quality of life for the residents of the City.

Additional Resources:
Ordinance 3093 - Vacation Rentals, opens PDF document
Ordinance 4001 - Vacation Rentals (Updated), opens PDF document
Ordinance 4011 - Vacation Rentals (Updated), opens PDF document
Resolution 22-36 - Vacation Rentals - Fees
, opens PDF document
Ordinance 2868 - Sound Control

Requirements & Standards for Short-Term Vacation Rentals

Minimum Safety Requirements:
(a) A swimming pool, spa or hot tub shall comply with the current standards of the Residential Swimming Pool Safety Act, Chapter 515, Florida Statutes.
(b) The Vacation Rental shall have a functioning smoke and carbon monoxide detection and notification system which shall be installed and continually maintained consistent with the requirements of Section R314, Smoke Alarms and Section R315, Carbon Monoxide Alarms of the Florida Building Code-Residential.
(c) A portable, multi-purpose dry chemical 2A:10B:C fire extinguisher shall be installed, inspected and maintained in accordance with NFPA 10 on each floor of the Vacation Rental. The extinguisher shall be installed on the wall in an open common area or in an enclosed space with appropriate markings visibly showing the location.

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

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

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

1. The maximum occupancy of the vacation rental

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

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

Parking

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

Advertising

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

Maximum Occupancy

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

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

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

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

First of all, all vacation rental properties must be properly licensed and registered with the county. This is important for both the safety of the guests and the compliance with local laws. The next thing to keep in mind is that there are limits on how many people can stay in a vacation rental property. For example, in Sarasota County, the maximum amount of people that can stay in a vacation rental property is six.
Furthermore, all vacation rental properties must have a minimum of two weeks worth of rent paid upfront. This is to ensure that the property is being used for its intended purpose and not for something else, such as a party house. Last but not least, it's important to make sure that you are familiar with the Sarasota County noise ordinance. This is to ensure that your guests are not disturbing the peace and quiet of the neighborhood.

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

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

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☆☆ OUTSIDE SPACE ☆☆

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

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

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

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

It's the kind of amenity you'd expect at a high-end resort—yet it's yours to enjoy in total privacy.
Whether you're running through the spray or lounging nearby, the giggles are guaranteed.

But the allure of this remarkable property extends way beyond the watersports.

Engage in various activities including pickleball, a versatile sport that combines elements of tennis, badminton, and ping pong, suitable for all skill levels and guaranteeing hours of entertainment. The newly constructed pickleball court features a 16’ x 38’ playing area with a total court surface of 20’ x 44’.

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

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

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

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

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

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

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

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

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

From: Kevin Hassall <kevin.hassall@gmail.com>
Sent: Monday, June 1, 2026 10:49 AM
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>
Cc: Sara Hassall <sara.hassall@gmail.com>
Subject: Manatee County Commissioner Request - Please Consider Reasonable Standards for Short-Term Rentals

Dear Manatee County Commissioners,

I am writing as a longtime West Bradenton resident to ask the Board to revisit short-term rental regulations in unincorporated Manatee County.

Like many residents, I understand that vacation rentals are part of living in a popular coastal community. My concern is with the growing number of homes being marketed for more than 15 guests in established residential neighborhoods.

When homes are designed and advertised to accommodate that many people, the impact on surrounding neighbors can be very different from that of a typical single-family residence. Issues related to noise, parking, outdoor activity, lighting, and nighttime disruption to residential quiet enjoyment are becoming increasingly common concerns for residents who live in these neighborhoods year-round.

The City of Bradenton and neighboring counties have adopted occupancy limits and other standards for short-term rentals. I believe it is time for Manatee County to consider similar measures.

We are not asking the County to eliminate short-term rentals. We are simply asking for reasonable standards and a practical way to enforce them when problems arise. Residents should know what the rules are, property owners should know what is expected of them, and neighbors should know who to contact when those standards are not being followed.

Thank you for your time and consideration.

Sincerely,
Kevin & Sara Hassall
2407 45th Ct W
Bradenton, FL 34209

From: lindakempnorris@gmail.com <lindakempnorris@gmail.com>
Sent: Tuesday, June 23, 2026 5:19 PM
To: Robert McCann <drbob.mccann@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>
Subject: Short Term Rentals

I am contacting you to voice my support for an ordinance to keep short term rentals in check. In my neighborhood – Palma Sola Park – there are a number of huge houses that allow big groups. This causes not just noise, but traffic and parking issues. I think there should be limits on the number of guests allowed and a limit on the number of cars allowed. Cars park on the streets – which if you are familiar with our neighborhood are often winding/ curvy – they park on the lawn, they park in the easements – all making it difficult for normal driving. And there should be enforcement of these rules.

Having these short term rentals – Air B&B, VRBO, etc. – has changed the make up of what is a single family neighborhood with a lot of tradition and beauty. And it's happening in more neighborhoods than mine. Every time I see a home for sale in our area I fear another vacation rental, making us more and more like likely to see property values drop. Please support limits on these types of properties.

Thank you.

Linda Norris

Linda Norris
lindakempnorris@gmail.com

From: karl lewis <rprmflorida@gmail.com>
Sent: Wednesday, June 24, 2026 1:04 PM
To: Amanda Ballard <amanda.ballard@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; CarolAnn Felts <carolann.felts@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>
Subject: Short-term rental regulations

Commissioners:

Please stop being pressured to regulate things that don't need regulation. They are asking for an inch to only soon ask for a mile. They, meaning the residents that are against short-term rentals. I was born in this state and only lived outside of the state to go to graduate school. Florida has a tourist driven economy. We need tourists, we want them, and many of them will come live here permanently or part-time at some point. Some individuals prefer to rent a home versus a hotel and many times renting a home makes their visit possible because hotels per room just are too costly.

All of you know this!

Neighbors evolve, communities evolve, our city and county are evolving. Uber and other ride-share platforms are a part of our evolution as citizens where technology and transportation is concerned. Electric vehicles are here. Our neighborhoods are different and should be.

Short-term rentals provide "heads-in-beads" revenue. The visitors do spend time in the homes, but in most part they are out impacting our economy and spending money with local businesses.

DON'T CHOKE WHAT THIS STATE IS BUILT OFF OF AND STANDS FOR.

This is a major part of our identity and economy.

Opposers should move into mandatory HOA driven neighborhoods. Unfortunately people get-off on surveilling other peoples properties in order to control. They need to understand that they own their property within their property lines. They don't own the whole neighborhood, they are a part of it just like investors, other homesteaders, renters, etc. This level of entitlement and privilege gets awarded too often by policy and leadership. Please stop this now. This is a property rights issue. It's not complicated, but too often things get forced into being complicated.

Please consider having an open meeting for public comment in the evening.

Regards,
Karl D. Lewis, DMD
941 932-6269

Public Comment

Manatee County Government

Submitted On:
Aug 25, 2026, 08:27AM EDT

Full Name	**First Name:** Martha Jane **Last Name:** Flynn
Email	pinemeadowhoa34209@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Future Agenda Item - Short Term Rentals - Costs
Comment	Good morning, Commissioners, My name is Martha Jane Flynn, Pine Meadow Homeowners Association, Inc, and I have lived in Pine Meadow, NW Bradenton for over 20 years. We are feeling the strain of short-term rental STR's in our neighborhood with day and night amplified music and pool parties, bouncing sports balls, shouting and screaming, lots of street parking, and piles of trash. Last week, we had STR issues related to street parking and ambulance access and aggressive guests trespassing to retrieve sports balls kicked over fences. Our guess, we may have up to 29 STRs in our neighborhood including a few new, high occupancy STRs offering 2 - 3 day rentals for 16+ guests. The new, high occupancy STRs are game-changers and have pushed us over the edge; neighbors' ability to safely enjoy their own home is compromised. The cost of managing short-term rentals badly is much more expensive than managing them well. The same issues are repeated with almost every new guest rental. A costly loop looks like this: A neighbor files a complaint, Manatee County (MCSO and/or code enforcement) investigates, a warning is issued, the noise stops for the night, the case closes, and the cycle repeats with the next guest check-in. Costly loops are not resolving problems, they drain county staff hours and waste taxpayer money. Hold STR homeowners accountable. Did you know the STR homeowner is not notified regarding noise complaints, it is the guest only? We support the Manatee County Commissioners in their effort to draft and pass an STR Ordinance that includes: STR Registration, Permit & Safety Inspections, Occupancy Max (based on bedrooms not beds or square footage), STR Hotline, On-site Guest Parking, Trash Management and Homeowner Consequences for non-compliance. We believe we can do better protecting the peace and quiet of our neighborhoods, significantly reduce the administrative burden on our hard-working county staff, and make this system entirely self-funding

through operator compliance fees. Let’s do it!
Thank you for your time, your leadership, and your commitment to keeping our neighborhoods safe and peaceful.

Public Comment

Manatee County Government

Submitted On:
Aug 25, 2026, 10:52AM EDT

Full Name	**First Name:** Diana **Last Name:** Adams
Email	dadamm@aol.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Future Agenda Item- Short Term Rental Incompatibility With Residential Neighborhoods
Comment	We would like a reduction in short-term rental occupancy to levels consistent with other residences in our neighborhoods. Daily and weekly occupancy of more than eight people per residence is not compatible with our neighborhood. The currently high occupancy of 10- 35 plus guests per hotel house contributes to excessive trash, water use, noise, and traffic. These rentals average approximately five vehicles per stay, creating additional traffic, parking demands, and disruption for neighboring residents. The average turnaround at these houses in our neighborhood is 3 days. Resort-style yards, which are not consistent with the character of the neighborhood, have had a significant impact on nearby residents. All-night lighting, basketball and pickleball courts, playgrounds, other recreational areas, and outdoor televisions create ongoing noise and activity. Guests are encouraged to use these outdoor amenities throughout the night, and many regularly do so, disrupting the peace and quiet of neighboring homes. While property owners may state that they are properly managing their rentals, many neighbors would disagree. We are frequently disrupted by disrespectful guest behavior, which at times has become a safety and security concern for residents. We would like to see a clear plan for how the county will enforce a short-term rental ordinance when there is already a clear lack of enforcement of current ordinances, which would be useful when dealing with disrespectful hotel guests.

Public Comment

Manatee County Government

Submitted On:
Aug 25, 2026, 01:44PM EDT

Full Name	**First Name:** Kimberly **Last Name:** Harden
Email	kimberly.harden47@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 02, 2026
Topic/Agenda Item	Short-Term Rental (STR) Discussion, Nicole Knapp, Development Services Director, and Stephanie Charles, Development Services Deputy Director
Comment	Public Comment — Short-Term Vacation Rentals Members of the Board, I am asking the County to take a serious look at what short-term vacation rentals actually are and how they should be treated within our communities. At their core, these properties are being used to provide short-term, transient lodging to paying customers. In practical terms, that is much closer to a motel or other lodging establishment than ordinary residential use. The issue should therefore be based on how the property is being used, not simply on who owns it. When a property is repeatedly operated as transient lodging for paying guests, the County should recognize that use and regulate it accordingly. My position is that properties being operated as recurring short-term lodging businesses should have appropriate zoning, licensing, safety standards, accountability, and taxation consistent with their commercial use. A motel is recognized as a lodging business because of what it does. A short-term rental providing essentially the same service should not receive a completely different regulatory framework simply because the lodging operation occurs in a house. What residents are actually dealing with This is important because the impacts are not theoretical. Residents living next to or near STRs can experience a wide range of problems, including:

Noise and parties — loud music, yelling, gatherings, outdoor entertainment, and late-night activity.

Repeated nighttime disturbances — guests arriving, departing, talking, loading vehicles, or socializing at hours when surrounding residents are trying to sleep.

Over-occupancy — more people staying at the property than the neighborhood or property can reasonably accommodate.

Parking problems — too many vehicles, cars parked on lawns, blocking driveways, obstructing sidewalks, or filling available street parking.

Traffic and congestion — frequent guest turnover creating more vehicle activity than would normally occur at a residential property.

Trash and garbage — overflowing cans, garbage left outside, litter, and increased waste associated with constant guest turnover.

Noise from pools, patios, outdoor kitchens, fire pits, and other amenities that may be used late into the night.

Smoking and odors affecting neighboring properties.

Pets — barking, waste, loose animals, and additional activity associated with transient guests.

Unsafe behavior — reckless driving, excessive speed, intoxication, or other conduct that can affect neighboring residents.

Property damage — damage to the rental property or surrounding areas that can sometimes spill over into neighboring properties.

Trespassing or confusion about property boundaries when guests are unfamiliar with the neighborhood.

Use of neighboring property or public spaces as overflow parking or gathering areas.

Frequent turnover — a constant stream of strangers coming and going from a property.

Loss of neighborhood stability — residents no longer know who is occupying the property next door from week to week.

Security concerns — residents may have difficulty knowing whether unfamiliar people around the neighborhood are legitimate guests or people who have no reason to be there.

Commercial activity in residential areas — a property can effectively become a lodging operation without the surrounding neighborhood being treated as a commercial environment.
Wear and tear on infrastructure — increased traffic, parking pressure, garbage, and other activity generated by transient occupancy.

Quality-of-life impacts — residents may feel that their homes are surrounded by a rotating group of visitors rather than a stable residential community.

Difficulty identifying who is responsible when something goes wrong.

Difficulty getting timely responses from owners, managers, or rental platforms.

Repeated violations where residents have to report the same type of problem over and over.
Enforcement fatigue — residents eventually feel that they are the ones responsible for monitoring the property and documenting violations.

And there is another issue that deserves particular attention:
The burden of enforcement should not fall on the neighbors.

When something happens, the resident is often expected to document the problem, figure out who owns or manages the property, contact the owner or property manager, report the problem to the rental platform, keep records, and potentially contact law enforcement.

I have experienced the difficulty of trying to get concerns addressed through the rental company. Reporting a problem to a private platform does not necessarily produce a meaningful or timely solution.

And law enforcement has more important priorities.

Officers need to focus on emergencies, crimes, public safety, domestic situations, traffic incidents, medical emergencies, and other matters where their intervention is essential.

Law enforcement should not have to become the primary regulatory mechanism for a recurring commercial lodging operation.

If someone chooses to operate a short-term lodging business, the responsibility for managing that business should fall on the owner, operator, and designated responsible party.

The County needs a real regulatory framework
A workable system should address, at minimum:
Appropriate zoning and land-use classification

Registration and licensing
Maximum occupancy
Parking and vehicle limits
Noise standards
Party and nuisance provisions
Trash and sanitation
Property maintenance
Pool and outdoor-amenity use
Fire and life-safety requirements
Emergency contact information
A responsible party who can respond promptly
Guest-management responsibilities
Complaint procedures
Documented enforcement
Escalating penalties for repeated violations
Accountability for the property owner/operator
Appropriate business and lodging-related taxation
And there needs to be a distinction between a single isolated complaint and a pattern of repeated violations.
If a property repeatedly generates legitimate complaints, the County should have a mechanism to recognize that pattern and take meaningful action rather than requiring each new neighbor to start the process from zero.

This is already an ongoing County issue
The Board has discussed short-term vacation rentals multiple times. The issue has been brought forward, discussed, sent back for additional work, and brought forward again.

Residents are not asking the County to discover this issue. We are asking the County to resolve it.

There is also a procedural problem for residents trying to participate. When an issue that has already been before the Board is described as a “Future Agenda Item,” residents who are new to County government can understandably become confused about where the issue actually stands and how they are supposed to participate.

That is a smaller part of the larger issue, but it demonstrates why the County needs a process that ordinary residents can understand.

More residents are becoming aware of this issue and are prepared to participate.

They deserve to know what the County is considering, what standards are being proposed, what responsibilities will fall on operators, how complaints will be handled, and what concrete steps will occur next.

Ultimately, I believe the County needs to make a fundamental policy

decision:

If a property is being operated as a commercial, transient lodging establishment, the regulatory framework should recognize the actual use of that property.

That means appropriate zoning, appropriate safety and operating standards, appropriate accountability, and appropriate taxation.

We should not have one set of expectations for a motel providing transient lodging and an entirely different system for a property providing essentially the same service simply because one is operating in a residential neighborhood.

I am asking the Board to move beyond another discussion and establish a clear regulatory framework that protects neighborhoods, provides certainty for responsible operators, and ensures that commercial lodging activity is treated consistently and responsibly.

Residents should not have to become code-enforcement officers, customer-service representatives for rental platforms, or the first line of defense for a commercial lodging business operating next door.

The responsibility needs to be placed on the business.

Thank you.
KH

Public Comment

Manatee County Government

Submitted On:
Aug 25, 2026, 01:45PM EDT

Full Name	**First Name:** Kimberly **Last Name:** Harden
Email	kimberly.harden47@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	
Topic/Agenda Item	Short-Term Rental (STR) Discussion, Nicole Knapp, Development Services Director, and Stephanie Charles, Development Services Deputy Director
Comment	Public Comment — Short-Term Vacation Rentals Members of the Board, I am asking the County to take a serious look at what short-term vacation rentals actually are and how they should be treated within our communities. At their core, these properties are being used to provide short-term, transient lodging to paying customers. In practical terms, that is much closer to a motel or other lodging establishment than ordinary residential use. The issue should therefore be based on how the property is being used, not simply on who owns it. When a property is repeatedly operated as transient lodging for paying guests, the County should recognize that use and regulate it accordingly. My position is that properties being operated as recurring short-term lodging businesses should have appropriate zoning, licensing, safety standards, accountability, and taxation consistent with their commercial use. A motel is recognized as a lodging business because of what it does. A short-term rental providing essentially the same service should not receive a completely different regulatory framework simply because the lodging operation occurs in a house. What residents are actually dealing with This is important because the impacts are not theoretical. Residents living next to or near STRs can experience a wide range of problems, including:

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And there is another issue that deserves particular attention:
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When something happens, the resident is often expected to document the problem, figure out who owns or manages the property, contact the owner or property manager, report the problem to the rental platform, keep records, and potentially contact law enforcement.

I have experienced the difficulty of trying to get concerns addressed through the rental company. Reporting a problem to a private platform does not necessarily produce a meaningful or timely solution.

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Public Comment

Manatee County Government

Submitted On:
Aug 25, 2026, 01:48PM EDT

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Email	kimberly.harden47@gmail.com
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Ultimately, I believe the County needs to make a fundamental policy

decision:

If a property is being operated as a commercial, transient lodging establishment, the regulatory framework should recognize the actual use of that property.

That means appropriate zoning, appropriate safety and operating standards, appropriate accountability, and appropriate taxation.

We should not have one set of expectations for a motel providing transient lodging and an entirely different system for a property providing essentially the same service simply because one is operating in a residential neighborhood.

I am asking the Board to move beyond another discussion and establish a clear regulatory framework that protects neighborhoods, provides certainty for responsible operators, and ensures that commercial lodging activity is treated consistently and responsibly.

Residents should not have to become code-enforcement officers, customer-service representatives for rental platforms, or the first line of defense for a commercial lodging business operating next door.

The responsibility needs to be placed on the business.

Thank you.
KH

Note : i have had to upload this form several times and every time the link to view the pdf comes back expiures without providing the verification document. so theres another issue the county should address

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 08:51PM EDT

Full Name	**First Name:** Rich **Last Name:** Clover
Email	rich.clover@clovervacationhomes.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Future Consent Item - Short Term Vacation Rental Ordinance
Comment	My name is Rich Clover, resident of Manatee County. I am the owner/founder of Clover Vacation Homes, a boutique luxury vacation rental management business. As someone who's profession is based on short term rentals in Manatee County, I recognize there is a need for some level of common sense regulation of STRs. What's important is that an ordinance is actually enforceable and de-incentivizes the bad behavior that we see and that many voice there frustration with from the podium every month. I'd like to specifically address the idea of capping occupancy at a maximum of 12 guests. Let me tell you what that does in all practicality. All of us hosts will reduce our property occupancy on the booking platforms to 12 guests to comply with the ordinance. So that 5,500 sq foot home with 7 bedrooms on 1 acre will market the same occupancy as the 1,500 sq ft home where the owner put 3 bunk beds in the garage in order to maximize the number of people they can sleep. Here's what happens on the guest side . . . they ignore the "maximum occupancy" and instead count the number of beds and see if that works for their group of 14, 16 or even 20 people. How do you enforce how many people are actually sleeping at a short term rental? There's no law that says a group of 10 people can't have 10 guests over for dinner. So you can't count 20 people at the house and say they are sleeping too many, they aren't asleep. You would have to wait for everyone to go to bed and then count "heads in beds". So the 1,500 sq ft house trying to sleep 22 is still going to sleep 22 and nothing will change. Instead, let's align our occupancy with the state of Florida Administrative Code Rule 69A-43.018 (developed by for safety by the FL state fire marshall), which states the maximum occupancy load for one- and two-family dwellings licensed as transient public lodging establishments (vacation rentals) is computed at one person

per 150 square feet gross floor area.

Under this scenario, the 5,500 sq ft 7 bedroom house can market for 16+ guests. The 1,500 sq ft house that converted the garage without a permit would only be able to market and sleep 10. Large groups are not going to find the 1,500 sq ft house because when they add their number of guests (12+), it will not even be an option to book on the platforms. This will de-incentivize the bad behavior and greatly reduce the trouble properties where too many people are cramming into small spaces.

This will certainly not appease every community member that believes 13 guests is a "party" and it certainly will not appease those homeowners that have these trouble properties. Maybe that means it's good, sensible legislation that should be considered.

Thanks for your time.
Rich Clover - Clover Vacation Homes

From: dadamm@aol.com
To: public.comments@mymanatee.org
Sent: 6/15/2026 12:59:08 PM Eastern Daylight Time
Subject: Public Comment for June 16, 2026 Regular Meeting

Commissioners,

22 million dollars was collected in Tourist Development Tax which does not help those living next door to STR's.

Property owners should be held accountable for their guest's behavior.

This is a public safety issue. It is extremely dangerous for residents to try to resolve these issues alone.

Doing nothing is unacceptable.

We are no longer going to take this abuse from these disrespectful guests because they are not welcome in our neighborhood.

Do you know this person? Neither do I.
These guests arrived after dark in 5 different vehicles. After their arrival, for the next 24 hours they did not come outside, but a couple of hours after we loaded our car and left on a trip my neighbor contacted me to see if we had guests staying at our home. We had no idea who this person was, but we watched her on camera walk from the rental to our front walk, stand there for approximately 5-10 minutes and walk directly back to the short-term rental. She did not knock on our door; she did not walk down the street or to

any other neighbor's house. Our blinds were open, with a vehicle in the driveway. Was she checking to see if anyone was home and waiting for someone to come outside and confront her? Were these guests planning on breaking into our home or stealing items from our back yard or boat? We felt so uncomfortable we returned home.
For the past 2 years we have lived with the upheaval these disrespectful guests have brought to our neighborhood. Previously, we have tried to be very thoughtful before reporting behavior to the Sheriff's Department because we feel this is a wasteful way to use their resources, especially during the daytime. We will no longer be doing that. **We will be reporting <u>every</u> incident.** We just need to know who the appropriate agency is and how long we can expect to wait before the problem is resolved.

What agency would I report the type of trespassing pictured in the photo? We have also had people walk their pets right up into the middle of our front yard. We have had children and adults climbing over the fence and onto our property in our backyard. Do I need to put out a "No Trespassing" sign? Are we reporting trespassing to MCSO? What is the procedure?

What agency are we reporting noise disturbances to on weekdays, weekends, and appropriate hours for reporting if there are multiple agencies involved?

What agency are we reporting property damage to? I have golf ball dents in my shed, house, and boat.

A "please turn down the music" request is met with an aggressive: **"we rented this place and we can do whatever we want."**

You must understand that most of the people who come here never leave the property except to go to the liquor store or the grocery store.

Neighbors making any type of formal complaint with Manatee County results in a **cease-and-desist letter sometimes threatening jail time for false reporting, from the attorney representing the investors.** This is typically how property owners and investors deal with "the neighborhood".

I have reached out to the Manatee County Sheriff's Department (Randy Warren) and did not get a response.

I have reached out to the Tourist Development Council Advisory Board Sr. Admin. Specialist (Leanne Keeling), and did not get a response.

Note that roofing tarp which was placed over the entire property was not all removed, a small strip of grass was placed down to reduce flooding and a small strip of weed screen was placed in same location in front yard. The small brown strip of grass does not collect all the stormwater runoff from the entire property and **was not the corrective action recommended by** professionals at **Manatee County**, yet Code Enforcement closed the case without explanation. We don't understand how this small strip of grass without regrading the property and removing underground piping that owners placed to remove stormwater from their property to the retention area beside them that belongs to other businesses, removes runoff from our property and corrects excessive street flooding.
We have had to place concrete blocks and sandbags to redirect flooding caused by this property.

Respectfully,
Diana Adams

Diana Adams- Manatee County

I hope you can feel the frustration of your residents- I know that I hear it in their voices during public comment.

Thank you Dr McCann for putting item 65 on the agenda.

I am here to talk about short-term rentals but not the ordinance. Citizens know that this is going nowhere because it generates 22 million dollars. These tax dollars are made at the expense of residents, and the money does nothing for us. Make an ordinance or not – that doesn't concern us anymore.

We have begged for your help for more than 2 years – at the very least a workshop.

I basically live next door to a hotel without an office on one side I live next to the recreation- pool- bar-golf-tv area and on the other side the same except add basketball-pickleball- playground.

Even when you ask guests politely to turn down the noise you are met with "we rented this place, we can do whatever we want".

We aren't taking it anymore and are going to make a very hostile environment for disrespectful visitors.

We aren't taking this behavior anymore and we – and mean all the neighbors- are pulling up the welcome mat and putting out the "you are not welcome in our neighborhood" signs.

If that hurts investors' profit- that's not on us.

If that hurts your 22 million dollars in TDT tax profits that's not on us.

This is about disrespectful guests and absentee property management.
Almost every one of our complaints could be handled by a simple "pass through" office at the county. We could text or email our complaints, and county staff could forward that on to the property manager. This would document the problems and which hotels lacked proper management. Yet you refuse to even acknowledge this simple fix.

We don't have the money. We can't fix this because of SB180. We are going to be sued. This is not an acceptable excuse anymore.

These owners have the power to remove these disrespectful guests.
Instead, owners are choosing to use the sheriff's office and neighbors to manage their properties.

Those days are over.

We hate to waste sheriff's department time, but we will be reporting everything, so we would like to know the correct way of dealing with this. I have reached out to but have gotten no response.
You have no idea what we deal with.

Here is just a sample of complaints we would make:
Your guest is trespassing. Your guest is climbing over our fence. Your guest is walking their dog in the middle of my front yard. Your guests have been

screaming steadily for 3 hours, 6 hours. Your guests are playing music so loud that our walls are vibrating. All day. All night. Your guests are so loud we had to move our BBQ indoors. Your guests almost hit me in the face with a golf ball that left a huge dent in my shed. Your guest put a ding in my boat with a golf ball. I have collected a basket of golf balls. Your guest almost hit me in the head with a baseball - I now have a basket of baseballs. Your guests are drunk and now they are driving down our street. The list goes on……

Do you know this woman? Neither do I but she was a guest at the property next door – we had loaded our car earlier and were a couple of hours from home. We cancelled our plans and came home.

These owners do not respect us or our neighborhood. If they did their first action would not be to tarp off (I do mean roofing tarp), and pave over every surface of the property and force their storm water runoff onto their neighbor's property and cause street flooding.

From: Richard DeFrank <autumndefrank@tampabay.rr.com>
Sent: Wednesday, August 26, 2026 8:43 AM
To: Rose Mary Patterson <rosyros@aol.com>; impierce09@gmail.com; Amanda Ballard <amanda.ballard@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; talsiddique@mymanatee.org; Robert McCann <drbob.mccann@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>
Subject: Re: Just an FYI, if interested Short Term Rentals

STR. If there was an Ord. In affect prior to June 2011 State allowed that Ord. To be enforced. Manatee County 511.7 was in affect
Prior to June 2011 with prohibited renting to transient. The Past Commission with support from present Commission change 511.7
And removed the language which prohibited renting to transient Sold out the /Residents for more tax $,s because STR can't homestead
Generating more revenue to the County. Past Commissioners are the real cause of STR. Review who were the Past Commissioners
Were 2 that come to mind is Kruse & Whitmore supported STR. I started reporting this in 2018 IMO I probably understand what happened since 2018
Feel free to call me 941-779-2787. STR issues can be changed back, the existing would remain but would prohibit anymore.

On Aug 26, 2026, at 7:45 AM, Rose Mary Patterson <rosyros@aol.com> wrote:

Sent from my iPhone

Begin forwarded message:

From: Margie Motzer <duck.one2@verizon.net>
Date: August 25, 2026 at 7:40:41 PM EDT
To: "duck.one2" <duck.one2@verizon.net>
Subject: Just an FYI, if interested
Reply-To: Margie Motzer <duck.one2@verizon.net>

STR work session for Manatee County is Sept 2.

These are the public comments so far. Fair Warning...153 pages. (I have a couple emails buried in there.)
(You have to capture or copy-and-paste all the way through to the last word True in the link below.)

https://agendaonline.mymanatee.org/OnBaseAgendaOnline/Documents/DownloadFileBytes/SHORT%20TERM%20RENTALS%20PUBLIC%20COMMENTS.PDF.pdf?documentType=1&meetingId=792&itemId=68716&publishId=197050&isSection=False&isAttachment=True

Here's one from Lisa Pierce (HB Planning Commission)

From: lmpierce09@gmail.com <lmpierce09@gmail.com>
Sent: Thursday, June 25, 2026 1:37 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: Short Term Rentals

Dear County Commisioners,

As a resident of Homes Beach for over 23 years, I can attest to the wisdom of having short term rental rules in place, and enforcing them. Yes, our town has changed over the time we've lived
here, and not for the better. But the cities of Anna Maria and Bradenton Beach are much worse off. As are unincorporated Manatee Couty residents.

Despite comparatively better regulations in my town, there are significant (1) quality of life issues (noise, traffic, price of everything on the Island), (2) growth in crime (witness the size of the Holmes Beach police force, the existence of dedicated Code Enforcement Officers) and (3) health/safety issues (garbage, auto accidents, etc.)

Vacation rentals distort prices. Middle class retirees, like teachers, had been able to afford moving here – but that hasn't been possible for many years. The vast majority of lower or middle class residents left in waves: 2008/2009, Covid, and the 2024 storms. Over time, this place hollowed out.

So, yes, for the safety and sanity of residents, please rigorously enforce existing county short term rental rules. And where they are lacking, enact them. It's time somebody starts taking back control from the state.

Sincerely,
Lisa Pierce
604 Key Royale Drive
Holmes Beach, FLA. 34217

From: Jill Dallman <jdallmann@verizon.net>
Sent: Thursday, August 27, 2026 5:42 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>
Cc: fleischhauer.ingo@gmail.com
Subject: residential short-term rentals

Date: August 27, 2026

From: Jill Dallmann
4917 81st Ave Ter E
Sarasota, FL (Manatee County)

To: Board of County Commissioners, Manatee County
drbob.mccann@mymanatee.org
tal@mymanatee.org
george.kruse@mymanatee.org
jason.bearden@mymanatee.org
mike.rahn@mymanatee.org
amanda.ballard@mymanatee.org

Re: Short-Term Rental proliferation effects on our community

I respectfully submit this communication to request the intervention of the Board of County Commissioners regarding the proliferation of vacation rentals, hereinafter referred to as "motels," within residential, legacy and historic zones of our County. The present issue significantly compromises the quality of life for true residents and necessitates prompt and decisive action by the Board.

The detrimental effects associated with motels in residential zones have become evident through a consistent influx of disorderly and disruptive tourists who exhibit significantly antisocial behavior within our residential neighborhoods. Such disruptions have adversely affected the tranquility and cohesion of our communities. As residents, we possess a constitutional right to peace and quiet and the enjoyment of our homes, which should take precedence over the needs of transient visitors. And once noise problems begin, they become unsolvable and unending, and no amount of desperate calls to the police nor to the County will help.

Sarasota County enacted legislative measures prohibiting motels within residential neighborhoods, as delineated in Article 124-131, Article 8 of their municipal code. In view of this precedent, I advocate and petition this Commission to consider the adoption of analogous legislative measures to ban motels within residential zones throughout Manatee County: current motels and future motels.

It is pertinent to note that motels operate as businesses, subject to different tax brackets, County and State permitting, and business licensing requirements. The presence of motels in residential neighborhoods, driven by profit motives rather than community interests, results in negative repercussions for the residents who formed the foundation of our communities.

This transformation has raised substantial concerns regarding zoning compliance, taxation, licensure, and the overall impact on the constitutional and property rights of the true residents of the neighborhoods.

I. Zoning and Neighborhood Impact

Residential neighborhoods are not traditionally intended to accommodate motels characterized by weekly turnover, elevated traffic, noise disturbances, and a diminished expectation of privacy and quiet enjoyment for the true residents. It is unclear how properties operating in a manner consistent with transient lodging or motel accommodations are permitted to do so in areas designated for residential use. We, the Residents, need clarification as to:

1. Whether such uses are permitted as of right under current zoning ordinances;
2. Whether conditional use permits or variances have been granted; and
3. What enforcement mechanisms are in place to ensure compliance with occupancy limits, parking requirements, and nuisance regulations.

II. Taxation and Business Registration Concerns

A further concern involves whether these motel operators are properly registered as businesses and are remitting all required taxes, including but not limited to:

- State sales tax;
- Lodging taxation;
- Local tourist development taxes; and
- Any municipal business tax receipts or local business licensing requirements.

If these properties are effectively operating as lodging establishments, it is reasonable to question why they are not uniformly reflected under the “business” classifications maintained by the Property Appraiser’s Office, including associated tax identification numbers. Transparency in business registration is essential to ensuring equal application of the law.

For example, under the Manatee County Property Appraiser’s website, the below example property is run as a motel; it would seem that under the tab BUSINESSES, it should reflect that that property is a business and reflect their EIN and business name as recorded in the Department of Business and Professional Regulations (DBPR) of the State of Florida. Instead, the tab is blank:

Parcel ID: **2045906704**

I L

I L, 4933 80TH AVENUE PLZ E, SARASOTA FL 34243-4301

Situs Address: 4933 80TH AVENUE PLZ E, SARASOTA, FL 34243-4301
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0303; SOUTHERN MANATEE FIRE & RESCUE DISTRICT
Sec/Twp/Rge: 33-35S-18E
Neighborhood: 3650; COUNTRY OAKS
Subdivision: 2045902; COUNTRY OAKS PHASE II; LOT 26; BLOCK D; PB 22/170
Short Description: LOT 26 BLK D COUNTRY OAKS PHASE II PI#20459.0670/4 **[Full Description]**

FEMA Value: $253,620 as of January 1, 2025
Zoning/Flood Info: View this parcel on Manatee County's website
Land Use: 0100; SINGLE FAMILY RESIDENTIAL
Land Size: 0.3250 Acres or 14,157 Square Feet
Building Area: 2,344 SqFt Under Roof / 1,436 SqFt Living or Business Area / 2,344 SqFt Resid
Living Units: 1

Sales | **Exemptions** | **Businesses** | **Addresses**

P Account	NAICS	Description
		No data available in table

This raises questions about taxation on the property. This is clearly a business because it has a lively account on short-term vacation rentals websites, but the house is not listed as a business in the Property Appraiser's website. How can it be known if these property owners are paying the correct taxation to the local and State government? And this question goes for all the motels checked, and so far, none of the motels in my neighborhood appear to be registered in the Property Appraiser's website as businesses, but they <u>are</u> motels according to websites such as VRBO and Air B&B.

III. Example of Apparent Discrepancies

By way of example only, public records reflect that the example motel shown above is owned and operated by a licensed real estate agent in the State of Florida and is listed with the Property Appraiser as <u>her residence</u>. However, the property is marketed and operated as a motel, although the property owner lists and reports through the Property Appraiser's website as living in the property and that the property is the property owner's mailing address although she doesnt live there because the home is a motel. Almost all the other motels in our neighborhood are set up the same.

This situation raises several potential issues requiring review:

1. **Representation:** If a property is not the owner's residence, its classification as such should warrant examination. In this case, as a licensed professional, the property owner's ethics are subject to a higher level of scrutiny.
2. **Service of Process Concerns:** Listing an inaccurate residential address may impede lawful service of process. For example, how can one process a subpoena if the address is a falsehood and not the property owner's home address?

3. **Professional Licensing Compliance:** Most motels are owned and operated by Realtors and attorneys. As a licensee regulated by the DBPR, professionals are required under Florida Statutes §455.275 to maintain current and accurate address information with the State. Public records appear to reflect discrepancies between many addresses listed with these residential motels, regulatory authorities, and those reflected in property records.

This is indicative of broader patterns among these motel operators, including out-of-state investors who utilize local professionals to manage their properties.

IV. Conclusion

The rapid expansion of motels in residential neighborhoods has become a matter of national and international policy concern, as municipalities struggle to balance property rights with community stability. Our community is not immune to these pressures. Since non-compliance exists, corrective enforcement is warranted to protect both residents and law-abiding businesses. Amend the Zoning and adopt an ordinance similar to Sarasota County to protect the true residents.

Respectfully submitted,

Jill Dallmann
Concerned citizen of Manatee County

From: L L <lnladd@hotmail.com>
Sent: Friday, August 28, 2026 1:56 PM
To: Public Comments <public.comments@mymanatee.org>
Subject: for Sept 2nd Commissioners meeting

Please include the attached Excel spreadsheet for the Sept 2nd Commissioners work session as to info gathered on what other municipalities charge for STR registration/certification in addition to DBPR requirements. I was not able to find a way to attach in the submit Public Comment area. thank you for your assistance!

Commissioners:

The lowest number of STRS currently found is approx. 947 (W Manatee Fire Dept). Having seen several just in my area that are not registered with DBPR nor inspected by the Fire Dept, I'm sure the number of STRs is even higher. I used 1000 STRS in Unincorporated Manatee county on the attached spreadsheet for easy math; expecting the actual number to be even higher after investigation .

Commissioners: There are a lot of ***Retirees*** in our county that would be **willing to volunteer** for staff research. There are many STRs that are not registered nor inspected by Fire & Safety.

Volunteers could take addresses provided by residents and research that they are registered, inspected and PAYING THEIR SHARE of the enforcement costs with NO additional cost to the county; I would be one of those volunteers. Several of us could volunteer just a couple of hours a week to improve our quality of life and increase Manatee County's safety and **budget**...Use us!

Let these businesses pay for their own enforcement which would in time, hopefully minimize the # of "bad actors" of which there are MANY..

Thank you for your time and consideration!

Laurie Dills

Location	STR charged by occupant or fixed	2026 Charge	Using 1,000 STRs, approx annual income to provide for Enforcement and infrastructure augmentation **ASSUME No new STRS** for subsequent year calculation	Info Source
City of Anna Maria	**Per occupant use 8 for calculation**	**104.78 + inspection fees**	**$838,240.00**	AMI Sun Article 2-26-25
City of Holmes Beach	Fixed	**$545 initial** & Renewal (every 2 years) Addl fees for change of agent & re-inspection fees	**$545,000 per 2 yrs**	City of Holmes Beach Website holmesbeachfl.org
City of Bradenton	Fixed	**$250 initial/$150 year**ly renewal + inspection fees	**$250,000 init** then $150,000 thereafter	Ordainance 3093 amended Ordinance 4001
City of Ft Lauderdale	Fixed	**$880 plus $100** inspection (after initial)	**$980,000 init** then $880,000	Ordinance -16-25 Interesting Noise info see above
City of Largo/&Pinnellas County	Fixed	**$450 + $150** initial Instpection fee (every 2 yrs)	**$600,000** every 2 yrs	Code Sect 138-3232 Fl Statute 509.032 Fees found on CityRuleLookup.com Pinell Largo
Clearwater	Fixed	**$450 initial + $150** initial inspection annual renewal $450	**$600,000** init $450,000 yearly thereafter	pinellas.gov
Treasure Island	Fixed/ Yearly	No specifics located on this one		All short-term rentals must have a permit from the State Division of Hotels and Restaurants (DBPR) to obtain their Business Tax receipt. mytreasureisland.org
Pensacola Beach	Evaluating	Looking at New Ordinance checking out other Fl communities **one listed is AMI** Current $180 + additional discretionary sales tax (see snippet below) Nov ballot additional 1 cent sales tax proposed	**$180,000** + Discretionary Sales tax **($5,104,194.06** for 2025)	See news Article https://www.foxnews.com/travel/popular-beach-town-rejects-noise-trash-traffic-weighs-stricter-vacation-rental-rules

Adopted by the commission on Feb. 13, the annual fee is set forth in Resolution R25-809. The new registration fee is $104.78 per occupant allowed according to the city's short-term vacation rental ordinance. The current fee for the 2024-25 rental registration period is $95.92 per occupant allowed.

$ Vacation Rental Certificate Fee Schedule:
Initial Application (includes inspections): $545.00
Renewal Application Fee (every two years): $545.00
First Re-inspection Fee: $50.00
Second Re-inspection Fee: $75.00
Change of Authorized Agent Fee: $50.00

Zoning District Rental Requirements

- R-1 - 30 day minimum
- R 1-AA - 30 day minimum. Note re: R-1: For continuous Rental Business Tax Receipts issued on a weekly minimum basis prior to March 27, 2007, the nonconforming use status of such resort housing dwelling units expired on March 27, 2017 (ten years from the effective date of O rd. No. 07-04) and occupancy of such dwelling units shall thereafter comply with the minimum 30-day occupancy.
- R-2 and R-3 - Weekly Minimum Rentals (excludes certain grandfathered hotels renting on a daily basis)
- R-4 - Weekly Minimum Rentals (excludes certain rentals located in the overlay district renting on a daily basis)

What are the maximum permissible noise levels (noise ordinance)?

1. 65 dBA during the hours between 7:00 AM and 10:00 PM
2. 50 dBA during the hours between 10:00 PM and 7:00 AM

For more noise ordinance questions click the Noise Ordinance link.

Amendments to Certificate of Registration

An Amendment to the Certificate of Registration is required if any of the following changes to the short-term vacation rental occur:

1) An increase of the number of bedrooms or bathrooms;
2) An increase in the square footage of the vacation rental;
3) An increase in the maximum occupancy;
4) An increase in the number of parking spaces or change in location of the parking spaces from the original site sketch;
5) Any other material modifications that increase the use or occupancy.

https://www.fortlauderdale.gov/Government/Departments/Community-Services/Community-Enhancement-and-Compliance/Administrative-Services/Vacation-Rental-Program/Vacation-Rental-Registration

- A Certificate of Compliance is issued within three (3) business days after passing inspection.
- Please note - Maximum Occupancy (2 persons per bedroom) is based upon the number of legal bedrooms inside the registering property and is verified by the inspector. The requirements for bedrooms can be found below. If you have questions, please contact your inspector.

Required Stmts of notarized letters from the following : DBPR Statement, Tax Stmt, Broward Co Business Tax Receipt, Broward County Tourist Develoment Tax

Pinellas County Ord 25-15 STR

(8) Payment of fees will include a certificate of use fee, a portion of which will be non-refundable to initiate and process an application, inspection fee(s), and an annual renewal fee. Any adjustment to these fees may be made by resolution of the Board of County Commissioners.

Maximum occupancy - The maximum occupancy for each short-term vacation rental unit is one (1) person per one hundred fifty (150) gross square feet of permitted, conditioned living space.
D.
Parking - All short-term vacation rental units within the City are required to provide one (1) off-street parking space per three (3) transient occupants. On-street parking shall not count towards this minimum parking requirement. Garage spaces may count towards this minimum parking requirement if the

Pay the annual City of Treasure Island Local Business Tax - If you advertise a unit for rent or rent the unit for payment, you must complete a City of Treasure Island Local Business Tax Application and pay an annual tax to the City. The tax is determined by the number of units rented.

The following link/address to the city of Treasure Island zoning map will help you identify locations and the number of times structures/units may be rented in 12 months: Community Development (arcgis.com)

www.arcgis.com

Tourist Dwellings are not permitted by City Code to be in the RU-75 or RM-15 Zoning Districts.

The City of Treasure Island presumes a property to be a Tourist Dwelling if:
1) The property is located in an **RU-75** or **RM-15** zoning district and is publicly offered/advertised for rental
2) The property is located in the **RU-75** (Single Family) zoning district and has **more than two (2) changes** of occupancy in a 12-month period (link to map below).
3) The property is located in the **RM-15** (Multi-Family) zoning district and has **more than six (6) changes** of occupancy in a 12-month period (link to map below). **Click here to access the zoning map.**

Tourist Dwellings are permitted in zoning districts CG, RFM-30, RFH-50, PR-MU Core, & PR-MU Gulf Boulevard and do not have restrictions on "changes of occupancy."

From news article" "We don't want to get rid of short-term rentals," she said. "We want our low-density residential communities to still feel like a community." She said officials are looking at regulations used in other Florida communities, including Gulf Breeze, Anna Maria Island and Panama City, as they consider what could work for Pensacola Beach.

Pensacola Beach requires Florida DBPR Vacation Rental License... ($50 DBPR application fee + $10 Hospitality Education Program (HEP) fee + $170 (full-year) or $90 (half-year) single-rental-unit license fee (Escambia County is in DBPR District 6)) with no primary-residence requirement. Combined tax rate is 12.5% (6% FL state sales tax + 1.5% Escambia County discretionary sales surtax + 5% Escambia County Tourist Development Tax). No annual day limit.

FLORIDA SALES TAX RETURN DATA
DOR ADMINISTERED TAXES/DOR ACCOUNTS
MONTHLY STATISTICS
TAX COLLECTIONS BY COUNTY

FOR All BUSINESSES
STATE TOTALS

COUNTY	STATE SALES TAXES GROSS SALES	TAXABLE SALES	STATE SALES & USE TAXES
11 Alachua	451,114,966	215,979,668	13,317,619
12 Baker	19,054,461	8,997,188	604,827
13*Bay	362,991,741	231,475,748	14,934,422
14 Bradford	28,265,896	13,711,556	904,731
15*Brevard	1,754,881,834	461,857,778	28,266,247
16*Broward	5,748,293,285	2,132,517,869	126,828,992
17 Calhoun	10,615,184	4,280,054	261,780
18*Charlotte	201,480,549	122,055,249	7,650,725
19*Citrus	138,978,881	75,997,524	4,886,090
20*Clay	228,912,484	121,193,312	7,386,278
21*Collier	624,113,367	374,393,678	22,522,320
22 Columbia	113,743,445	57,453,646	3,443,928
23*Dade	7,642,771,502	2,423,391,756	145,342,800
24 DeSoto	37,207,368	16,471,194	977,373
25 Dixie	12,329,389	4,955,589	308,636
26*Duval	3,064,885,226	1,094,818,054	67,451,238
27*Escambia	660,136,546	340,279,684	20,499,868

From: John Demetree <jdemetree@gmail.com>
Sent: Friday, August 28, 2026 11:21 AM
To: Public Comments <public.comments@mymanatee.org>
Subject: Short term rental - Public Comment

This is a short term rental that has opened across the street from our house, on a small cul-de-sac neighborhood.
The visitors are in no way, shape, or form, neighbors or act like it.
We are tired of picking up their trash from overflowing garbage cans, listening to their loud music that can be heard from inside our home, and hearing their profanity.
Not to mention the Stadium Lighting, pickleball noise and the general disturbance of the increased traffic in our neighborhood.
We urgently request you address this situation that is ruining our neighborhoods and allowing these resort hotels to operate in residential areas.
Please view the attached photos from the Airbnb ad.
Thank you for your consideration,

John and Sharon Demetree
1312 Riverview Circle
Bradenton, FL 34209

https://www.airbnb.com/rooms/1573390103199152092?source_impression_id=p3_1787929284_P3HyOdVKOscQlbEC

From: dadamm <dadamm@aol.com>
Sent: Friday, August 28, 2026 11:25 AM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Staff Failure to Add Residents' Short-Term Rental Concerns at 9/2/26 Work Session

Commissioner Bearden,

Residents have repeatedly asked that short-term rental-related items be added to the agenda and expected them to be included in the September 2, 2026, Short-Term Rental Discussion Work Session. We are extremely disappointed that the county has once again failed to include residents' requests for addressing the many issues associated with having short-term rentals in their residential neighborhoods. Currently, the agenda does not reflect discussion on other STR related items.

At this work session, we would have appreciated a MCSO representative advising residents on how to properly report issues so they can be effectively addressed and enforced, including noise ordinance violations, trespassing, disorderly conduct, drunk driving, and other guest-related concerns. Apparently, residents are doing something incorrectly, as repeated calls for assistance have failed to resolve these complaints. Residents would also have appreciated a presentation on how the county will enforce existing ordinances 24/7, as well as the new ordinance once enacted. We would also like clear guidance on how to report the over-occupancy that regularly occurs at many of these rentals.

Residents deserve a meaningful opportunity to have these, and other short-term rental issues, heard and addressed during this work session.

We are also requesting that public comment be held after each item on the agenda, especially since the topics of short-term rentals and Facebook are unrelated.

Respectfully,
Diana Adams

Public Comment

Manatee County Government

Submitted On:
Aug 29, 2026, 12:57PM EDT

Full Name	**First Name:** Stephanie **Last Name:** Murphree
Email	steph.murphree@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 02, 2026
Topic/Agenda Item	Short-term Rental Ordinance
Comment	Dear Manatee County Commissioners, My name is Stephanie Murphree, and I am writing as a third generation Manatee County resident, born and raised in West Bradenton, and as a local short term rental owner. This community is not simply a place where I own investment property. It is my hometown, where my family has lived for generations and where I have chosen to build my career, businesses, and future. My journey into short term rentals began when I inherited my father's home. Rather than selling a piece of my family's history, I chose to preserve it, improve it, and operate it as a short term rental. That decision allowed me to continue my father's legacy while building something I hope to someday pass on to the next generation. I have since continued investing in the community that raised me. One property I purchased had previously been known as a drug house in its neighborhood. I invested significant time, money, and care into transforming it into a beautiful, professionally maintained home, improving not only the property, but the neighborhood around it. Responsible short term rentals like mine contribute to Manatee County. We pay property and tourism related taxes, employ local cleaners, landscapers, contractors, pool companies, and other small businesses, and bring visitors who spend money at our local restaurants, shops, and attractions. I understand that irresponsible short term rentals can create legitimate concerns, and those owners should be held accountable. But I respectfully ask the Commission to regulate the behavior creating the problem rather than broadly restricting responsible property owners. I am not an outside corporation buying homes with no connection to this community. I grew up here. My family has been here for three

generations. I care deeply about what happens to our neighborhoods and the future of Manatee County.

Short term rentals have allowed me to preserve family property, restore homes, contribute tax revenue, support other local businesses, and continue investing in my hometown.

Please protect our neighborhoods, but also protect the opportunity for longtime local residents like me to continue building something here that we can pass on to the next generation.

I am proud to be from West Bradenton, proud of the homes I have improved, and proud to continue investing in the community my family has called home for generations.

Thank you for considering my perspective.

Respectfully,

Dr. Stephanie Murphree, D.C.
Third Generation Manatee County Resident
West Bradenton, Florida

From: enk30@aol.com <enk30@aol.com>
Sent: Sunday, 30 August 2026 13:48:37
To: Jason.beardon@mymanatee.org <Jason.beardon@mymanatee.org>; Kelli OMalley <Kelli.Omalley@mymanatee.org>
Subject: Re: Easter Seals connection and request for ordnance for STRs Manatee County

Dear Commissioner Bearden,

Attn: Kelli O'Malley

I am writing this email for three reasons.

First and most important is for assistance with touring Easter Seals for my adopted special needs Granddaughter, Akira. You and I met at the council meeting on 25 August 2026. Akira is currently enrolled at the Haven. Your assistant, Kelli, introduced herself to me and kindly mentioned she could help us get a tour of the Easter seals where your daughter goes.

Second is Semper fi, USMC 69-89, Retired 1stSgt, agent orange 100 % Vietnam recipient. My wife, Karen, is a retired psychologist for the Tampa VA.

Third. I have tried to present twice to the commission. I have not been successful yet, but have left my presentation for distribution to all commissioners on both occasions, and am attaching a copy of my presentation here. The main concern described in it is that I live within blocks of 3 schools and am concerned that Airbnb rentals do NOT do a background check to screen for applicants who are convicted sexual predators or drug dealers. Imagine a predator or drug dealer looking for a hunting ground, undetected. Currently it is left up to the offender to self report if going to be within a certain distance of schools and other places where children gather. In addition to the data submitted in my letter (attached), I request that any Airbnb or STR host be required to obtain a background report on all who will be occupying the rental, in addition to keeping a list of these occupants should the police need to check it. An additional requirement could also be that any STR host having an occupant with this type of record report these renters to the local police.

Additionally, thank you for getting the Facebook turned back on and the way it was handled. As a retired USMC First Sgt., I saw the tenacity of a Marine in you and also my style; i.e., There are two ways to do things--my way and the wrong way. Seriously, though, thank you for your service to our country and our county. I was sorry to hear your term is coming to an end, and although I do not support the same political party you do, I could favorably support you. You appear to be of the mindset to do your job for the people you work for, not the special interests. I realize I am not in your district but when Kelli opened the door to contact you about Easter Seals, I thought I'd take a shot at getting this in your ear.

Respectfully submitted,
Gene (Nick) Nicholson
813 833 7852
enk30@aol.com
915 82nd St NW
Bradenton, FL 34209

ATTACHMENT

Good Morning,

My name is Gene Nicholson. I live in the Pine Meadow Subdivision. We are an HOA with no deed restriction authority.

My purpose today is to propose a requirement for all owners and managers of Airbnbs and other short-term rental properties (STRs) to conduct background checks on all their occupants. I propose this with the hope that sex offenders, child molesters, drug dealers, prostitutes, etc., will not be able to move into STRs. Specifically, I am asking that background checks be done on all short-term renters. In addition, I am suggesting that a certification process be implemented to assure that these background checks have been completed.

You all have already been advised of the many problems of partying, cars, trash backup and overall wreckage of our once peaceful neighborhood.

As you can see in highlights A, B and C, Stewart Elementary, Palma Sola Elementary, and King Middle Schools are all within proximity to our neighborhood. A main objective when I moved here was the short walking distance from my house to these schools that would be available to my adopted (now 14-year-old, special needs) granddaughter. *We also have a park, at least 1 child care facility*

and 3 elderly assisted living facilities, where people walk and sit outside. (consider taking this out?)

Florida Statute 775.215 prohibits anyone convicted of certain sexual crimes from living within 1,000 ft of a school. This is not a hard distance, and local municipalities can extend that range. For this law to be effective, it appears to me that background checks in STRs need to be mandatory for all occupants of these rentals. I am asking the commission to make it the responsibility of all hosts, owners, and responsible agents to complete background checks on all guests who will be staying in or visiting our communities, and that a process be enacted to certify compliance. STRs should not be used as a loophole around existing proximity rules. It is noteworthy that at least 30 states have passed laws preventing these types of people from residing within specified distances of designated places.

As you can see, the Governor finds it serious enough to impose the death penalty on qualifying cases.

Over the last year, I have read numerous stories of Airbnb rentals across the country being used for prostitution, drug trafficking, gang activity, and shootings. Recently, in Minnesota, a guest was charged with attempted assault on a 7-year-old. I have much more to add, such as what pickleball noise or 12 basketballs bouncing at the same time does to a dog or autistic child or someone with PTSD or chronic migraines.

I have had to move my granddaughter to a quieter place in the house and insulate everything I can to keep my home calm and quiet.

QUESTIONS:

In closing, I ask you to consider your own neighborhood. What if your neighbors moved away and their homes were converted into short-term rentals, or mini hotels, replacing your neighbors with strangers and transients? How would you feel about your kids playing in a cul-de-sac, or your elderly parents going for a walk when their neighborhood has become a revolving door of strangers?

It has been suggested that I move. My wife and I are both in our mid-70s and raising our 14-year-old special needs granddaughter. We both have cancer. Moving is not that easy.

Please see your way to help us.

Sincerely,

Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 11:24AM EDT

Full Name	**First Name:** Michel **Last Name:** Adams
Email	cgmike2324@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 02, 2026
Topic/Agenda Item	Short Term Rentals
Comment	Short-Term Rentals Are Ruining Our Neighborhoods Short-term rentals (STRs) are ruining our neighborhoods. They have effectively become unregulated, boutique, resort-style mini-hotels operating in residential areas. Properties that were once homes are being transformed into concrete and shell yards featuring pickleball courts, basketball hoops, cornhole areas, fire pits, and small pools—all in neighborhoods that were never designed or zoned for commercial lodging. The consequences extend far beyond the property lines. Stormwater runoff from these heavily modified properties is flooding neighboring homes and communities, with no clear accountability for the damage. Meanwhile, the occupants renting these properties often have little or no regard for the people who actually live nearby. They don't care. They are on vacation. When alcohol is flowing, people yell, scream, play loud music, and carry on late into the night without any consideration for neighbors who have to work in the morning or get their children ready for school. We cannot even safely enjoy our own homes during holidays involving fireworks—which, at this point, seems to be almost every holiday. During the recent drought and burn ban, when fireworks were prohibited, STR renters were still setting them off for hours. We had to stand outside our homes with garden hoses, worried that one of these illegal displays could start a fire and burn down our property or our neighbors' homes. The fact that out-of-state businesses can operate what amounts to a commercial lodging enterprise in residential neighborhoods while avoiding the level of oversight imposed on legitimate hotels and other commercial businesses is unbelievable. There are serious questions surrounding life-safety requirements, bed taxes, commercial business taxes, sanitation and hygiene standards, occupancy requirements, and fire codes. This is a disaster waiting to happen. If this Commission fails to act, the consequences will ultimately fall on this Commission. Please do not create another unenforceable

ordinance that looks good on paper but has no teeth.
Code enforcement operates primarily during normal business hours. The problems created by STRs do not.
The excessive noise, drinking, profanity, parties, and fireworks happen at night, on weekends, and during holidays. Residents are often told to call the police, but too frequently the response amounts to an officer driving by, rolling down the window, and leaving without ever getting out of the vehicle or meaningfully addressing the violation.
We need a dedicated system for handling STR complaints—one that can respond when violations actually occur, investigate complaints, document repeat offenders, and impose meaningful fines and consequences on the owners of these properties.
Platforms such as Airbnb and VRBO have little incentive to solve these problems as long as they continue collecting their share of the revenue.
There is a reason we have separate zoning classifications for residential, commercial, and industrial uses: to protect residential neighborhoods from incompatible commercial activities. Turning single-family homes into nightly or weekly vacation rentals undermines the very purpose of residential zoning.
It has been estimated that there are approximately 4,000 STRs in the Northwest Bradenton area alone. If that number is accurate, that represents approximately 4,000 homes that could otherwise be occupied by families who actually live in and contribute to these communities year-round.
At a time when housing affordability is already a serious concern, removing thousands of homes from the long-term housing inventory and converting them into short-term accommodations can further restrict supply and put additional pressure on housing costs.
You have a responsibility to protect the constituents who elected you and to preserve the character, safety, and livability of our residential neighborhoods.
Other counties have recognized this problem and have taken action. We urge you to do the same.
Please act before there is a serious fire, a major flooding incident, or another preventable tragedy. Our neighborhoods should remain neighborhoods—not unregulated commercial resorts.

From: dadamm@aol.com
To: amanda.ballard@mymanatee.org, drbob.mccann@mymanatee.org, george.kruse@mymanatee.org, jason.bearden@mymanatee.org, mike.rahn@mymanatee.org, Tal@mymanatee.org
Sent: 6/15/2026 6:02:08 PM Eastern Daylight Time
Subject: Short Term Rental Neutral Office examples in Florida

“Neutral Office” Examples in Florida

Plantation

The city uses a 24-hour vacation rental complaint hotline operated by Host Compliance (now part of Granicus). Neighbors report issues such as noise or parking problems, and the compliance service contacts the responsible party. The program is specifically designed as an alternative to direct neighbor-to-owner confrontation.

Fort Pierce

The city contracts with Host Compliance/Granicus and provides both a 24-hour hotline and an online complaint portal for short-term rental issues. Complaints are routed through the compliance provider rather than directly between neighbors and owners.

Pinellas County

Unincorporated Pinellas County maintains a dedicated 24/7 STR hotline and complaint process. Complaints are handled through the county's STR program rather than requiring direct contact with the property owner.

Many municipalities can keep your identity from the property owner during the initial handling of the complaint, but your information may still become subject to public-records requirements.

Third-party intermediary model:

- Municipalities using Host Compliance/Granicus as a complaint clearinghouse.
- Private services that file complaints on behalf of residents and act as the complainant of record, specifically because Florida's public-records laws can expose complainant information.

Our goal is:

- anonymous neighbor reporting,
- notification to the owner,
- tracking and follow-up,
- and shielding both parties from direct conflict,

The Host Compliance/Granicus programs used by several Florida cities are probably the closest real-world example of the model you're envisioning.

Manatee County citizens are looking for anonymity for both reporting and short-term rental owner with the county or third party having full access

If your goal is:

- The reporter stays anonymous to the STR owner.
- The STR owner stays anonymous to the reporter.
- A trusted third party or county office knows both identities.
- Complaints are investigated and tracked.
- There is a documented resolution process.

This is essentially a **confidential ombudsman/compliance office model**, not traditional Florida code enforcement.

Manatee County citizens are looking for

Public Comment

Manatee County Government

Submitted On: Jun 15, 2026, 06:42PM EDT

Full Name	**First Name:** Terri **Last Name:** Davis
Email	terridavis17@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	June 16, 2026
Topic/Agenda Item	Item #65 - Short Term Vacation Rentals
Comment	My family are residents of District Three and we have lived on 22nd Ave West between 43rd Street and 51st Street since 2012. District Three must be considered in the wording of this ordinance. Over the past two and a half years properties have been sold and turned into short term vacation rentals. Several of the properties list on VRBO and Air B&B advertise that up to twenty-two people can stay in these one family residences. Because of this there are often 6 or more cars parked in the driveways, on the lawns and in the roadway. This at times has resulted in rowdy weekend parties, cars parked up and down our street, people hanging outside (looking like a fraternity house) Residents of our neighborhood have attempted to contact the owners of the properties, to no avail. The Sheriff's Office has been called numerous times, but are often unable to do anything regarding the excessive people, cars, and the noise. Reports have been filed with the Sheriff's office and one concerns found drugs in one of the homes after this past Memorial Day Weekend. Over the past several months the wildlife has been affected by the excessive traffic, one mallard duck, a possum, and a raccoon, were hit by cars. The number of cars speeding through the neighborhood has increased. Our neighborhood has always been a family neighborhood, unfortunately, these vacation rentals are destroying our way of life, increased and excessive traffic, speeding, people, and loud parties. Drive down our street on Tuesday (trash day)and the rentals will have 5 or more trash bins placed in the roadway, creating a traffic hazard. There needs to be limits on the number of people who can stay at single family vacation rental, repercussions for renting to people who use the homes for loud all night parties, would be a great start, as these vacation rentals are destroying our neighborhoods and our way of life. The year round residents of our neighborhood need to be given the tools (ordinance) which will help to keep our neighborhoods safe, peaceful, and one where we love to live. Thank you for your time and consideration to this matter.

Public Comment

Manatee County Government

Submitted On: Jun 16, 2026, 10:16AM EDT

Full Name	**First Name:** Audrey **Last Name:** Zaebst
Email	audreyzaebst@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	June 16, 2026
Topic/Agenda Item	Short Term Rental Ordinance
Comment	I am writing as a short-term rental owner in the Bradenton/Manatee County area to respectfully oppose this ordinance as currently written. My husband and I support fair and reasonable regulations. We already comply with licensing, tax, safety, occupancy, parking, and guest-related requirements. We are state licensed, registered with the county, pay our taxes and fees, provide ample off-street parking, use exterior noise monitoring, and have a local property manager available 24/7. Our concern is that this ordinance creates an extremely harsh penalty structure for responsible owners who are already operating in good faith. A 90-day suspension or possible 12-month revocation period could be financially devastating, especially if complaints are minor, correctable, or made in bad faith. Short-term rentals support local tourism, restaurants, shops, cleaners, contractors, property managers, and many small businesses throughout Manatee County. We want to be good neighbors and responsible community partners, but this ordinance as written unfairly punishes compliant owners instead of focusing on repeat or intentional violators. I respectfully ask the County to reject this ordinance as written and consider a more balanced approach with warnings, cure periods, and fair progressive enforcement. Thank you for your time and consideration. Audrey

From: Greg Thomas <medcom3@hotmail.com>
Sent: Wednesday, June 17, 2026 4:02 PM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: short term vacation rentals

> You don't often get email from medcom3@hotmail.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.

Dear Commissioner Bearden,

I am requesting that you approve the ordinance presented on short term vacation rentals. My neighborhood in west Bradenton (specifically on 21st Avenue West) has deteriorated and has destroyed any hopes of making my home a "forever home". Gone are the quiet times in my back yard, instead, I have bright lights all night, loud music late into the night, and screaming children in the pool all day as their parents pay no attention. There's a basketball court, even a Tiki hut, and the grass has been removed and artificial turf put in its place. Several mature trees have been cut down and removed. Cars park all over the front yard, many times a van, and on occasion a U-Haul trailer full of personal gear. Their garbage containers always overflow and their trash blows into my yard. One house just a few houses from mine has now removed all the grass from the yard and replaced it with gravel - the WHOLE yard!

We are a neighborhood of good citizens, police officers, firefighters, nurses, and paramedics (myself). We do not deserve to be treated with such disgraceful situations. The people who own the property next to me don't even live in Manatee County - they live in Las Vegas and only use the house as a source of income. They could care less about our neighborhood!

I support the proposed ordinance and welcome even stricter guidelines. Please pass and enforce this ordinance and implement its restrictions as soon as possible.

I have pictures of all the concerns I have expressed here.

Thank you so much,

Gregory Thomas

5007 21st Avenue West

Bradenton, FL 34209

941-920-0696

medcom3@hotmail.com

From: Dawn Hiatt <dawnhiatt6904@gmail.com>
Sent: Thursday, June 18, 2026 5:55 PM
To: Jason Bearden <Jason.bearden@mymanatee.org>
Subject: Short term rentals in residential neighborhoods

Good afternoon Sir, I hope this email finds you well.
I am writing for the first time in my adult life about an issue I am deeply concerned about and have been directly affected by. I purchased a home in Palma Sola Park (neighborhood at 75th/Manatee) a few years ago. It has been a lovely place to live, until recently, with quiet neighbors you knew and a sense of community. Last fall, 2 houses on my block alone were sold and both turned into Airbnb/VRBO short term rentals.Both are owned by LLCs. The first one sleeps "16" and the second adjacent home sleeps "24". These were previously single family homes with 4 bedrooms and had driveway space to accommodate maybe 6 cars.

The proposed ordinance no. 26-XX is very important to me and the homesteaded residents in this neighborhood. I am writing to plead with you to fight for residents such as myself. My neighborhood was developed in the 1920's. Our streets are very narrow. Any parking on the street impedes trash trucks, ambulance and fire trucks, and those employed in landscaping/mowing. We do not have an HOA other than the voluntary one that maintains our entrance signs. This ordinance is a compromise for the actual residents and property investors. It protects those of us who LIVE here. The issues below I will present briefly.

- Our neighborhood watch is disrupted as we no longer know who belongs and who doesn't. This is a safety issue too and makes crime prevention harder.
- Cars are parked over the public sidewalks and on the street and impede the services I named above making passageways even more narrow.
- Uncontrolled occupancy of "24" in a 4 bedroom home contributes to screaming children in the pool EVERY weekend because these families can pool their resources to make their stay here affordable.
- Due to the LLC nature of ownership, we do NOT know who to contact other than the rental manager on the listing and they do not respond for a few days. By then, the tenants are gone.
- The true sense of "community" and "neighbors" are gone. We are becoming a transient community instead of attracting people who actually care about where they live and value community more than profit.
- The only option left to deal with the nuisance properties is to call the police. That seems very counterproductive as I am sure they have more important issues to address.
- Lastly, NOT all owners rent responsibly! This ordinance will help that issue.

This ordinance is a reasonable compromise between investors and actual homesteaded residents here. I am aware of Tal Siddique's support but I beg you to align with him.

Sincerely,

--

Dawn R. Hiatt
1013 Estremadura Drive, Bradenton Fl 34209
District 3
dawnhiatt6904@gmail.com

--
Dawn R. Hiatt

From: Lauren Nicholson <lauren@nicholsonmarine.com>
Sent: Friday, June 19, 2026 4:36 PM
To: Amanda Ballard <amanda.ballard@mymanatee.org>; 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>
Subject: Support for Short-Term Vacation Rental Ordinance

> Some people who received this message don't often get email from lauren@nicholsonmarine.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.

Dear Manatee County Commissioners:

Thank you for voting last week to pursue a Short-Term Vacation Rental Ordinance tailored for Manatee County. We live in the Bay Colony neighborhood, Unincorporated Manatee County (Palmetto), and have endured 3 years of continuous partying and vandalism to our property caused by our next-door neighbor's Airbnb vacation rental.

We are asking you to please pass this ordinance so we can try to recover some semblance of a normal life again and be able to enjoy our home without the constant partying next door and the ongoing anxiety it causes. Please record our support of passing vacation rental regulations to include citations of the property owner when the laws are broken. These absentee landlords need to be held responsible for what guests are doing on their property, especially if they are going to collect significant rental incomes at the expense of their neighbors.

Please feel free to use our email testimony of the following incidents to support the passage of these laws. We have video, photos, recorded decibel meter readings, police reports, and other documentation available.

Incidents:

Vacation rental guests drove into our docked boat with their boat, then drove away.

Guests swimming in the canal ripped the permanently installed ladder off our seawall and brought it back to their property to use.

Many different instances where 10-12 carloads of people were partying at this 3-bedroom house, whose occupancy is listed as 8 people maximum on Airbnb.

Party of college-age girls hired a male stripper who performed poolside on Easter Sunday.

Guest threw coconuts at our dock and boat, unprovoked.

Many instances of guests casting fishing lures at our boat, wrapping lures and line around our boat canvas, rails and electronics, and damaging docklines with hooks, despite our No Fishing sign posted.

After calling Sheriff for late night noise violations, one guest yelled a threat that they should come over to our house, and another from a different party came onto our property and the police escorted him off. We have never, ever confronted any guest.

After complaining to Airbnb, the property owner threatened us in a text and put a sign on his lawn calling us a vulgar name.

Thank you for your work on helping to maintain a good quality of life for Manatee County residents.

Sincerely,

Mr. & Mrs. Andrew and Lauren Nicholson

From: Barton Anderson <bxtreme3@yahoo.com>
Sent: Friday, June 19, 2026 10:37 AM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Short Term Rentals in Residential Neighborhoods

> You don't often get email from bxtreme3@yahoo.com. Learn why this is important

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Hello,

I am writing for the first time in my adult life about an issue I am deeply concerned about and have been directly affected by. I purchased a home in Palma Sola Park (neighborhood at 75th/Manatee) a few years ago. It has been a lovely place to live, until recently, with quiet neighbors you knew and a sense of community. Last fall, 2 houses on my block alone were sold and both turned into Airbnb/VRBO short term rentals. Both are owned by LLCs. The first one sleeps "16" and the second adjacent home sleeps "24". These were previously single family homes with 4 bedrooms and had driveway space to accommodate maybe 6 cars.

The proposed ordinance no. 26-XX is very important to me and the homesteaded residents in this neighborhood. I do believe you are a supporter but I am writing to plead with you to fight for residents such as myself. My neighborhood was developed in the 1920's. Our streets are very narrow. Any parking on the street impedes trash trucks, ambulance and fire trucks, and those employed in landscaping/mowing. We do not have an HOA other than the voluntary one that maintains our entrance signs. This ordinance is a compromise for the actual residents and property investors. It protects those of us who LIVE here. The issues below I will present briefly.

- Our neighborhood watch is disrupted as we no longer know who belongs and who doesn't. This is a safety issue too and makes crime prevention harder.
- Cars are parked over the public sidewalks and on the street and impede the services I named above making passageways even more narrow.
- Uncontrolled occupancy of "24" in a 4 bedroom home contributes to screaming children in the pool EVERY weekend because these family can pool their resources to make their stay here affordable.
- Due to the LLC nature of ownership, we do NOT know who to contact other than the rental manager on the listing and they do not respond for a few days. By then, the tenants are gone.
- The true sense of "community" and "neighbors" are gone. We are becoming a transient community instead of attracting people who actually care about where they live and value community more than profit.
- The only option left to deal with the nuisance properties is to call the police. This type of 'baby-sitting', I'm sure isn't in the police budget - and takes away from their regular duties.

- Lastly, NOT all owners rent responsibly! This ordinance will help that issue.

  I also want to add that if these short term rentals drive out residents of our/any community, the entire neighborhood(s) will be lost to investment/AIRBnB/VRBO. Communities lost. Identity lost. We the people, Lost.

I beg you to protect those of us who love living in and are homesteaded in Florida.

Best regards,

Barton Anderson

702.858.7640

1013 Estremadura Dr. Bradenton FL 34209

From: Margie Motzer <duck.one2@verizon.net>
Sent: Saturday, June 20, 2026 11:43 PM
To: Tal Siddique <tal@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>
Subject: Anonymity for Code, not Police / Proposed VR

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,

Thank you for your initiatives with your long-overdue VRO.

Our testimony below addresses the need, but I also specifically address **anonymity** of calls. Please see email threads below with bill sponsor Senator Bradley in 2021 relative to the "anonymity" bill, SB 60.

Our Journey

For five years we lived peacefully in our retirement home that we had spent two years building until vacation rentals were built nearby. Besides noise, trash, parking, etc., there have been **safety issues.**

All the below have been documented:

-A gun and "baggie of white powder" were left behind by a suspected murderer in one property.

-Guns were left behind in another property.

-A known sexual predator stayed in a third property.

-We, as well as others, have been taunted.

-We received a cease-and-desist letter and were sued. (We won.)

-We had left our home on multiple occasions seeking peace.

Many have moved for much less, but we were determined not to be forced out of our home.

These are strangers entering our neighborhoods. They are not neighbors.

Because of the above, I was concerned about **anonymity**, so I contacted Senator Bradley in 2021 for clarification. She said, **"This bill does not apply to calls to the police."** And it is written in the law that anonymity does not apply in cases of **health, safety, and welfare.**

Margie Motzer

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

From: "Bradley. Jennifer" <Bradley.Jennifer@flsenate.gov>

To: "Margie Motzer" <duck.one2@verizon.net>

Sent: Tue, May 11, 2021 at 10:31 PM

Subject: Re: SB60/HB883. Anonymous Calls to Code

Ms. Motzer,

SB60 was passed out of both chambers and is awaiting signature by the Governor. The bill provides that code enforcement complaints must be initiated with the name of the complainant. There is an exception for dangers to safety or natural resources. This bill does not apply to calls to the police.

Jennifer Bradley

State Senate, District 5

Sent from my iPhone

On May 11, 2021, at 19:42, Margie Motzer <duck.one2@verizon.net> wrote:

Dear Senator Bradley,

I know these bills had some success in some committees, but I cannot find anything that it was signed into law.

Was this signed into law that you must give your name when calling police?

Thank you,

Margie Motzer

Holmes Beach

From: Denis Hanks <denis@floridaavr.org>
Sent: Monday, June 22, 2026 11:55 AM
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>; Charlie Bishop <charlie.bishop@mymanatee.org>
Subject: Re: Manatee Regulatory Changes for vacation homes
Importance: High

> Some people who received this message don't often get email from denis@floridaavr.org. Learn why this is important

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Good Morning Commissioners and County Administrator Bishop,

I wanted to follow up regarding my previous email and reiterate the Florida Alliance for Vacation Rentals' offer to participate in the discussion surrounding the vacation rental ordinance currently being developed in Manatee County.

We have received considerable feedback and concerns from our members who operate vacation rentals within the county regarding several aspects of the proposal as it exists today. As a statewide non-profit association that has been actively engaged in vacation rental policy, education, and compliance initiatives for more than 31 years, we have seen firsthand which regulatory approaches have proven effective and which have resulted in unintended consequences, including litigation, reduced compliance, and strained relationships between local governments and property owners.

We believe that establishing a fair, balanced, and enforceable ordinance is critical to achieving the County's objectives while maintaining compliance and protecting the significant economic contributions that vacation rentals bring to the community. Successful programs throughout Florida share several common characteristics: a reasonable path to compliance, balanced regulations, strong communication, and ongoing education.

Counties such as Osceola and Polk, which are home to approximately 35,000 and 20,000 vacation rental properties respectively, have achieved compliance rates approaching 98 percent. These results have not been driven solely by regulation, but by years of proactive outreach, collaboration, and education efforts directed at hospitality operators and property owners.

At FAVR, we are strong advocates for professional vacation rental operations and responsible property management. Our organization provides hundreds of hours of industry education annually, covering regulatory compliance, life-safety standards, guest safety, operational best practices, and community relations. We believe these educational resources can serve as a valuable complement to any local regulatory framework.

We welcome the opportunity to share our experience, provide examples of successful policies from around the state, and work collaboratively with Manatee County to develop an ordinance

that effectively addresses community concerns while encouraging compliance and supporting responsible operators.

Our goal is to help make Manatee County's policy development process a model for Florida, balancing neighborhood quality of life with private property rights and a thriving tourism economy.

Thank you for your time and consideration. We look forward to the opportunity to participate in this important discussion and would welcome a meeting at your convenience.

Sincerely,

Denis Hanks
Executive Director
Florida Alliance for Vacation Rentals

Denis Hanks – Executive Director

FAVR Is The Largest Vacation Rental Alliance In The USA

Serving Florida For Over 32 Years

Florida Vacation Rentals = 26% of the US Market

www.FloridaAVR.org

Register Now For Our September Conference

From: Pine Meadow HOA <pinemeadowhoa34209@gmail.com>
Sent: Monday, June 22, 2026 12:31 AM
To: Robert McCann <drbob.mccann@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>; Tal Siddique <tal@mymanatee.org>
Subject: Pine Meadow Neighborhood - In Favor of Short Term Rental Proposed Ordinance

> You don't often get email from pinemeadowhoa34209@gmail.com. Learn why this is important

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Dear Manatee County Commissioners,

We are deeply grateful for your help with addressing our safety related concerns regarding the impact of short term rentals in our neighborhood and look forward to working with you.

Please review our attached letter.

Respectfully,

Martha Jane Flynn

Your Neighborhood Volunteer Board of Directors

Martha Jane Flynn, Dagmar Frank-Mairle, & Wilbur Miller

Pine Meadow Homeowners Association

PO Box 14119

Bradenton, FL 34280-4119

Cell: 941-206-9007

June 20, 2026

To: Manatee County Commissioners

From: Pine Meadow Homeowners Association, Inc., Pine Meadow Subdivision, Northwest Manatee County

Subject: Feedback and Recommendations on Short-Term Vacation Rental Regulations

Thank you for prioritizing the establishment of regulatory standards for short-term vacation rentals (STVRs) in Manatee County. The Pine Meadow Subdivision is currently experiencing significant infrastructure and safety stress due to a sharp increase in full-time residential property conversions into high-occupancy short-term rentals, specifically those accommodating more than 12 guests. We enthusiastically endorse the county's proposed STVR regulations and in response we have compiled Pine Meadow data, observations, and actionable suggestions for your consideration.

Operational Challenges of a Voluntary HOA

Pine Meadow Subdivision is one of a group of communities established prior to 1989 that do not fall under the Florida legislation mandating formal HOAs. Despite this fact, Pine Meadow HOA was formed in 2001 as a not-for-profit corporation to take on the primary responsibilities of maintaining and managing the communities shared assets previously mentioned: however, it has no deed restrictions that limit an owner's use of their property. Therefore, our neighborhood operates under constraints shared by many other communities developed prior to 1989. These include:

- **No enforceable Covenants, Conditions, & Restrictions (CC&Rs)**, fines, or liens that are associated with typical HOAs.
- Pine Meadow HOA is a **voluntary HOA** with 77 active member households out of 100 (up from 47 in 2024), funded by modest voluntary dues of $220 per year.
- As of 2026, 8 of the 26 short term rental homeowners do not contribute time or funds to cover 1% share of annual expenses for maintenance of storm water ponds and front entrance signage and landscape maintenance and rely on their neighbors to pay their share.

Key Takeaways: Because Pine Meadow HOA lacks the legal authority to self-regulate or fine non-compliant properties, **we rely 100% on federal, state, and county ordinances for code enforcement.**

Neighborhood Overview of Health and Safety Concerns

Established in the 1980s in Northwest Manatee County, Pine Meadow Subdivision was and is zoned as a single-family residential community consisting of 100 homes. Our neighborhood has been rated as a highly desirable residential community because of its proximity to schools, the beach, and nearby park amenities. We are a cohesive community who take pride in maintaining our homes and infrastructure and through the voluntary HOA, we oversee and maintain shared assets (four engineered retention ponds, three entrances, and common plantings and the associated irrigation system). The health, safety, and welfare of our residents is the top priority.

As a result of a dramatic increase in the number of STVRs since 2022, Pine Meadow has experienced a number of issues that we want to bring to your attention and that support the county's proposed regulations. The following are examples of recurring issues that require attention;

- **School Proximity:** Pine Meadow is directly adjacent to **Stewart Elementary School** with one neighborhood cut-through originally developed for elementary school children in the neighborhood who walk to school. In the last few years, the use of the cut-through has become a drop off zone for parents in vehicles who want to avoid traffic at the school. Because the cut-through connects to a sharp curve between 79th Street and 12th Avenue, cars parking along the curve on both sides create a safety hazard for pedestrians by blocking line of sight for moving cars, blocking driveways, and mailboxes.
- **Pedestrian Safety:** Only two of our seven streets have public sidewalks leading to the school. On the remaining five streets, children, pedestrians, and vehicles must share the same narrow roadway.
- **Traffic & Parking:** While the speed within the community is limited to 20 mph many drivers use the neighborhood as a short cut to 9th or 17th Avenues and ultimately 75th Street, traveling at much higher speeds. Full-time residents voluntarily park cars on their own premises to ensure visibility on the narrow streets whereas high-occupancy rentals usually attract multiple vehicles that frequently overflow the driveway and cars end up parking on both sides of the road where they obstruct sightlines, limit two-way traffic, and emergency vehicle access.
- **Neighbor Proximity:** While many homes have spacious interior square footage to accommodate large groups, the outdoor lot sizes are relatively small, leaving sometimes less than 20 feet between neighbors. STVRs attract outdoor activities including continuous loud or amplified music, sports activities, and parties that frequently and significantly disturb and override full-time residents' ability to enjoy their own indoor and outdoor spaces.
- **Real Estate Marketing Spin:** Based on new homeowner feedback and reviewing actual real estate listings, real estate professionals are advertising homes in Pine Meadow Subdivision as having 'no HOA, no fees' and 'no rental restrictions'. Many also believe that because the homes are located in unincorporated Manatee County, they are outside any enforceable restrictions on numbers of occupants, uses, or nuisances. New home buyers have been advised to invest in amenities such as on-site pickleball/basketball courts, disc golf, putting greens, and converting garages into indoor movie theater/arcades and/or bunk rooms increasing capacity to more than 12 guests per home as a way to increase potential rental revenue. Homes are being marketed by out-of-county property managers who encourage high volume rentals and leave daily guest oversight and management to the Pine Meadow HOA and full-time residents.

Our Support and Recommendations for the Proposed STVR Ordinance

In support of the draft STVR ordinance that proposes to additional protection to established, quiet residential neighborhoods like ours, we respectfully urge the Commission to incorporate the following provisions into the upcoming regulatory framework:

We agree and support Ordinance No 26-xx, Section 1: Administration and Registration Fees

1. State Licensing Verification Requirements
    a. Transient Public Lodging Establishment License (FL DBPR)
    b. Florida Department of Revenue Sales Tax Account

2. County TDT Registration Requirements
    a. Tourist Development Tax Account (Manatee County Tax Collector)
3. Application & Fee Submission
    a. Manatee County Code Enforcement TDT Registration
    b. Life-Safety Inspection by County Inspector

We agree and support Section 2: Maximum Occupancy & Parking Caps <u>with changes</u>:

<u>Recommend the total number of guests, not just OVERNIGHT occupancy, is capped at 12 persons</u>. Without this cap, "party houses" with an unspecified number of guests and/or unregistered guests increase the noise, numbers of cars and unsafe conditions that we hope to discourage.

<u>Recommend that designated parking for short term rentals, including garage, be limited to a maximum of 4 cars.</u> Short term rentals should not be allowed to use residential front or side yards as overflow parking lots.

We will provide additional feedback as we review updates to the STVR Ordinance.

Please consider additional recommendations already listed on rental platforms including Airbnb:

1. Property description and expectation is a quiet residential community.
2. Guests are monitored using technology for guest registration confirmation and outdoor noise.
3. Unregistered guests are not allowed on property.
4. No parties or events with additional non-registered guests are permitted
5. Quiet time is 10PM - 7AM (or earlier during weeknights of Manatee County school year).
6. Limit vehicle parking to driveway(s).
7. No restricted vehicle parking; e.g. jet skis, boats, or trailers parking in the front yard.
8. Minimum age of 21 years for the primary renter.
9. County imposes consequences (owner and renter) for community disturbances related to noise, parking, and/or trash disposal that does not follow the county ordinances.

Other recommendations to consider:

1. No rental signs displayed on property.
2. Pay annual share of non-divisible mutual benefit items including maintenance of stormwater ponds, street lights, signage, and landscaping, and administration. (In 2026 this fee is $220/year)

Section 2: Short-Term Rental Data and Neighborhood Observations

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The Pine Meadow HOA has actively tracked rental listings, public property records, and neighborhood disruptions to provide the Commission with empirical data. Our findings demonstrate a rapid, systemic shift from full-time owner-occupied residences to commercial-scale lodging, alongside a clear division between well-managed properties and a problematic minority.

1. The Rapid Shift to Short-Term Rentals

- **Overall Density:** Out of 100 total homes in Pine Meadow, **26% are active short-term rentals (STVRs)** via Airbnb/VRBO. An additional 7% operate as long-term rentals.
- **The 68% Conversion Rate:** This is our steepest area of concern. From 2022 to 2026, there were 22 total home sales in the subdivision. Per Manatee County Public Records, **15 of those 22 homes (68%) were purchased and immediately converted** into short-term rentals.

2. Physical Metrics vs. Commercial Occupancy

While our homes were structurally built for single-family residential use, they are being marketed with commercial lodging capacities:

- **Property Size:** Ranging from 1,670 to 3,361 sq. ft. (2 to 5 bedrooms).
- **Advertised Occupancy:** Ranges from **6 up to 20 guests**. For example, one single-family home with 4 bedrooms explicitly advertises **10 beds** to maximize guest occupancy.
- **Parking Capacity:** While most home driveways and garages fit 2 to 6 vehicles, high-capacity rentals regularly exceed this footprint and frequently host 5 - 12 vehicles. Restricted vehicles such as jet skis, trailers, commercial vehicles, and RV's have also been documented in the front yards at STVRs.

3. The Current Landscape: Responsible vs. Problematic Rentals

As of June 2026, our data shows a sharp contrast between short-term rentals that respect our community standards and those that severely strain it.

Neighborhood Impact Category	Well-Managed Rentals (20 of 26)	Problematic Rentals (6 of 26)
Occupancy & Scale	Kept within a reasonable residential scope (under 12 guests).	**High-Capacity (>12 guests).** 5 homes host 13–20 guests; 4 homes host up to 12.
Noise & Amenities	Rare complaints. Homeowners monitor tech and intervene immediately.	**Severe & Frequent.** Amplified music, late-night basketball within 20 ft. of neighbors, profanity, and stray sports balls hitting or crossing fences.
On-Premise Parking	Restricted to driveways; no street or lawn parking.	**Overflowing.** Street parking blocks mailboxes, driveways, and restricts narrow two-way traffic on walking routes for the neighborhood.
Garage Usage	Maintained for vehicle parking.	**Repurposed.** At least 3 homes converted garages into game rooms/bedrooms, forcing *all* cars outside.

Trash Management	Abides by county standards; bins moved promptly.	**Excessive/Neglected.** Homes utilize up to 7 bins. Bins sit on curbs for days based on guest check-out schedules, attracting rodents and littering neighbor yards and stormwater ponds.
Community Support	Voluntarily pays the $220 annual PMHA dues to support shared infrastructure.	**Non-participating.** Does not contribute financially to neighborhood maintenance for shared services such as stormwater ponds, street lighting, and entrance signage and landscape.

4. Key Observation: Inadequacy of Self-Regulation & Tech-Monitoring

While Airbnb and VRBO listings for these properties feature strict rule descriptions, such as mandatory quiet hours (ranging from 8 PM to 9 AM), explicit bans on parties, and minimum renter ages (21–25), **the digital rules do not match the physical reality.**

- **100% of Noise Complaints:** Short-term rentals account for **100% of all noise disturbance complaints** logged by Pine Meadow HOA. This issue is not exclusive to high-capacity homes, though it is amplified by them.
- **The Failure of Remote Enforcement:** In 2026, two severe incidents resulted in guest evictions, but only after adjacent neighbors endured hours of extreme noise past 11 PM after making repeated, stressful calls to the homeowners, the Manatee County Sheriff's Office (MCSO), and the Pine Meadow HOA.
- **Owner Reluctance:** In both eviction cases, the out-of-town owners confessed they were hesitant to terminate the rental agreement mid-stay because **they feared the guests would intentionally damage their property** in retaliation.

Conclusion: Relying on off-site corporate hosts to self-police via internal apps is an ineffective strategy for protecting local neighborhoods. Manatee County needs a swift, legally binding ordinance with real, county-enforced penalties to ensure these commercial operations do not diminish the safety and quality of life in Pine Meadow.

Section 3: Legal Responsibilities, Neighborhood Safety, and Unpermitted Commercial Expansions

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While Pine Meadow Subdivision respects the property rights of property owners to operate short-term vacation rentals, these rights do not absolve owners of their community and legal responsibilities. Operating a transient lodging facility is a business enterprise, and it must be managed with the same regulatory oversight as any other commercial entity in a residential zone.

1. Education, Accountability, and a Strategy of "See Something, Say Something"

Ignorance of local codes is not an acceptable defense for property mismanagement. Moving forward, the Pine Meadow HOA is actively modeling our community outreach after the proactive educational framework established by **West Manatee Fire Rescue Fire Marshal Rodney Kwiatkowski**.

- **Active County Networking:** Pine Meadow HOA will continuously educate our residents on how to effectively utilize county resources including **3-1-1**, **Manatee County Code Enforcement**, and the **Manatee County Sheriff's Office (MCSO)**.
- **Strict Code Reporting:** Pine Meadow HOA is advising all permanent residents to abandon informal warnings and adopt a direct **"See Something, Say Something"** approach. Every future traffic, parking, safety, and noise violation will be documented and reported directly to Manatee County for official enforcement and record-keeping.

2. Standardizing Enforceable Digital Guidelines

Our analysis shows a glaring disconnect: corporate hosts frequently publish extensive "house rules" on Airbnb and VRBO to satisfy corporate compliance, yet **they systematically fail to enforce their own posted guidelines.** * **County-Mandated Addendums:** We recommend that Manatee County require all new and renewing STVR license applicants to integrate a standardized, county-approved list of enforceable local ordinances directly into their online rental listings and physical welcome binders.

3. Professional Management vs. Neighbor Exploitation

Undermanaged and mismanaged rentals generate nearly all community friction. Operating a high-turnover rental is a business; it is entirely unacceptable for out-of-town owners to delegate their oversight responsibilities to adjacent permanent residents under the guise of neighborly "favors."

- Owners must employ licensed, responsive, **local property managers**. For owners struggling to find compliant oversight, the Pine Meadow HOA maintains a referral list of capable local managers who respect our community standards.

4. Safety and Vulnerability Apprehensions

The commercialization of single-family homes introduces transient populations that strain the safety dynamics of our close-knit neighborhood:

- **Safety Limits on Direct Confrontation:** Because rental guests (whether registered or unregistered) are complete strangers to our community, Pine Meadow HOA **explicitly advises residents against approaching rental properties** to address noise, parking, or trash issues. This creates an immediate safety necessity for rapid, county-backed law and code enforcement response.
- **Impact on Vulnerable Residents:** Several Pine Meadow residents have documented disabilities, including **PTSD and Autism**, which severely heighten their sensitivity to sudden, unmonitored noise disturbances and ambient crowd chaos.

- **Child Safety and Proximity to Stewart Elementary:** Because our subdivision shares a direct pedestrian walking route with **Stewart Elementary School**, residents have voiced significant concerns regarding the lack of background checks and sex-offender screening for transient occupants booking high-capacity, unmonitored rentals. This vulnerability is exacerbated by widespread "guest stacking," where registered guests secretly invite unauthorized individuals onto the property without the homeowner's knowledge.

5. Unpermitted Expansions & Environmental Alterations

In 2025, our neighborhood observed a troubling trend of commercial-scale renovations executed entirely without county oversight or visible permitting. **Three properties** underwent extensive transformations designed to maximize tourist volume at the expense of neighborhood infrastructure.

- **Elimination of Infrastructure:** At least two of these homes completely eliminated their garage parking to insert game rooms and additional beds, expanding their advertised capacities to **16–20 guests** while forcing all associated vehicles into the street. One home is limiting advertised capacity to 10 guests.
- **Commercial Amenities & Environmental Damage:** Three properties added heavy concrete pads, structural fill, and artificial ground coverings to build commercial-grade basketball and pickleball courts. All three properties have created drainage concerns with adjacent neighbors who were advised it would need to be addressed as a civil matter.
- **Destruction of the Canopy and Privacy:** To accommodate sports courts, two properties entirely stripped their lots of mature trees and aggressively cut back trees stretching over neighboring property lines. This has fundamentally decimated the privacy buffers between homes and resulted in sports balls, loud music, loud conversations and one property had excessive basketballs and profanity spilling directly into adjacent yards. One home planted palms and is working with neighbors to minimize potential noise disturbances.

Closing Request: We urge Manatee County Code Enforcement to retroactively audit the permitting history of properties operating high-capacity amenities within our subdivision. Unpermitted commercial expansions must be curbed before they permanently alter the safety, drainage, and residential integrity of Northwest Manatee County.

Section 4: The Commercial Equivalence - Vacation Rentals Operating as Unregulated Hotels

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To put the current situation into perspective, if an investor or corporation were to propose opening a traditional hotel within the Pine Meadow Subdivision, it would be subject to rigorous zoning, structural, and operational oversight. Yet, under the current regulatory gaps, high-capacity short-term vacation rentals (STVRs) are allowed to operate as de facto hotels without any of the associated safeguards. Hotels have staff in place that is trained and empowered to manage the safety of all guests and to take corrective action as needed.

In Pine Meadow, we are working on safeguarding our neighborhood the best we can, but we need help from Manatee County to manage boutique hotels.

The Regulatory Double Standard

The table below outlines the strict operational and structural standards required of the commercial lodging industry versus the unregulated conditions currently allowed for high-capacity STVRs in our single-family residential zone:

Hotel Regulatory & Safety Standards	High-Capacity STVR Reality in Pine Meadow
Pre-Approval & Zoning: Business applications are reviewed and approved by public officials prior to purchase and construction to ensure compatibility with the neighborhood.	**No Prior Oversight:** Residential homes are purchased and immediately converted to commercial use without zoning reviews, altering the density of the area overnight.
Built for High Volume: Structures are built according to strict commercial safety standards, fire codes, and ADA compliance to handle large groups.	**Residential Overloading:** Standard single-family homes are retrofitted with makeshift beds and converted garages to cram 13–20 occupants into a residential footprint.
Strict Guest Registration: All overnight and onsite guests must be registered at a front desk for liability, safety, and capacity reasons.	**Unmonitored "Guest Stacking":** Unregistered visitors frequently gather at properties without the homeowner’s knowledge, well exceeding advertised limits.
Monitored Common Areas: Onsite guests are limited in pool and parking areas; guest behavior is actively monitored by staff to prevent disruptions.	**Unregulated Outdoor Space:** Large groups gather in outdoor spaces, using amplified music and sports courts within feet of neighbors' windows with zero onsite supervision.
Zero Tolerance for Disturbances: Prohibits the disturbance of other guests; violations result in immediate intervention by trained staff.	**Neighbor Exploitation:** Noise and disturbances are offloaded onto permanent residents, who must act as involuntary security guards and wait hours for remote responses.

Professional Enforcement: Trained professionals—including hotel employees, professional security teams, and local law enforcement—are on-site to address issues.	**Hesitant Out-of-Town Owners:** Remote hosts are often fearful of guest retaliation or property damage, making them hesitant to evict disruptive parties promptly.

Conclusion: A Request for Parity

We are not asking for a complete ban on short-term rentals; we recognize the property rights of our neighbors. However, when a residential home is marketed to accommodate 12 to 20 transient guests, **it is no longer operating as a home, it is operating as a boutique hotel.** It is unreasonable to allow commercial lodging enterprises to embed themselves in quiet, residential school zones without being held to the same basic safety, density, parking, and operational standards required of the hospitality industry. We look forward to working with Manatee County to establish a fair, enforceable ordinance that restores balance, safety, and peace to the Pine Meadow Subdivision.

Respectfully submitted,

Pine Meadow Board of Directors and members of the Pine Meadow HOA

From: Brandon Dundore <brandon.dundore@gmail.com>
Sent: Tuesday, June 23, 2026 7:40 AM
To: Tal Siddique <Tal@mymanatee.org>; Robert McCann <Drbob.mccann@mymanatee.org>; George Kruse <George.Kruse@mymanatee.org>; Jason Bearden <Jason.bearden@mymanatee.org>; Mike.rahn@manatee.org; Amanda Ballard <Amanda.ballard@mymanatee.org>
Subject: Opposition to Short-Term Rental Restrictions in Manatee County

> You don't often get email from brandon.dundore@gmail.com. Learn why this is important

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Dear Commissioners,

I am writing as both a resident of Manatee County and the owner of a short-term rental property in Manatee County. I also live next to a short-term rental that accommodates up to 24 guests, so I understand this issue from multiple perspectives and have firsthand experience living near a vacation rental operation.

While I appreciate the concerns that have been raised regarding vacation rentals, I respectfully oppose additional restrictions on short-term rentals in Manatee County.

Over several years operating short-term rentals, I can count on one hand the number of significant issues we have experienced involving parties, noise complaints, or disturbances. Responsible owners have every incentive to prevent these situations, as poor guest behavior leads to negative reviews, property damage, complaints, and lost revenue.

I am concerned that some of the proposed regulations are based on the assumption that occupancy limits will prevent problem behavior. In reality, occupancy limits do little to address the situations that generate the majority of complaints. If someone intends to host a party, they will often book a property within the approved occupancy limit and then invite additional unapproved guests. The issue is not the number of approved overnight guests, but rather the behavior of individuals who violate existing rules. Restricting occupancy limits will not prevent those situations from occurring.

Likewise, disruptive behavior can occur in any home regardless of whether it is owner-occupied, long-term rented, or used as a vacation rental. A group of six people can create more noise and disruption than a group of twelve. Responsible families on vacation frequently create no issues at all.

As a homeowner, I purposely chose to purchase a home in a community without an HOA or deed restrictions. I understood that decision came with both benefits and tradeoffs. Homeowners who choose to live in communities without those restrictions generally do so because they value property rights and personal freedom, while accepting that neighbors may use their properties differently than they would prefer. I believe it is important to preserve those

expectations and property rights rather than imposing new restrictions that effectively create regulations that homeowners never agreed to when purchasing their homes.

I am also concerned that many of the proposed restrictions would apply only to short-term rentals, even though the same issues can arise at owner-occupied homes. Large gatherings, parties, excessive noise, parking issues, and nuisance behavior can occur regardless of whether a property is being rented or occupied by its owner. The focus should be on addressing the conduct that creates problems, not on restricting a particular type of property use.

I understand the desire to ensure neighbors have a way to address legitimate concerns when issues arise. Rather than imposing broad restrictions on all short-term rentals, I would support a practical solution that ensures the County has access to current owner or local property manager contact information.

If a noise complaint, parking issue, or other disturbance occurs, the County or law enforcement should be able to quickly contact a responsible party who can address the issue. Most professional operators already make themselves available for these situations and have a strong incentive to resolve complaints immediately. Targeting bad actors is a far more effective and fair approach than imposing restrictions on the vast majority of owners and guests who follow the rules.

Rather than imposing broad restrictions on all property owners, I believe the County should focus on enforcing existing laws and ordinances that already address the underlying concerns. Noise violations, illegal parking, trash issues, nuisance behavior, and public safety concerns can all be addressed through existing enforcement mechanisms.

Short-term rentals are also an important part of Manatee County's tourism economy. Guests staying in vacation rentals support local restaurants, shops, attractions, cleaning companies, landscapers, pool service providers, maintenance companies, contractors, and many other local businesses. The economic benefits extend far beyond the property owner.

Florida has long recognized the importance of balancing neighborhood concerns with private property rights. I believe the County can best achieve that balance by enforcing existing ordinances and holding problem properties accountable rather than creating new restrictions that affect responsible homeowners throughout the county.

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

Respectfully,

Brandon Dundore
Resident and STR Owner/Operator

From: L L <lnladd@hotmail.com>
Sent: Wednesday, June 24, 2026 2:35 PM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Support for a Strong Short Term Rental Ordinance- yes please!

Commissioner Bearden:

I would like to **thank you for your efforts** in advance for the creation, analysis & passing of Manatee County's ordinance on Vacation Rental Policy (similar to existing Bradenton City Ordinance 4011).

During memorial Weekend, frequently and again last weekend excessive noise and SEVERAL cars (and Camper) caused overflowing of the driveway at 4707 22nd Ave W to neighboring RESIDENTS. On Memorial weekend there was a minimum of 12 cars 24hr/day and as you can imagine "Party on the pond" ensued all weekend with some additional noise complaints since then. Note 4 Police reports that weekend starting 3 noise (starting at 0230 am) and a 4th finding drugs "pink powder" taped to a game machine (see attached) .

What if a small child had found it and open the baggie up to see what the pretty pink powder smelled like; scary thought indeed!!

I spoke at the June 16th meeting as to how my life and health are being impacted. My once peaceful Lanai is now a source of stress NOT being able to enjoy the "fruits of my life's labor". I moved off the island years ago as it changed from "the undiscovered beach to party central" to later move to what I thought was a RESIDENTIAL NEIGHBORHOOD; I was mistaken . There are 12 Short Term rentals around Dozeman Pond (see attached info previously provided at the June 16th Meeting) with a very few respectful guests. Unfortunately, many are just here to party with their music so loud; the base permeates my house. On a beautiful weekend I was/am unable to enjoy my lanai. The owner of the STR next to me lives in Odessa and does not have to put up with the disruption to our once peaceful neighborhood; he's just out for the $$.

I **applaud your future efforts** to preserve the peace of our neighborhoods and after researching Florida Statue 509.032 which states that we cannot limit the %age of STRs or #days minimum with current Florida Statute (yet. Thank you, Commissioner Siddique), I see to limit the number of guests to a maximum of 12 and limit parking and owner fines are what's available now to preserve most of the residential lifestyle I have worked so hard over the years to afford.

I would ask that the Sherrif's department remain **included in enforcement** as Code enforcement does not work nights & weekends and complaints that I made have been closed the next week because the guests have left.

The ordinance was sent to staff for analysis of cost and ability. I believe once these "businesses" are researched, more monies will be available for enforcement. I would

ask that some of these taxes and fees on these Airbnbs be used to police them & ensure they are paying their fair share; unfortunately, they need it.

There was a gentleman at the 6/16 meeting who claimed to have 14 rentals, he said "additional regulation is not necessary"; as a property owner and **RESIDENT** of Manatee county I beg to differ.

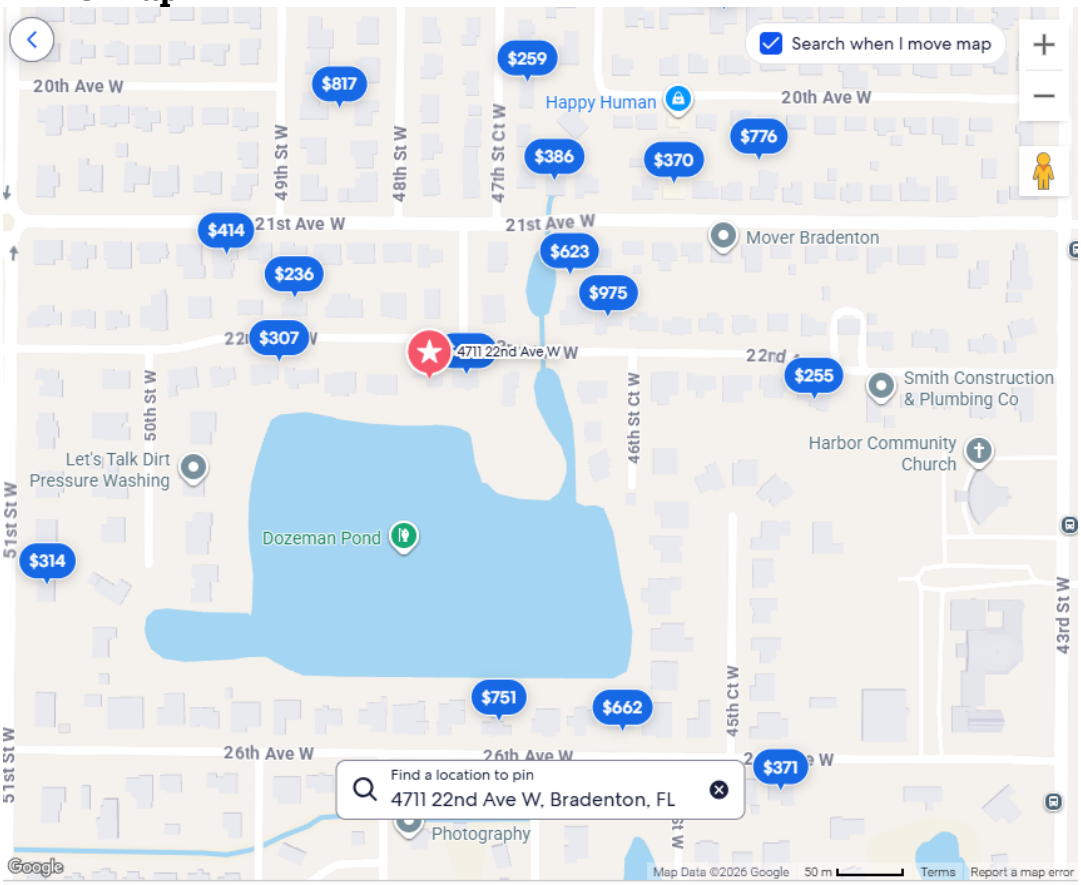
These are BUSINESSES in a single-family zone 0100 and should be regulated as such.

Again, THANK YOU for your efforts to maintain a somewhat peaceful lifestyle to the voting residents of Manatee county. Rest assured we won't forget it come election time, regardless of district.

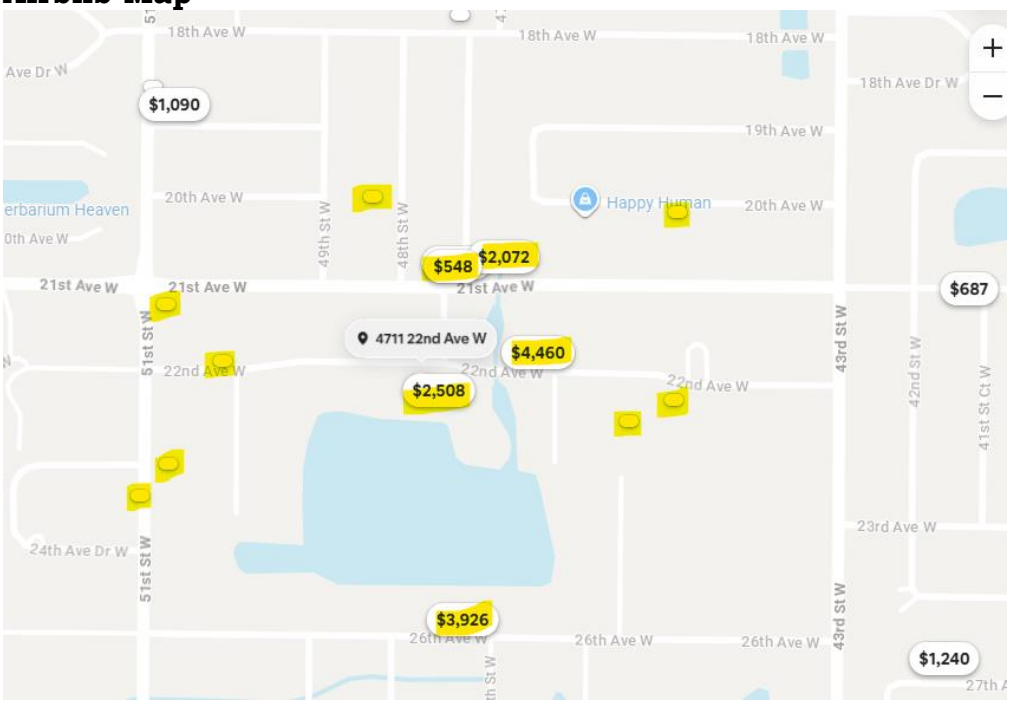
Thank YOU for your time & efforts on behalf of your constituents, Manatee county **RESIDENTS!**

Laurie Dills
4711 22nd Ave W
Bradenton, FL 34209
LNLADD@hotmail.com

Laurie Dills 4711 22nd Ave W Bradenton 34209- District 3
VRBO Map



Airbnb Map



Overview

- **Ordinance should be considered for ALL unincorporated areas of Manatee County**
- **Section 2 states: "To protect the character of quiet residential neighborhoods, overcrowding and street parking congestion are strictly regulated"**
- **I would also add PEACE, SAFETY and PROPERTY VALUES of RESIDENTIAL neighborhoods ZONED as USE 0100**

Restrictions Not allowed by Fl Statue 509.032

Consider limiting the NUMBER of STRs in residential neighborhoods to a reasonable percentage – Freeze STR Licenses until a study can be performed.

Consider adding minimum rental period of 7-14 days to minimize the "out of town weekend party crowd" in our otherwise peaceful, residential neighborhoods

Case in Point- Dozeman Pond

- **12 STR properties, one boasting "Sleeps 22" with 5 Br 4 BA other "Sleeps 20" with 5BR/3BA**
- **4407 22nd Ave West states: 4 Br 12 guests, however on Memorial Day Weekend**

Parcel ID:	**4042900003**
Ownership:	DEL MARMOL, MARC; DEL MARMOL, SACHI
Owner Type:	HUSBAND OR WIFE; SPOUSE
Mailing Address:	DEL MARMOL, MARC, DEL MARMOL, SACHI, 3879 BARBOUR TRAIL, ODESSA FL 33556
Situs Address:	4707 22ND AVE W, BRADENTON, FL 34209-5729
Jurisdiction:	UNINCORPORATED MANATEE COUNTY
Tax District:	0001; UNINCORPORATED MSTU
Sec/Twp/Rge:	33-34S-17E
Neighborhood:	2630; BRADENTON COUNTRY CLUB TO 64
Subdivision:	4040600; WILLOW WOODS UNIT THREE; LOT 5; BLOCK D; PB 13/66
Short Description:	LOT 5 BLK D WILLOW WOODS UNIT THREE PI#40429.0000/3 **[Full Description]**
FEMA Value:	$442,448 as of January 1, 2025
Zoning/Flood Info:	View this parcel on Manatee County's website
Land Use:	0100; SINGLE FAMILY RESIDENTIAL
Land Size:	0.4500 Acres or 19,600 Square Feet
Building Area:	2,612 SqFt Under Roof / 1,673 SqFt Living or Business Area / 2,612 SqFt Residential Impervious Area
Living Units:	1

  - **4 BR (8 beds) 2 Baths**
  - **12+ cars 24 hours day in front of 4 other neighbors houses 1673sq ft living area**
    - **Had to call owner about the cars in front of my house as was having lawn service and was concerned about overspray on their vehicles.**

- **4 callouts to the Manatee County Sherrif's department 3 Noise complaints one DRUGS- Peace & safety?????**

Date and Time	Terminal	Person	Action
5/24/2026 2:36:54 AM	m11	16000966	EVENT CREATED: LOCATION: NUMBER: [4707] PREFIX: [] STREET NAME: [22ND] TYPE [AVE] SUFFIX: [W] AREA: [] COMMENT: [] XSTREET1: [46TH STREET CT W] XSTREET2: [47TH STREET PL W] EVENT: [LOUD NOISE COMPLAINT - SPECIFY] TYPE: [LOUD] CALLER INFORMATION: NAME: [LORI] ADDRESS: [] SOURCE [] PHONE NUMBER:
5/24/2026 2:51:26 AM	$3W61	16000558	COMMENT: made contact and agreed to turn down music
5/24/2026 9:41:36 AM	m03	11007325	COMMENT: Caller Statement: CAO REF SIG 76/LOUD MUSIC
5/24/2026 10:07:15 AM	$1W61	10000327	COMMENT: SPOKE TO OCCUPANTS THEY WILL KEEP AN EYE ON NOISE LEVELS.
5/25/2026 6:36:31 AM	$B0925	11000925	COMMENT: ref to loud music. AirBNB. Online noise complaint. (T26001807)

MOST CONCERNING

5/25/2026 9:21:03 PM	m03	16000321	COMMENT: > Caller on scene. > Drug/Paraphernalia type: CRYSTAL > Loc of drugs/paraphernalia: IFO THE COMP

Manatee County Sheriff's Office

Incident Sheet

ORI: FL0410000

Incident Number # : **2026011110**

Printed Date: 05/27/2026 15:09

Incident Information

Incident # : 2026011110

Reported Date : 05/25/2026 21:43

Investigating Officer :

Reporting Officer : FORKIN, JAMES

Occured From : 05/25/2026 00:00 MON

Location : 4707 22ND AVE W BRADENTON,FL 34209

Occured To : 05/25/2026 21:40 MON

Incident Details

Case Status :

Disposition : OPEN

Status Date :

Disposition Date : 05/25/2026 21:49

Record Date :

Remarks :

Narratives

Report #: 2026011110-0000 **Type:** SYNOPSIS **Author :** FORKIN, JAMES (11000705)

Title : **Entered On :** 05/25/2026 22:12

Narrative :

On todays date, I was dispatched to the listed location in reference to possible found drugs. Upon arrival, I spoke with the home owner, Kevin O'Mahoney. Kevin explained the residence is an AirB&B so it has multiple people staying at the house throughout the year. Today, while cleaning the game room, Kevin found the listed property stuck to a game machine. Kevin collected the property and placed it in a sandwich bag until I was on scene. The property consisted of a blue baggie with pink powder residue in it. The property was collected and placed into P&E at D1 for destruction.

- **Residential neighborhood, there are kids and animals who could be greatly impacted**
- **Based on location, noise affected all residents around the pond not just immediate neighbors**
  - **Within a few hours after Deputies left music was gradually raised to previous disruptive level**
- **Trash overflow even with 2 cans- see below**

- **Other weekends**
  - **Noise**
  - **Trespassing**
  - **Trash blown across neighbors' yards after animal ripped open bags**

<u>In summary</u>

- **This is just ONE Airbnb. We have 12 so far……**
- **Ordinance should be considered for ALL unincorporated areas of Manatee County**
- **Please consider limiting the number of STRs in Residential use neighborhoods**
- **Please Consider adding minimum rental period of 7-14 days to minimize the "out of town weekend party crowd" in our otherwise peaceful, SAFE, residential neighborhoods and to maintain our property values.**

Restrictions Not allowed by Fl Statue 509.032

Thank you for your time & consideration
Laurie Dills
4711 22nd Ave W Bradenton, Fl 34209

From: Elizabeth Staves <ejstaves@hotmail.com>
Sent: Wednesday, June 24, 2026 12:09 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: Please Support the Needed Short Term Rental Ordinance

Good afternoon,

As a 25+ year resident of West Bradenton, I am keenly aware of the changes that have occurred over the past 10 years in our community. Especially the entrance of investment property buyers and the increasing number of STR properties in NW Bradenton. At this time, 1/3 of the 99 homes in Pine Meadow, where I live, are STR properties. Many owners of these STR's live out of state and many of these properties are very problematic.
Properties are turned into playgrounds with pickle ball courts, basketball courts and other noisy activities added to our small back yards. Multiple cars (4-7) are crowded in the driveways and blocking the streets. These 2500- 3000 sq ft homes have garages that are turned into an additional bedroom; double sets of bunkbeds in each bedroom are added so the STR can advertise the rental accommodates 14-16 people a night. The noise that regularly occurs from the residences occupied by 12-16 people easily exceeds the noise
ordinance levels creating a very uncomfortable life for the long-term property owners who live year-round in the adjacent homes. Not to mention, the issues with garbage and trash overflowing trash cans that are left street side on the wrong days. Clearly, we as homeowners can police these problems
not a fun responsible for a neightbor to have to take on. But, after doing so repeatedly for several years without these STR obeying the county rules the best choice is for you to change the ordinance so they are in compliance. I know you want your long-term constituents who live and work in Manatee county to enjoy their homes and the lifestyle our beautiful area offers.

Thank you in advance for your assistance addressing this well recognized problem. I know if you have any friends or family
who live near these STRs you know the problems we are facing. Many of these problems have been addressed by nearby areas to create a more harmonious arrangement. I hope with your help, we can do the same here.

Regards,

Elizabeth J Staves
1107 79th St NW
Bradenton, FL 34209

From: lmpierce09@gmail.com <lmpierce09@gmail.com>
Sent: Thursday, June 25, 2026 1:37 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: Short Term Rentals

> You don't often get email from lmpierce09@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.

Dear County Commisioners,

As a resident of Homes Beach for over 23 years, I can attest to the wisdom of having short term rental rules in place, and enforcing them. Yes, our town has changed over the time we've lived here, and not for the better. But the cities of Anna Maria and Bradenton Beach are much worse off. As are unincorporated Manatee Couty residents

Despite comparatively better regulations in my town, there are significant (1) quality of life issues (noise, traffic, price of everything on the Island), (2) growth in crime (witness the size of the Holmes Beach police force, the existence of dedicated Code Enforcement Officers) and (3) health/safety issues (garbage, auto accidents, etc.).

Vacation rentals distort prices. Middle class retirees, like teachers, had been able to afford moving here – but that hasn't been possible for many years. The vast majority of lower or middle class residents left in waves: 2008/2009, Covid, and the 2024 storms. Over time, this place hollowed out.

So, yes, for the safety and sanity of residents, please rigorously enforce existing county short term rental rules. And where they are lacking, enact them.

It's time somebody starts taking back control from the state.

Sincerely,

Lisa Pierce

604 Key Royale Drive

Holmes Beach, FLA. 34217

From: Taylor Kitz <taylor.kitz@gmail.com>
Sent: Friday, June 26, 2026 2:46 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: Stop ruining our city with short term rentals!

> You don't often get email from taylor.kitz@gmail.com. Learn why this is important

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Commissioners -

The amount of short term rentals in Manatee County is out of control, and you are doing NOTHING about it.

You claim you are here for community but these rental units prevent community entirely, as the people renting have no vested interest in our area, being here for a week. They create noise disturbances that we are then responsible for dealing with instead of you preventing them, they drive recklessly and make it unsafe for our kids to be in their neighborhoods, they litter, and lower our property values.

The more of these there are, the fewer families and long-term residents interested in making Manatee County as good as it can be will want to move in. Do *you* want to live next to a party house? These are unregulated hotels and you're the ones who can regulate it!!!! Why are you siding against your constituents? Your jobs aren't "work for the constituents, but only if it makes the developers, out-of-state speculators, and out-of-country investors happy." Your jobs are "work for the people who live here whom you represent, whether it's hard or not."

Stop degrading our lives with these cockroaches of housing.

--

Taylor Kitz

773.558.3546

From: John Demetree <jdemetree@gmail.com>
Sent: Friday, June 26, 2026 5:21 PM
To: Public Comments <public.comments@mymanatee.org>
Subject: short term hotel rentals in neighborhoods

> You don't often get email from jdemetree@gmail.com. Learn why this is important

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Dear Commissioners,

You are responsible for each of these dots!

https://manateegis.maps.arcgis.com/apps/dashboards/3ed177ff8bf34a30b9b55b770c0db455

We no longer have neighborhoods any more, just a string of small **hotels**.

All for a few extra tax dollars?

People that do not say hello when you greet them on an evening walk.

They speed on residential streets and toss out beer cans from their car windows before breakfast!

Please help bring families, not strangers to Manatee County.

Thanks for your consideration in this matter,

John Demetree

From: John Demetree <jdemetree@gmail.com>
Sent: Friday, June 26, 2026 9:49 AM
To: drbob.mccann@mymanatee.org; tal@mymanatee.org; george.kruse@mymanatee.org; jason.bearden@mymanatee.org; mike.rahn@mymanatee.org; amanda.ballard@mymanatee.org
Subject: [EXT]Short Term Rentals in Manatee County

Dear Commissioners,

You are responsible for each of these dots!

https://manateegis.maps.arcgis.com/apps/dashboards/3ed177ff8bf34a30b9b55b770c0db455

We no longer have neighborhoods any more, just a string of small **hotels**.

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People that do not say hello when you greet them on an evening walk.

They speed on residential streets and toss out beer cans from their car windows before breakfast!

Please help bring families, not strangers to Manatee County.

Thanks for your consideration in this matter,

John Demetree, MD

jdemetree@gmail.com

1312 Riverview Cir

Bradenton, FL 34209

From: dadamm <dadamm@aol.com>
Sent: Friday, June 26, 2026 11:23 AM
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: Short term rentals requesting immediate direction on where to file complaints 24/7

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Commissioners,

We truly appreciate that the county is drafting an ordinance on short-term rentals. While it may look like an only District 3 issue it is starting to spread eastward towards the communities that many of you reside in.

Citizens feel that we deserve a seat at the table when discussing how these issues need to be dealt with as an ordinance is only as good as the enforcement process behind it. The enforcement needs to be an only STR “hotel-house” dedicated response and compliance program. Short-term rental issues are very different from other types of Code Enforcement challenges. As residents, we need a third party or designated county staff person to handle our personal information. It should not be readily available to the “guest” so that they can immediately retaliate against residents. As it is when residents complain the owners/investors, who have no ties to our neighborhood other than to make profit, threaten us with cease-and-desist letters.

We feel that much of the bad guest behavior could be resolved through the owners and that MCSO and neighborhood residents should not be used as their “property management” tool.

With the holiday weekend quickly approaching we need immediate direction on where to file complaints 24/7 for noise, trespassing, and property damage. It is imperative that the county fully address guest fireworks use, as last year guests were shooting them off directly over neighboring houses and businesses.

Again, for the past 2 years we have been requesting a two-way conversation concerning short term rentals or “hotel houses”. We would like to be assured that our experiences are being factored into the resolution and the ordinance being created by county staff.

We hope that at the very least our written and verbal comments will be taken into consideration.

https://manateegis.maps.arcgis.com/apps/dashboards/3ed177ff8bf34a30b9b55b770c0db455

Respectfully,

Diana Adams

From: John Triska <john@3ddataprep.com>
Sent: Friday, June 26, 2026 11:26 AM
To: John Demetree <jdemetree@gmail.com>; 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: RE: [EXT]Short Term Rentals in Manatee County

> Some people who received this message don't often get email from john@3ddataprep.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.

All,

This is so sad! I have been a resident of Manatee County for 22 years. It is a beautiful county. We love it here!

I feel it will never have the family values this county sold me on when my wife I were looking to relocate to raise my 2 children.

All for tax revenue? It is a “free-for all” with no regulations on Air -B&B’s. Just on my street (Riverview Circle) there is a new Air B&B that advertises max occupancy for 28 people with 8 bedrooms.

2 of the bedrooms don’t have a second egress or windows. You all know the potential that can bring.

Maybe your conscious doesn’t bother you however every time I drive by this mini hotel, I hope our county elected officials would get together and come up with some reasonable regulations that would be acceptable to the local residents.

Ask yourselves…. Do you have one of these properties next door or on your street? What would you do when rental cars and people from who knows where interact with your families walking in your neighborhood?

Speeding and littering?

New! Luxury Estate, 10 min to Beach, Sleeps 28 - Houses for Rent in Bradenton, Florida, United States - Airbnb

John Triska

3D Data Prep Inc.

941-932-2627 (cell)

From: Denis Hanks <denis@floridaavr.org>
Sent: Wednesday, July 1, 2026 8:49 AM
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>; Charlie Bishop <charlie.bishop@mymanatee.org>; CAO <cao@mymanatee.org>
Subject: Re: Manatee Regulatory Changes for vacation homes

Good Morning,
Please see our line-by-line comments and suggestions for the proposed ordinance.

FAVR Response To The Proposed Manatee County Vacation Rental Ordinance
To:
Manatee County Commissioners
Manatee County Administrator
The County Attorney's Office
Manatee County, Florida
Date: 7/1/2026
The Florida Alliance for Vacation Rentals ("FAVR") appreciates the opportunity to review and comment on the proposed Manatee County Vacation Rental Ordinance.
FAVR is Florida's statewide trade association representing vacation rental owners, professional property managers, service providers, and related businesses. For more than thirty years, FAVR has worked collaboratively with local governments throughout Florida to promote responsible vacation rental operations while protecting neighborhood quality of life and preserving private property rights.
FAVR supports reasonable local regulations addressing:

- public safety;
- parking;
- noise;
- solid waste;
- emergency contacts;
- tax compliance;
- registration of vacation rentals.

Many provisions contained within the proposed ordinance are consistent with these objectives. However, several provisions appear unnecessarily restrictive, may impose significant burdens on lawful property owners, and could invite legal challenge under Florida law.

This memorandum identifies those concerns and offers recommendations that would better balance neighborhood protections with Florida's statutory framework governing vacation rentals.

Florida has a comprehensive statewide regulatory system governing vacation rentals through Chapter 509, Florida Statutes.

Section 509.032(7)(b), Florida Statutes, expressly authorizes local governments to regulate matters including registration, parking, noise, solid waste collection, and life safety. At the same time, the Legislature has limited local authority to impose regulations that effectively prohibit or substantially impair the lawful operation of vacation rentals.

Accordingly, local regulations should be:

- narrowly tailored;
- objectively enforceable;
- reasonably related to legitimate governmental interests; and
- no more restrictive than necessary to address documented neighborhood impacts.

Many local governments have created and implemented very effective policies surrounding Florida vacation rentals. FAVR respectfully submits these for consideration as a similar model for Manatee County. These examples include the following:

- Largo FL: https://www.largo.com/connect/living_in_largo/new_short-term_rentals.php
- St Johns County: https://www.sjcfl.us/short-term-vacation-rentals/
- Collier County: https://www.collier.gov/Resident-Resources/Leisure-and-Community/Short-Term-Vacation-Rental-Registration

We also want to share that heavily populated STR regions like Polk County and Osceola County, with over 55,000 rentals combined, have a high ninety-percentile compliance rate with similar regulatory requirements and education.

A. Registration Program

FAVR supports the County's proposed registration system.
Registration promotes accountability and provides local officials with current ownership and emergency contact information.
However, the ordinance should expressly state that the County Certificate constitutes an administrative registration rather than an additional operating license.
Florida and County Government already require:

- DBPR licensing;
- Department of Revenue registration;
- Tourist Development Tax registration.

Duplicative licensing requirements create unnecessary administrative burdens while providing little additional public benefit.

Recommendation

Clarify that the County STR Certificate functions solely as an administrative registration program.

B. Registration Fees
The ordinance establishes:

- $250 initial registration
- $150 annual renewal

The ordinance provides no findings demonstrating these fees reflect the County's administrative costs. Will the county share an economic impact report?
Florida courts generally require regulatory fees to bear a reasonable relationship to the governmental costs incurred in administering the program.

Recommendation
Include findings documenting anticipated administrative expenses and require periodic review of fee amounts to ensure continued proportionality. FAVR has found that registration programs in other counties with similar fees have all started in this realm and after further review over time, they experience major cost escalations by local governments.

C. Life Safety Inspections
FAVR strongly supports compliance with Florida Building Code and Fire Prevention Code requirements.
However, duplicate inspections may unnecessarily increase costs while delaying lawful operations. Such inspections overburden an already underfunded public safety operation.

Many licensed vacation rentals already undergo inspection through state licensing complaints or private certified inspectors.

Recommendation
Permit the County to accept:

- Any current DBPR inspection reports;
- licensed building inspections;
- certified third-party life safety inspections.

This approach maintains public safety while avoiding unnecessary duplication and extra burdens on public safety offices that will have to implement thousands of inspections.

D. Maximum Occupancy
The proposed occupancy formula generally follows accepted industry practices by allowing two occupants per bedroom plus two additional occupants. It makes no exceptions for children under the age of 12 or infants.

However, the ordinance further imposes an absolute twelve-person occupancy limit regardless of:

- number of bedrooms;
- square footage;
- building code capacity;

- fire code;
- septic design.

This universal cap appears arbitrary.

For example, an eight-bedroom residence designed and approved to safely accommodate sixteen guests would nevertheless be limited to twelve occupants.

No apparent life-safety justification is provided for treating substantially different residential properties identically.

An arbitrary occupancy limitation may substantially diminish the economic use of larger homes without demonstrating a corresponding public benefit.

Recommendation
Remove the universal twelve-person cap.
Instead, rely upon occupancy determined by:
- legal bedroom count;
- Florida Building Code;
- Fire Code;
- septic limitations where applicable.

E. Parking Restrictions
The proposed prohibition on all guest street parking is among the ordinance's most restrictive provisions.

While parking management is an appropriate subject for local regulation, an absolute prohibition may unnecessarily burden lawful vacation rentals located within neighborhoods where on-street parking is otherwise permitted.

This provision also creates disparate treatment between vacation rental guests and other residential visitors.

Recommendation
Permit lawful street parking where otherwise authorized by local traffic regulations while prohibiting parking that:
- blocks travel lanes;
- obstructs sidewalks;
- interferes with emergency access;
- creates public safety hazards.

It is likely that Manatee County already has parking restrictions in residential neighborhoods.

F. Responsible Party Requirement
FAVR supports designation of a twenty-four-hour emergency contact.

However, requiring physical arrival within one hour following every complaint may prove impossible under numerous foreseeable circumstances including:

- severe weather;
- traffic congestion;
- bridge closures;
- medical emergencies;
- geographic distance.

Moreover, the ordinance does not distinguish between verified violations and unsubstantiated complaints by neighbors.

This requirement may expose owners to penalties despite good-faith efforts to comply.

Recommendation
Require:

- immediate telephone availability; and
- on-site response within a reasonable period under the circumstances.
- qualify what type of emergency requires an in-person response.

Such language preserves accountability while recognizing practical realities.

G. Enforcement and Penalties
The ordinance establishes escalating penalties culminating in:

- ninety-day suspension; and
- one-year revocation.

The proposed penalty structure does not distinguish between:

- administrative violations;
- technical paperwork deficiencies;
- nuisance violations;
- life-safety violations.

As written, relatively minor violations could ultimately result in suspension or revocation despite posing little risk to public health or neighborhood welfare.

Recommendation
Establish graduated penalties based upon:

- severity;
- frequency;
- demonstrated harm;
- corrective actions taken by the owner.

H. Due Process
The ordinance references an appeals process but provides few procedural safeguards. Given the substantial economic consequences associated with suspension or revocation of registration, additional due-process protections are warranted.

These protections should include:

- written notice of violations;
- reasonable opportunity to cure where appropriate;
- evidentiary hearing before suspension;
- right to present evidence;
- right to appeal to an independent hearing officer or special magistrate.

These procedures benefit both property owners and the County by ensuring consistent, defensible enforcement.

POLICY CONSIDERATIONS

Vacation rentals represent a significant component of Manatee County's tourism economy. While we know that some bad actors exist in any market, responsible operators far outweigh the bad ones.

Responsible operators contribute:

- tourism spending;
- employment;
- local tax revenues;
- property tax revenues;
- support for local restaurants and businesses.

FAVR believes effective regulation should focus enforcement upon nuisance properties rather than imposing broad restrictions affecting responsible operators.
Experience throughout Florida demonstrates that registration, education, objective performance standards, and consistent enforcement produce better outcomes than arbitrary operational limitations.

CONCLUSION

FAVR supports Manatee County's objective of protecting residential neighborhoods while maintaining a thriving tourism economy.
We respectfully recommend that the County revise the proposed ordinance by:

1. Clarifying the registration certificate as an administrative registration.
2. Documenting the basis for registration fees.
3. Allowing equivalent life-safety inspections.
4. Removing the universal twelve-person occupancy cap.
5. Permitting lawful street parking where otherwise authorized.
6. Replacing the mandatory one-hour response requirement with a reasonable response standard.
7. Revising penalty provisions to distinguish between technical and substantive violations.
8. Expanding procedural due-process protections before suspension or revocation.

These revisions would preserve the County's legitimate enforcement authority while improving legal defensibility, reducing unnecessary burdens on responsible operators, and better aligning the ordinance with Florida law and sound public policy.

FAVR appreciates the opportunity to provide these comments and welcomes continued collaboration with the County Attorney's Office, County Administration, and the Board of County Commissioners as the ordinance moves forward.
As always, we stand ready to share other models of successful city and county regulations that work to achieve the expected goals.

Denis Hanks
Executive Director
FAVR

Denis Hanks – Executive Director
FAVR Is The Largest Vacation Rental Alliance In The USA
Serving Florida For Over 32 Years
Florida Vacation Rentals = 26% of the US Market
www.FloridaAVR.org

Register Now For Our September Conference

From: Denis Hanks <denis@floridaavr.org>
Date: Monday, June 22, 2026 at 11:55 AM
To: drbob.mccann@mymanatee.org <drbob.mccann@mymanatee.org>; tal@mymanatee.org <tal@mymanatee.org>; george.kruse@mymanatee.org <george.kruse@mymanatee.org>; jason.bearden@mymanatee.org <jason.bearden@mymanatee.org>; mike.rahn@mymanatee.org <mike.rahn@mymanatee.org>; amanda.ballard@mymanatee.org <amanda.ballard@mymanatee.org>; charlie.bishop@mymanatee.org <charlie.bishop@mymanatee.org>
Subject: Re: Manatee Regulatory Changes for vacation homes

Good Morning Commissioners and County Administrator Bishop,

I wanted to follow up regarding my previous email and reiterate the Florida Alliance for Vacation Rentals' offer to participate in the discussion surrounding the vacation rental ordinance currently being developed in Manatee County.

We have received considerable feedback and concerns from our members who operate vacation rentals within the county regarding several aspects of the proposal as it exists today. As a statewide non-profit association that has been actively engaged in vacation rental policy, education, and compliance initiatives for more than 31 years, we have seen firsthand which regulatory approaches have proven effective and which have resulted in unintended consequences, including litigation, reduced compliance, and strained relationships between local governments and property owners.

We believe that establishing a fair, balanced, and enforceable ordinance is critical to achieving the County's objectives while maintaining compliance and protecting the significant economic contributions that vacation rentals bring to the community. Successful programs throughout Florida share several common characteristics: a reasonable path to compliance, balanced regulations, strong communication, and ongoing education.

Counties such as Osceola and Polk, which are home to approximately 35,000 and 20,000 vacation rental properties respectively, have achieved compliance rates approaching 98 percent. These results have not been driven solely by regulation, but by years of proactive outreach, collaboration, and education efforts directed at hospitality operators and property owners.

At FAVR, we are strong advocates for professional vacation rental operations and responsible property management. Our organization provides hundreds of hours of industry education annually, covering regulatory compliance, life-safety standards, guest safety, operational best practices, and community relations. We believe these educational resources can serve as a valuable complement to any local regulatory framework.

We welcome the opportunity to share our experience, provide examples of successful policies from around the state, and work collaboratively with Manatee County to develop an ordinance that effectively addresses community concerns while encouraging compliance and supporting responsible operators.

Our goal is to help make Manatee County's policy development process a model for Florida, balancing neighborhood quality of life with private property rights and a thriving tourism economy.

Thank you for your time and consideration. We look forward to the opportunity to participate in this important discussion and would welcome a meeting at your convenience.

Sincerely,
Denis Hanks
Executive Director
Florida Alliance for Vacation Rentals

Denis Hanks – Executive Director
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Register Now For Our September Conference

From: Denis Hanks <denis@floridaavr.org>
Date: Sunday, June 14, 2026 at 2:14 PM
To: drbob.mccann@mymanatee.org <drbob.mccann@mymanatee.org>; tal@mymanatee.org <tal@mymanatee.org>; george.kruse@mymanatee.org <george.kruse@mymanatee.org>; jason.bearden@mymanatee.org <jason.bearden@mymanatee.org>; mike.rahn@mymanatee.org <mike.rahn@mymanatee.org>; amanda.ballard@mymanatee.org <amanda.ballard@mymanatee.org>; charlie.bishop@mymanatee.org <charlie.bishop@mymanatee.org>
Subject: Manatee Regulatory Changes for vacation homes

Good Afternoon Manatee Commissioners and County Administrator Bishop,

My name is Denis Hanks, Executive Director of the Florida Alliance for Vacation Rentals. For more than 30 years, our non-profit organization has worked alongside industry professionals and local and state governments on short-term rental policy, compliance, and best practices across Florida. I also sit on the State of Florida, DBPR Lodging Advisory Council, representing the vacation rental industry.

We would welcome the opportunity to serve as a resource to Manatee County as you consider any updates to short-term rental regulations and registration programs. Our experience across multiple jurisdictions allows us to provide practical insight into what has proven effective—as well as what challenges to avoid.

From our perspective, education is a critical component of any successful compliance strategy and can significantly improve outcomes for both operators and enforcement teams. We have partnered on many local educational initiatives to enhance compliance and further educate homeowners and vacation rental managers on the best practices to operate short-term rentals. With over 100 hours of training provided annually, our non-profit agency is second to none in Florida for professional industry training.

As you move forward, we respectfully request the opportunity to be included in conversations around potential policy changes. We believe we can add value by sharing real-world case studies and helping to shape balanced, effective approaches.

Please consider us a collaborative partner and ongoing resource.

Thank you for your time and consideration.

Best Regards,
Denis Hanks

Executive Director
Florida Alliance for Vacation Rentals

Denis Hanks – Executive Director
FAVR Is The Largest Vacation Rental Alliance In The USA
Serving Florida For Over 32 Years
Florida Vacation Rentals = 26% of the US Market
www.FloridaAVR.org

Register Now For Our September Conference

From: Concerned Citizen <concernedcitizenbocc@gmail.com>
Sent: Wednesday, July 1, 2026 10:37 AM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Veteran needs help / would like to help and be part of something again.

I wanted to reach out because, regardless of whether we agree on every issue, I wanted to thank you for something that stood out to me.

When you said, “We’ll enter it into the record,” you were the only commissioner who acknowledged what I was trying to present. That may seem like a small thing, but to someone who’s spent months feeling ignored, it meant something.

Another thing that stuck with me was when you shared the story about checking on your friend who was struggling with PTSD and offering him an opportunity to help him get back on his feet. That hit home for me because I can relate to it more than you probably realize.

I’m a disabled Air Force veteran. I served six years in RED HORSE, a rapid-response heavy construction and structural engineering unit. We built bases, infrastructure, and airfields in some of the toughest environments imaginable. Today, I live with PTSD and significant physical disabilities. My left leg barely works, and like a lot of veterans, I’ve spent more time isolated than I’d like to admit.

Getting involved in local government wasn’t about causing problems. It was about finding purpose again. I wanted to contribute to my community, use my experience, and help make Manatee County better.

That’s why the Valor Commons project means so much to me.

I’ve actually been talking to the County for years about creating something meaningful for veterans. Not just another building with a flag out front, but a place that veterans, families, and the community could truly be proud of.

I don’t want another cookie-cutter government project.

I want something iconic.

I want something that people drive across the county to visit.

I want something where veterans feel like someone finally understood what they needed.

I want something where kids grow up saying, “That’s our veterans park.”

I have ideas for accessibility, landscaping, gathering spaces, resilience, and design that come directly from my military background and my own experiences as a disabled veteran.

One thing I've learned over the years is that if you're going to build something, build it right.

My dad always told me, "If you're going to do something, do it right."

That's the mindset I still carry.

I'm not asking for a handout.

I'm asking for an opportunity to contribute.

To be honest, I've been disappointed that no one from the County ever reached out after everything that happened at the BOCC meeting. Not to hear my side. Not to ask if I was okay. Not to try to resolve anything.

I don't want to spend my time fighting with my own local government.

I don't want lawsuits.

I don't want endless arguments.

I want to help build something that actually benefits this community.

I'm asking if you'd be willing to meet with me, hear my ideas for Valor Commons, and consider letting me contribute in some meaningful way.

I genuinely believe this project could become something special if it's built with input from the very veterans it's intended to serve.

I hope you'll consider giving me that opportunity.

From: Linda Seybold <lmseybold@gmail.com>
Sent: Thursday, July 2, 2026 9:23 AM
To: Amanda Ballard <amanda.ballard@mymanatee.org>; George Kruse <george.kruse@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>
Subject: Fw: Vacation Rentals - examples of homestead properties, annual rentals and Vacation rentals within the city of bradenton

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From: Linda Seybold <lmseybold@gmail.com>
Sent: Thursday, July 2, 2026 9:19 AM
To: Linda Seybold <lmseybold@gmail.com>
Subject: Vacation Rentals - examples of homestead properties, annual rentals and Vacation rentals within the city of bradenton

Dear Commissioners,

I am reaching out to express my thoughts regarding the current discussions and decisions facing the commission. Your dedication and service to the community are greatly appreciated, and I hope my perspective will contribute positively to the ongoing dialogue.

I'm writing to share my perspective on the value of vacation rentals in Manatee County and to raise concerns about the proposed regulatory changes currently under discussion. My goal is to provide a balanced, fact-based view while highlighting why additional mandates may create more hardship than benefit.

Although it has been suggested that the City of Bradenton operates an effective program, I must point out that their ability to enforce mandates is no stronger than that of other municipalities. In contrast, I firmly support the approach taken by Manatee County, which, in my view, offers a more meaningful and impactful program. By concentrating their efforts on areas within their control, Manatee County has successfully identified and addressed multiple violations—a result that deserves recognition. Attempting to allocate staff to issues that are difficult to enforce only dilutes effectiveness and hampers progress.

For instance, Manatee County has caught several of my annual tenants attempting to sublet my properties, something the City of Bradenton has never managed to do. Furthermore, Bradenton struggles even with basic enforcement of code violations on homesteaded properties. To illustrate this point, I have attached a photo of a home that has remained unchanged for over 34 years, despite numerous complaints, underscoring the limitations of their enforcement capabilities.

Vacation rentals play a meaningful role in our local economy. They support tourism, generate substantial tax revenue, and help distribute visitor spending across neighborhoods rather than concentrating it in a few commercial corridors. Many owners invest heavily in maintaining their properties, ensuring they remain safe, clean, and welcoming for guests. These rentals also provide flexible lodging options for families, traveling nurses, seasonal workers, and visitors who prefer a home environment over a hotel.

When discussing enforcement, it's important to consider whether the issues raised by neighbors have been documented or addressed by law enforcement. To date, there is little evidence that the most commonly cited complaints—noise, parking, or occupancy—have resulted in significant citations or repeat violations. In many cases, complaints are anecdotal rather than supported by formal enforcement records. Without clear data showing widespread or unmanageable problems, it becomes difficult to justify sweeping new regulations.

This leads to my concern: the proposed rules may be difficult to enforce and may unintentionally burden responsible owners. Mandates that require constant availability, strict occupancy formulas, or additional administrative steps could discourage participation in the vacation rental market. If owners feel the requirements are excessive or unclear, some may choose to stop renting altogether, reducing tourism revenue and limiting lodging options for visitors.

I also encourage the Commission to evaluate whether the rules adopted in nearby cities have produced measurable improvements. Have noise complaints decreased? Has parking congestion improved? Have occupancy limits demonstrably reduced neighborhood disruption? Without concrete evidence that these regulations have solved the issues they were designed to address, it may be premature to apply similar restrictions countywide.

I believe Manatee County can support both neighborhood quality of life and a thriving vacation rental sector. Achieving that balance requires data-driven decisions, enforceable standards, and thoughtful consideration of the economic impact. I appreciate your time and attention to this matter and hope the Commission will continue to evaluate these proposals carefully.

Vacation rentals contribute positively to neighborhoods by fostering a sense of community and encouraging property upkeep. Owners of these rentals are deeply invested in maintaining their homes, not only to ensure ongoing business success but also to uphold neighborhood standards and compliance. Additionally, rental platforms are actively working to address problematic behavior by removing individuals who do not adhere to the rules, thereby promoting a safer and more welcoming environment for residents and guests alike.

How have the regulations implemented by the city of Bradenton addressed the concerns raised within the city? From my perspective, these rules have not produced

any noticeable improvements regarding complaints. Instead, they seem to have primarily restricted the number of vacation rentals, which, in turn, has led to a decline in tourism income for Manatee County.

Thank you for your service and for considering this perspective.

Sincerely,
Linda Seybold

From: Lucy Lawliss <lalawliss@gmail.com>
Sent: Thursday, July 9, 2026 1:48 PM
To: Tal Siddique <tal@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>
Cc: Martha Jane Flynn <marthajaneflynn@gmail.com>
Subject: Support for Revising the Manatee County Vacation Rental Ordinance

Dear Commissioner Siddique and Commissioner Kruse,

I am writing to you in support of Vacation Rental Ordinance revisions that you will be considering in a commission meeting scheduled for later this summer. The attached list was published in the first issue of the *Bradenton Beacon* (delivered to our home July 7, 2026) and all of the revisions in this list are needed to retain the quality of life in Pine Meadow, a 99-home development in northwest Manatee County where we purchased our home in 2014. We are full-time residents who enjoy and contribute to the life and economy of the county. The transition of 26 of our **homes to short-term rental businesses** is an unfortunate and unfair use of a neighborhood that was zoned and developed as a single family residential community. Noise, pollution, traffic, and unsafe numbers of occupants are impacting the health and safety of Pine Meadow.

The voters who you represent are being unfairly impacted by short-term renters who have no stake in our community or in the county. This is your chance to stand up for your voters and protect our health and interests against the monetization of single family homes in a district that was not zoned for this purpose.

I have copied Martha Flynn as our HOA president who is leading the charge on this issue in our neighborhood. She has done an incredible amount of work to compile real data on the egregious misuse of our neighborhood by vacation renters and by many of the owners of these properties. I know she is also sending comments and concerns collected by the board and neighborhood and I support any revisions she is advocating for that the published list has missed.

Thank you for your consideration on this matter.

Sincerely,
Lucy Lawliss and Haynes Currie
8012 12th Avenue NW
Bradenton, FL 34209

Attachment language:

Revision of the Manatee County Vacation Rental Ordinance

July 2026

The following is a list of considerations before the Manatee County Commissioners

• No property owner may rent or advertise a residential property located within unincorporated Manatee County as a vacation rental (stays of less than 30 days more than three times per year) without first obtaining a county vacation rental certificate;

• Applicant must provide a valid Transient Public Lodging Establishment license from the Florida Department of Business and Professional Regulation and an active Florida Department of Revenue sales tax account;

• Applicant must present proof of an active Tourist Development Tax account with the Manatee County Tax Collector for local bed tax remittance;

• Applicant must submit the formal application to Manatee County Code Enforcement along with an initial registration fee of $250 (annual renewals set at $150);

• Within 30 days of application, a county inspector must verify the property meets the Florida Building and Fire Prevention Codes, including working smoke/CO detectors and properly rated fire extinguishers;

• The maximum overnight occupancy for a vacation rental is capped at the lesser of two persons per bedroom (larger than 70 square feet), plus two additional persons in common spaces with a maximum of 12 total occupants per property, regardless of the home's size;

• All guest vehicles must be parked entirely within the designated driveway or garage of the property, street parking for transient guests is prohibited and the property must provide a minimum of one off-street parking space for every four allowed guests;

• Every vacation rental owner must name a designated responsible party. This can be the owner or a local property management company. The designated responsible party must be available by phone 24 hours a day, 7 days a week. In the event of a noise, trash, or parking complaint initiated by neighbors, the Manatee County Sheriff's Department, or code compliance, this person must respond and be physically present on-site within one hour of notification to resolve the issue;

• Every property must display a standardized, highly visible information packet on an interior wall directly adjacent to the primary entryway. The packet must explicitly detail the unique Manatee County Vacation Rental Certificate number, the name and 24/7 direct phone number of the designated responsible party, the maximum approved overnight guest occupancy limit, a sketch map showing the designated off-street parking boundaries and the scheduled collection days for solid waste and recycling, alongside county rules regarding trash bin storage (bins must be kept out of public sight except on pickup days);

• Enforcement will be handled by Manatee County Code Enforcement and the Manatee County Sheriff's Office. Violations of occupancy, parking, noise or registration mandates will result in fines assessed against the property owner - first offense, $250; second offense (within 12 months), $500 and a formal warning recorded to property file and mandatory property re-inspection at the owner's expense ($100 fee); third offense (within 12 months), $1,000 and suspension of the vacation rental certificate for 90 days; fourth offense, $5,000 and revocation of the vacation rental certificate with ineligibility to reapply for 12 months.

From: dadamm <dadamm@aol.com>
Sent: Thursday, July 9, 2026 11:27 AM
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>
Cc: Public Comments <public.comments@mymanatee.org>
Subject: Future Agenda Item- July 28, 2026

July 28, 2026, Future Agenda Item Public Comment

Establish a Dedicated Short-Term Rental Nuisance Response and Compliance Program

To the Commissioners and Administration of Manatee County:

We respectfully request that Manatee County establish a dedicated **Short-Term Rental Nuisance Response and Compliance Program** focused on public safety, nuisance abatement, accountability, coordinated enforcement, and transparency.

This proposal is not intended to prohibit or restrict short-term rentals. Instead, it is designed to improve the County's ability to respond to nuisance complaints, enforce existing laws and ordinances, and protect the quality of life in residential neighborhoods.

The program should include:

- **A dedicated Short-Term Rental Nuisance Response and Compliance Office** responsible for coordinating complaint intake, investigations, enforcement, interdepartmental communication, data collection, compliance monitoring, and public reporting related to short-term rental properties.
- A mandatory registration system requiring each short-term rental to provide:
    - Property owner information;
    - A responsible local property manager or 24-hour contact person;
    - Emergency contact information available to County officials.
- A centralized complaint tracking system that documents:
    - General nuisance complaints;
    - Noise violations;
    - Parking violations;
    - Trash and sanitation issues;
    - Occupancy and life-safety concerns;
    - Law enforcement and emergency service responses;
    - Repeat violations associated with individual properties.
- **The Dedicated Short-Term Rental Nuisance Response and Compliance Office shall serve as the primary point of contact and intermediary between residents and short-term rental owners or their designated property managers.** Residents would submit complaints directly to the office, which would

receive, document, investigate, and communicate with the responsible owner or manager on the resident's behalf. By serving as the intermediary, the office would reduce the potential for direct confrontation or retaliation, encourage residents to report legitimate nuisance concerns, and ensure complaints are handled consistently, professionally, and in accordance with County procedures. While property ownership information remains available through public records and Florida law may require disclosure of certain complaint records, residents should not be expected to communicate directly with owners or property managers as part of the complaint process.

- Public transparency tools allowing residents, County officials, and policymakers to review complaint histories, enforcement actions, and patterns of recurring nuisance activity by property and geographic area while complying with applicable public records and privacy laws.
- Coordinated enforcement among Code Enforcement, the Sheriff's Office, Emergency Services, Neighborhood Services, and other applicable departments to ensure timely, consistent, and effective responses to nuisance complaints.

The purpose of this program is to improve operational accountability, enhance public safety, strengthen enforcement of existing ordinances, and provide residents with confidence that complaints are consistently documented, investigated, and addressed.

Residents throughout Manatee County continue to experience recurring issues associated with some short-term rental properties, including excessive noise, illegal parking, sanitation concerns, occupancy violations, public safety issues, and repeated disturbances that negatively impact surrounding neighborhoods. While existing ordinances address many of these issues, the absence of a centralized and coordinated compliance program has limited the County's ability to effectively track repeat offenders, coordinate enforcement efforts, and provide transparency regarding complaint resolution.

A Dedicated Short-Term Rental Nuisance Response and Compliance Program would establish a clear framework for managing complaints, improving interagency coordination, identifying recurring problem properties, and ensuring consistent enforcement of existing laws while respecting lawful property rights. By providing residents with a single County office responsible for complaint intake, owner communication, compliance monitoring, and enforcement coordination, the County can improve responsiveness, reduce neighborhood conflicts, and increase public confidence in the enforcement process.

We respectfully request that the Board place this proposal on a future agenda for discussion and direct staff to evaluate the creation of a Dedicated Short-Term Rental Nuisance Response and Compliance Program and Office for Manatee County.

Thank you for your consideration.

Respectfully,

Diana and Michel Adams
From: Joey Planz <joey.planz@airbnb.com>
Sent: Thursday, July 9, 2026 12:46 PM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Manatee County STR Ordinance

Good afternoon Commissioner Bearden,

My name is Joey Planz and I am on Airbnb's Government Affairs team for Florida, covering local governments and regulations across the state. I am reaching out to you today to find time to speak with you in the near future about some concerns we have regarding the proposed ordinance regulating STRs in the unincorporated areas of the County. Would you have any time over the next few weeks for a quick call to discuss these concerns prior to staff presenting the ordinance they are drafting? I am more than happy to work around your schedule. Thank you for your time and I look forward to speaking with you soon.

Best,
Joey Planz
Public Policy Associate
(813) 610-0547

From: Linda Seybold <lmseybold@gmail.com>
Sent: Saturday, July 11, 2026 12:13 PM
To: George Kruse <george.kruse@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>
Subject: Vacation Rentals

Dear Commissioners,

I want to express my concerns regarding the idea of following the guidelines implemented by the city of Bradenton. In my view, this is not the direction the county should pursue. Manatee County has excelled by focusing on areas within their control, such as effectively enforcing vacation rental compliance, addressing tax evasion, and ensuring that code enforcement upholds existing laws.

If you have any doubts, I encourage you to drive by one of my vacation rentals at 219 Crescent Ct and compare the improvements there with those of other annual rentals and homesteaded properties in the area. For contrast, consider visiting Mr. Williams' property at 202 24th St E, Bradenton, 34208, which has remained in disrepair for 35 years despite numerous complaints.

I also ask whether any of you have stayed at an Airbnb. If so, what motivates your choice—seeking a disruptive party, or simply not caring about the community or your reputation? These are serious questions in the context of what appears to be growing government overreach. I believe these new regulations go too far. Many of us involved in short-term rentals are hardworking small business owners or retired professionals, simply trying to stay active and engaged.

Furthermore, why are such restrictions placed on short-term rentals but not on hotels? I have decided to stop participating in short-term rentals altogether. Contrary to popular belief, this venture does not yield extraordinary profits. For our family, operating a small business was a source of pride.

Unfortunately, these regulations are forcing out small operators and making room for big business. As a result, we are shifting back to annual rentals.

Sincerely,
Linda Seybold
941-737-5423

Public Comment

Manatee County Government

Submitted On:
Jul 13, 2026, 01:32PM EDT

Full Name	**First Name:** Margaret **Last Name:** Porter
Email	JQRiot@aol.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Public Comment for July 28, 2026 Regular Meeting STR Ordinance
Comment	High-occupancy shot-term rental (STR) operations are destroying the quality of life for nearby residents of Manatee County. These businesses are inappropriately operating in residential areas and often allow large parties with amplified sound such as DJs, PA systems, karaoke machines, and professional sound systems and speakers. They have no respect or consideration for the neighbors surrounding the STR. Nearby homeowners, including myself, often have sleepless nights due to the noise created by these rentals. Even during the day, it is difficult to enjoy my back yard and even to enjoy the peace inside my own home due to the disruptions caused by the STRs. I am respectfully asking that the county develop reasonable regulation of STRs that accomplish the following: • Require licensing and registration of all short-term rentals. • Provide maximum occupancy limits (no more than 12 total occupants per property.) • Prohibit excessive noise that disturbs nearby residents and establishes quiet time after 10:00 pm. • Prohibit the operation of party/wedding venues in residential areas. • Prohibit outdoor amplified sound, including speakers, PA systems, DJs, live entertainment, and karaoke. • Require every short-term rental owner to designate a responsible party that is available to address problems or complaints 24 hours a day, 7 days a week. • Establish accountability for owners and/or property managers who fail to address complaints in a timely manner.

Public Comment

Manatee County Government

Submitted On:
Jul 13, 2026, 05:31PM EDT

Full Name	**First Name:** Jane **Last Name:** Naylor
Email	janenaylor1974@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Short term rentals
Comment	Dear County Commissioners, We live in the Pine Meadow subdivision in NW Bradenton. I am writing to express our concern about living next to two short-term rental properties that advertise accommodations for 14 or more guests. These homes were built for families of four to five, not large groups. My husband and I are both healthcare professionals, and adequate sleep is essential to our ability to care for patients safely. Unfortunately, we are frequently disturbed by loud music, late-night activity, and noise that carries through our home. We also no longer feel comfortable using our backyard or outdoor living space, as we never know when large groups of vacationers will be outside. The constant turnover of unfamiliar guests has diminished the sense of security and community we expected when we purchased our home. In addition, our neighborhood is adjacent to an elementary school, and these rentals create safety concerns. Guests often park on both sides of the street, reducing visibility for drivers and making it more difficult to see children walking to and from school. We respectfully ask that you consider stronger regulations on short-term rentals in residential neighborhoods so homeowners can enjoy the peace, safety, and quality of life they deserve. Thank you for your time and consideration. Dr and Mrs Nathan and Jane Naylor

From: MarthaJaneFlynn <marthajaneflynn@gmail.com>
Sent: Thursday, July 16, 2026 10:53 AM
To: Robert McCann <drbob.mccann@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Tal Siddique <Tal@mymanatee.org>
Subject: Fwd: STR Safety - Noise

Forward to Manatee County Commissioners TY!

Begin forwarded message:
From: MarthaJaneFlynn <marthajaneflynn@gmail.com>
Date: July 16, 2026 at 7:48:20 AM EDT
To: Tal Siddique <Tal@mymanatee.org>
Subject: STR Safety - Noise
Dear Commissioner Siddique,

Noise is the most reported complaint by neighbors adjacent to any STRs including high occupancy rentals > 12.
Noise is a health safety issue that can affect long term hearing loss and create unmanageable stress with each guest check in.
One neighbor, a musician and music teacher, is adjacent to 2 high occupancy including the one reported with 12 basketballs that were bounced for almost 9 hours. The court is immediately adjacent to her fence; it is a combination pickleball-basketball court and so much more. The court may be on her property and there is no 5' setback from her property line.
The other STR has a golf course where stray golf balls hit her wooden fence as late as 1:30am and only stopped after MCSO arrived.
Guests play amplified music with base starting at check in. The music carries throughout her home and yard. She can no longer enjoy lunch with her husband on the lanai before work. She runs her washing machine to create white noise to somewhat disrupt the music coming from both STR properties.
Both STRs are managed by out of state homeowners. Both STRs describe Pine Meadow as a quiet residential neighborhood. One sets a house rule limit of 10pm, the other does not mention a time. Most STRs describe guest consequences including losing their deposit or cancellation of their stay without refund.
Both STR homeowners monitor guests via noise meters and cameras. Instead neighbors have to call the homeowner. Music may be lowered if the homeowner can be reached.
There is no evidence guest consequences have been applied or successful.
The homeowners were told about the noise concerns during the significant renovations to their homes as they were converted from single family homes to high occupancy STRs.
The noise nightmare is real, it happens with almost every guest check in the moment they turn on their amplified music with base in the backyard. Neighbors call the owner.

We are finally starting to see improvements via communication and education. We have been working closely with Captain Bowen from MCSO and seeing success.
It is much more effective and safer to have MCSO knock on the STR and talk to the guests. Neighbors are starting to trust this process is working.
We are also working with Airbnb as all of the STRs in our neighborhood use this rental platform. If we have photos, videos, and a police report, we get Airbnb support. Airbnb has community policies to resolve issues and they work.
Contacting Airbnb about the most disruptive STRs may trigger threats from STRs in the form of cease and desist letters and verbal warnings to neighbors.
We need Manatee County's support! Our neighborhood is in unincorporated Manatee County with a voluntary HOA. We have 26+ STRs in a community of 100 homes. We highly value the efforts to pass regulations with consequences, for STRs. We would like to see a cap for all STR guests at 12, not just overnight guests to help address the Noise safety concerns. They are very real.
Special thanks to Fire Marshal Rodney Kwiatkowski, Captain Bowen, Chief Wooten, and our Commissioner Tal Siddique for your efforts to keep Pine Meadow safe and enjoyable for everyone.
Sincerely,
Martha Jane Flynn

Sent from my iPhone

From: Michael Fenton <michael.p.fenton@gmail.com>
Sent: Friday, July 17, 2026 8:59 PM
To: 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>; Charlie Bishop <charlie.bishop@mymanatee.org>; CAO <cao@mymanatee.org>
Subject: Vacation Rental Ordinance

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Dear Manatee County Commissioners,

My name is Michael Fenton, and I own and operate vacation rental properties and a property management company serving Anna Maria Island, Bradenton Beach, Holmes Beach, Bradenton, and the surrounding areas of Manatee County. I am writing to respectfully ask you to support fair, responsible short-term rental regulations that protect neighborhoods while preserving the rights of responsible property owners.

Vacation rentals are more than just a business to me—they support local families, create jobs, and contribute significantly to our local economy. Through our management company, we work diligently to ensure every property is professionally managed, guests follow all local rules, and neighboring residents are respected. We have hosted thousands of families who have created lifelong memories while supporting local restaurants, shops, charter captains, attractions, and small businesses throughout Manatee County.

I am concerned that imposing a hard 12-person occupancy cap regardless of a home's size or lot dimensions, along with penalties imposed without adequate due process, would unfairly impact responsible owners while doing little to address the relatively small number of bad actors who fail to manage their properties appropriately.

Instead, I respectfully encourage the County to adopt an occupancy standard based on the size of the home, such as one guest per 150 square feet, similar to the City of Largo's approach. This provides a more reasonable, equitable, and data-driven standard that recognizes the significant differences between a 2,000-square-foot home and a 6,000-square-foot home while still protecting public safety and neighborhood quality of life.

As a former Hotel/Resort CFO, I also offered my support to Elliott Falcione and the TDC as it relates to regulations. I am surprised that no one has considered automated noise monitoring devices as a regulatory requirement. I would be happy to meet in person to discuss further, but there are existing hardware devices that automatically notify a guest if the decibels reach a certain level during quiet hours. In addition, it automatically notifies the host as well. The host can adjust the settings where if it happens twice in one night, a sheriff is called, reservation is cancelled, and the guest must leave the home.

Responsible vacation rental owners and professional property managers want to be partners with the County. We support strong enforcement against nuisance properties, noise violations, parking issues, and operators who fail to follow the rules. However, regulations should target bad behavior—not responsible businesses that invest in our community and operate with integrity.

Thank you for your time, your service, and your thoughtful consideration of this important issue. I respectfully ask that you support balanced regulations that protect neighborhoods while allowing responsible vacation rental owners to continue contributing to Manatee County's economy and tourism industry.

Sincerely,

Michael Fenton
Locals Property Management
Bradenton, Florida

From: Brianne Tursky <bri.tursky@gmail.com>
Sent: Friday, July 17, 2026 9:10 PM
To: 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>
Cc: Charlie Bishop <Charlie.bishop@mymanatee.org>; CAO <cao@mymanatee.org>
Subject: Please Protect Responsible Vacation Rentals

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Dear Commissioners,

My name is Brianne Tursky and I, alongside my husband, own and operate vacation rentals in Manatee County.

My two children, husband, and I just recently made a very big decision to relocate to Sarasota from Tennessee in order to run, manage, oversee, and be hands on with our vacation rentals. These vacation rentals are our sole source of income. They provide our children's basic needs, school tuition, and home payment. The homes provide other families with memories, a central meeting place, excitement, and a safe place to stay. Because of vacation rentals throughout our community, many other people and businesses benefit. We need local handymen, plumbers, cleaning companies, and electricians. Our guests visit local restaurants, coffee shops, beaches, and stores.

All of these aspects are reasons I am respectfully asking you to reconsider several of the provisions that may add unnecessary stress and burdens to those home owners who are responsibly running and managing their vacation homes.

While there may be some home owners that do not do their due diligence, I can assure you that the majority of the owners are putting in hours of time and effort to be sure to be good neighbors, provide the guests with necessary restrictions to respect the neighborhoods, and address concerns promptly.

I ask that the Commission considers a balanced approach that protects neighborhoods and the county, while allowing vacation home owners to continue responsibly manage their properties.

I appreciate your time and consideration of my comments. I believe that the Commission will work diligently to adopt an ordinance that is fair and reasonable to all.

Sincerely,

Brianne Tursky

From: Melissa Olsen <maolsen08@gmail.com>
Sent: Saturday, July 18, 2026 4:41 PM
To: 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>; Charlie Bishop <charlie.bishop@mymanatee.org>; CAO <cao@mymanatee.org>
Subject: Please Support Fair Vacation Rental Regulation in Manatee County

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Dear Members of the Manatee County Board of County Commissioners,

My name is Melissa Olsen, and my husband and I own a vacation rental in Manatee County. We purchased and completely renovated our home to provide a high-quality experience for families while being responsible neighbors and members of the community.

Our guests support local restaurants, shops, beaches, attractions, and other small businesses throughout Manatee County. We take pride in carefully screening guests, responding promptly to concerns, and maintaining our home to a high standard.

Most of our guests are multi-generational families—grandparents, parents, children, and grandchildren traveling together. One recent guest shared that the time their boys, who are cousins, spent together at our home created core memories that will last a lifetime. These are the experiences our home helps make possible.

While I appreciate the County's efforts to address problem properties, I am concerned that a blanket 12-person occupancy limit would unfairly impact responsible owners and the families we serve. Many of these families would no longer be able to stay together in one home and may choose to vacation elsewhere, reducing tourism spending that supports our local businesses.

Instead of a hard occupancy cap, I respectfully ask the Board to adopt a standard based on a home's size, such as one guest per 150 square feet, similar to the City of Largo. This approach better reflects the capacity of each home while allowing the County to focus enforcement on the small number of properties that create recurring issues. I also encourage the County to avoid creating duplicate regulations where state licensing, fire safety, building codes, and existing nuisance ordinances already provide oversight.

Thank you for your time, your service to our community, and your consideration. I hope you will support regulations that protect neighborhoods while also recognizing the positive impact responsible vacation rentals have on Manatee County's tourism economy.

Sincerely,

Melissa Olsen
Owner, Palmetto Sunset Retreat

From: Allison Hertzberg <ahertzberg@gmail.com>
Sent: Saturday, July 18, 2026 8:51 PM
To: 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>
Cc: Charlie Bishop <charlie.bishop@mymanatee.org>; CAO <cao@mymanatee.org>
Subject: Protect responsible, vacation rentals

> You don't often get email from ahertzberg@gmail.com. Learn why this is important

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Dear Members of the Manatee County Board of County Commissioners,

My name is Allison Hertzberg, and I am the owner of a vacation rental home in Bradenton. While my family lives in Connecticut, we chose to invest in Manatee County because we love the area and believe in its future. Our property represents a significant long-term investment, and we are committed to being responsible members of this community.

I appreciate the time and effort the County is putting into addressing concerns surrounding vacation rentals. I understand that protecting neighborhoods and ensuring public safety are important responsibilities, and I support reasonable regulations that accomplish those goals.

What concerns me is that many of the proposed changes appear to place new burdens on responsible owners like me, rather than focusing enforcement on the small percentage of properties that generate complaints.

Our home is professionally managed and carefully maintained. We screen guests, clearly communicate house rules before arrival, respond promptly to any concerns, and invest thousands of dollars each year in the property's upkeep. We employ local cleaning companies, pool and spa professionals, landscapers, handymen, pest control providers, HVAC technicians, plumbers, electricians, and other small businesses that depend on tourism. Every guest who stays in our home also supports Manatee County restaurants, shops, beaches, attractions, and local businesses.

Like many responsible owners, I want my guests to respect the neighborhood because my success depends on it. One disruptive guest can damage my reputation just as much as it affects nearby neighbors. Responsible operators already have every incentive to prevent problems before they occur.

I respectfully ask the Commission to consider an approach that distinguishes between responsible operators and repeat bad actors. Strong enforcement should absolutely exist for properties that create ongoing nuisance issues, but broad regulations that apply equally to every vacation rental create unnecessary costs and complexity without solving the underlying problem.

Specifically, I encourage the Commission to:

- Focus enforcement on properties with documented violations rather than creating additional requirements for every owner.
- Avoid duplicating regulations that are already addressed through state licensing, building codes, fire safety standards, and nuisance laws.
- Ensure any occupancy standards are based on recognized health and safety standards rather than arbitrary limits.
- Protect property owners' due process rights before imposing significant fines, suspensions, or permit revocations.
- Continue emphasizing education, communication, and voluntary compliance before punitive enforcement whenever possible.

Florida has long recognized the rights of homeowners to responsibly rent their properties, and vacation rentals have become an important part of Manatee County's tourism economy. Thoughtful regulation can preserve neighborhood quality while also protecting private property rights and the local businesses whose livelihoods depend on visitors.

As someone who has invested substantial resources into this community, I respectfully ask that the Commission slow this process if necessary, gather additional feedback from responsible homeowners, and adopt regulations that are practical, enforceable, and targeted toward solving real problems rather than creating new burdens for those who are already operating responsibly.

Thank you for your time, your service, and your thoughtful consideration of these comments.

Sincerely,

Allison Hertzberg
Vacation Rental Owner
Bradenton, Florida

From: Jason Starr <fivestarrhomes@gmail.com>
Sent: Saturday, July 18, 2026 9:25 AM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Manatee County short-term rental legislation

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Dear Manatee County Board of County Commissioners,

My name is Jason Starr, and I own a vacation rental property in Manatee County. I appreciate the time and effort the County has dedicated to addressing concerns surrounding vacation rentals. I understand the importance of protecting neighborhoods, ensuring public safety, and addressing legitimate issues when they arise.

After reviewing the proposed vacation rental ordinance, I respectfully ask the Commission to reconsider several provisions that could place significant burdens on responsible property owners while doing little to address the relatively small number of properties that create problems.

Like many homeowners, I purchased my property with the understanding that Florida law recognizes the right to responsibly rent privately owned homes. Vacation rentals play an important role in Manatee County's economy by supporting local restaurants, shops, contractors, attractions, and countless local jobs. The vast majority of owners take pride in operating responsibly by carefully screening guests, establishing clear house rules, responding quickly to concerns, and maintaining their properties to a high standard.

I respectfully encourage the Commission to consider the following:

- Focus enforcement efforts on the small number of bad actors rather than creating additional burdens for responsible owners.
- Keep the registration process straightforward, affordable, and easy to comply with.
- Avoid duplicating regulations that are already addressed through state licensing requirements, building codes, fire safety standards, and existing nuisance ordinances.
- Base occupancy standards on recognized health and safety guidelines instead of arbitrary numerical limits.
- Ensure property owners receive appropriate due process before fines, suspensions, or revocation of registration are imposed.
- Emphasize education and communication before punitive enforcement actions.

I am especially concerned about the proposed occupancy limit of 12 guests. My home is over 5,000 square feet and includes eight bedrooms. Several of those bedrooms contain bunk beds

specifically designed for children, allowing siblings and cousins to comfortably share rooms, as many families prefer to do while on vacation.

My property was intentionally designed and furnished to accommodate large, multigenerational families—not parties or disruptive gatherings. The families who rent our home often include grandparents, parents, children, aunts, uncles, and cousins who want to spend time together under one roof instead of splitting into multiple hotel rooms or rental homes. A fixed occupancy limit of 12—or even a blanket standard of two people per bedroom—does not account for the size, layout, or intended use of larger homes like mine.

This property represents my family's first investment in a short-term rental. We purchased it to help pay our bills, build long-term financial security, and save for retirement. Restricting occupancy to a level that prevents larger families from using a home specifically designed for them would fundamentally change the economics of that investment and could significantly reduce its resale value.

Many counties throughout Florida have demonstrated that education, proactive communication, and targeted enforcement can achieve compliance rates exceeding 95% while preserving private property rights and continuing to support local tourism. I believe Manatee County can accomplish the same goals through a balanced approach that addresses problem properties without unnecessarily penalizing responsible homeowners.

I respectfully ask the Commission to slow the ordinance process if needed, gather additional input from homeowners, property managers, and other stakeholders, and adopt regulations that are fair, practical, and enforceable. Thoughtful revisions now can protect neighborhoods while also respecting the rights of responsible property owners and preserving an important part of Manatee County's tourism economy.

Thank you for your time, your service to our community, and your thoughtful consideration of these comments.

Sincerely,

Jason Starr
Owner
5307 22nd Ave W
Bradenton, FL

From: Jeana Deninger <jeanadeninger@gmail.com>
Sent: Saturday, July 18, 2026 12:46 AM
To: 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>
Cc: Charlie Bishop <charlie.bishop@mymanatee.org>; CAO <cao@mymanatee.org>
Subject: Comments on Proposed Vacation Rental Ordinance — Manatee County Homeowner & STR Consultant

> You don't often get email from jeanadeninger@gmail.com. Learn why this is important

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Dear Members of the Manatee County Board of County Commissioners,

My name is Jeana Deninger. My husband William and I own and operate Sassy Seahorse, a licensed vacation rental in Bradenton, and I also run an STR consulting business, so I see this issue both as an owner and as someone who works with hosts across the country on exactly what this ordinance targets: guest screening, noise, and responsible operation in residential neighborhoods.

I share the Commission's goal of protecting neighborhoods and safety. We've been Airbnb Superhosts for three years with 200+ five-star reviews, and that record comes from taking neighbors seriously and treating this as the business it is. Vacation rentals like ours also support real local economic activity — restaurants, retail, service providers, and jobs throughout the county — and overly restrictive rules risk that impact without meaningfully improving safety.

I'm concerned that a hard 12-person occupancy cap regardless of home or lot size (2 per bedroom plus 2, but never more than 12), along with penalties without due process, would unfairly harm responsible owners while doing little about genuine bad actors. I'd respectfully encourage the county to base occupancy on square footage — 1 guest per 150 sq ft, as the City of Largo does.

I'd also ask the Commission to:

- Focus enforcement on bad actors, not responsible homeowners.
- Keep registration simple and affordable.
- Avoid duplicating rules already covered by state licensing, fire, and building codes.
- Protect due-process rights before fines, suspensions, or revocations.
- Lead with education and outreach before punitive enforcement.

Other Florida counties have hit 95%+ compliance through education and targeted enforcement, without punishing owners already doing this right. I'd ask the Commission to slow down if needed, gather more input from owners, and adopt an ordinance that's fair and proportionate.

Thank you for your service and for considering my comments.

Sincerely,
Jeana Deninger
Sassy Seahorse, Bradenton · Manatee County, Florida

From: Katelyn Schneider <katelyn@bereanretreats.com>
Sent: Saturday, July 18, 2026 11:47 AM
To: 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>
Cc: Charlie Bishop <charlie.bishop@mymanatee.org>; CAO <cao@mymanatee.org>
Subject: Vacation Rental Regulations

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Dear Commissioners,

My name is Katelyn Schneider. My husband and I own and plan to operate a small vacation rental in Bradenton. I'm writing to respectfully ask you to support fair, yet responsible short-term rental regulation. My family specifically purchased our property because of Bradenton's wonderful, family-friendly reputation, close proximity to the beach, and the many other experiences available to help families make memories.

In addition to purchasing our home, we will spend more than $150,000 in Manatee County's local economy. We are using many small businesses such as handywomen, contractors, landscapers, and pool renovators to ensure our home is a wonderful, family friendly vacation rental. Additionally, we plan to use local small businesses for many recurring services, such as cleaning, pool maintenance, and pest control, among others.

I'm concerned that current proposed regulations would unfairly harm responsible owners while doing little about genuine bad actors. I respectfully encourage the county to base occupancy on square footage — 1 guest per 150 sq ft, as the City of Largo does, set specific quiet hours, and/or prohibit the addition of certain amenities that are a nuisance to the community and neighbors.

I think there is a way that short term rentals can be a clear net positive to the community, contributing to Manatee County's economy, property values and aesthetics, while remaining respectful to our neighbors.

Thank you for your time. As a former federal service member, I understand and appreciate your service to the community.

Sincerely,

Katelyn Schneider

703-944-4209

From: Mitzi Morgan <stay@destinydestinations.co>
Sent: Sunday, July 19, 2026 4:52 PM
Subject: Please Support Fair, Responsible Vacation Rental Regulations in Manatee County

> You don't often get email from stay@destinydestinations.co. Learn why this is important

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Dear Members of the Manatee County Board of County Commissioners,

We are Marc and Mitzi Morgan, owners of Destiny Destinations LLC, a locally operated vacation rental business serving families visiting Manatee County through our property, Destiny Palms.

As both small business owners and property managers, we understand the importance of protecting our neighborhoods while also preserving the benefits that responsible vacation rentals bring to our community. We have invested significant time and resources into creating a high-quality, professionally managed property that complies with local regulations, maintains excellent guest standards, and contributes positively to the local economy.

Our guests come to Manatee County to enjoy its beautiful beaches, restaurants, shops, and attractions. Their visits directly support countless local businesses—including restaurants, grocery stores, retail shops, pool companies, landscapers, cleaners, maintenance professionals, and many other local service providers. Vacation rentals create jobs and generate meaningful economic activity throughout our community.

We respectfully ask that the County focus enforcement on the relatively small number of problem properties rather than placing unnecessary burdens on responsible owners who consistently operate professionally and respond promptly to any concerns.

Specifically, we encourage the Commission to:

Base occupancy on square footage using a reasonable standard, such as one guest per 150 square feet, rather than an arbitrary cap.

Keep regulations clear, practical, and affordable for responsible operators.

Protect property owners' due process rights before penalties or permit revocations.

Prioritize education and compliance before punitive enforcement.

Continue supporting responsible vacation rentals that strengthen our local tourism economy while protecting neighborhood quality of life.

We believe it is entirely possible to balance neighborhood preservation with responsible tourism. Well-managed vacation rentals benefit homeowners, visitors, local employees, and the many businesses that depend on tourism throughout Manatee County.

Thank you for your time, your service, and your thoughtful consideration of this important issue. We respectfully ask that you support fair, balanced, and evidence-based vacation rental regulations.

Sincerely,

Marc & Mitzi Morgan

Destiny Destinations LLC

Owners, Destiny Palms

Bradenton, Florida

From: Steven Carnes <steven.l.carnes@gmail.com>
Sent: Sunday, July 19, 2026 2:17 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:

Hon. Steven L. Carnes
4007 Bayside Drive
Bradenton, FL 34210
18 July 2026
Steven.L.Carnes@gmail.com

Manatee County Commissioners
Manatee County Administration Building
1112 Manatee Avenue West
Bradenton, FL

Dear County Commissioners

I am writing concerning the destruction of our local single family residential neighborhoods. As for a little background regarding myself: I have been a state judge, US military judge, federal judge, and a chief federal judge, so I have 40 years experience interpreting regulations and statutes. I have also served on partisan republican staff of a state general assembly and as assistant counsel to a governor, so I also have experience writing statutes and regulations. Further, I am a retired air force JAG colonel who served in NATO as assistant legal advisor to the High Representative of Bosnia and Herzegovina, again in a job where I primarily wrote laws for a post-war developing nation.

Several years ago, I retired as a chief judge in Tallahassee and moved to what was then a quiet, family oriented street along the Sarasota Bay in southwestern Manatee County. Since that time, several homes went up for sale and nearly every one has been purchased by out-of-state owners who have converted these homes into short term rentals. The home on my left was purchased by a couple who live in Denver, CO from a longtime elderly resident who could no longer keep up with the house. They have converted the property into a short term rental and installed a pickleball court in the backyard. They converted rooms into extra bedrooms. For example, they tore out a walk-in closet next to the master bedroom, complete with built-in cabinetry, and created another bedroom. In front of my home, the house is owned by a couple that lives in Wisconsin. The house is listed in Zillow as a 2 bedroom house and in Realtor.com and Redfin as a 3 bedroom house, yet on VRBO it is listed as a 5 bedroom house! The original building permit application and blueprint application was for a 3 bedroom house,

and that is what was approved by Manatee County Development Services. But the original office/den was converted into a bedroom. It is an elevated house, and the first floor is not supposed to used for residential purposes, yet a storage area was converted to a bedroom. A three car garage was turned into a two car garage and a game room with bunk beds was created. During Hurricane Helene, four feet of water inundated the first floor and these rooms were destroyed, but a contractor from Wisconsin was brought in and new bedrooms were created. In the last year two other homes were converted from homes where families lived to short term rentals. Currently, a short term rental on the next block is converting their garage into additional bedrooms, and I seriously doubt they have an approved building permit for the conversion.

These short term rentals bring a myriad of problems. For example, one weekend a groom's party rented one of the houses. Friday night was the pre-party. There is a large sound amplification/speaker system by the pool, and music blared until approximately 2am. Saturday was quiet, but I am guessing the reception ended around 11pm because at 11:30pm, the after-party started. The music blared until 4 or 5 am. On another occasion, eight pick-up trucks from Kansas checked in on Thursday night and left Monday morning. These were migrant farm workers who pooled their money together to rent the home at $1500 a night. Spanish music blared over the loudspeakers all day and into the night until 4 am! I had to vacate my bedroom and move the opposite end of the house just to get some sleep.

Parking can be a huge problem. It is not unusual for 8-10-12 cars/trucks or more to be at a single house for the weekend. The driveways are full and then cars are parked all over the street. I live in a cul-de-sac, so there is very little frontage property to park, so invariably there are cars parked in front of neighbor's homes and sometimes, due to the curved street, blocking driveways. Recently, there were 18 cars at one home. There were 6 to 8 vehicles in the driveway, and the rest lined both sides of the street. I could barely get my car through to leave the neighborhood. In an emergency, it would have been impossible to get a fire truck or EMS vehicle down the street. During a hurricane, NBC News rented a house for their crews covering the storm. They had cars, trucks, and TV vans with satellite dishes filling the driveway and parking two and three deep in our cul-de-sac. Emergency ingress and egress was impossible. People had to come out and move vehicles just to let one car out.

Trash can be another problem. At times, these houses are rented for two days as a party house. Birthday parties, anniversary parties, and other celebrations are held in theses short term rental houses so as to not inconvenience the revelers at their own homes. After a big party, multiple trash cans are put at the curb. Usually these cans are overflowing. Sometimes the wind or birds will blow or knock trash out of the cans and into the street. As the revelers have departed, there is no one to pick up the trash. It can sit there for days or blow onto other properties. When the county refuse collection occurs, they use automated trucks, and the drivers do not get out of the trucks to pick up the trash that is now on the ground.

There are also environmental issues. I live at the beginning of the Sarasota Estuary. There are mangroves all along our portion of the bay. This habitat is teeming with wildlife. We have all types of fish, birds, and wildlife living in this area. We even have protected species such as bald eagles. Birds try to nest on a small island off my property. But the loud music blaring at three and four o'clock in the morning upsets the ecological nature and tranquility of this area. The state protects the mangroves, and the wildlife's habitat should also be protected.

I am familiar with Florida Statutes Section 509.032(7)(b), that the regulation of vacation rentals is preempted to the state. Local governments are prohibited from banning short-term rentals or regulating their duration and frequency rented (unless the local ordinance was passed on or before June 1, 2011). Cities and counties can still enforce local zoning for things like parking and noise, but licensing is exclusively state-level. Twenty years ago, Manatee County was still a rural county with agricultural farms. When I first came to Manatee County in the mid-1970's, there was no I-75, Lakewood Ranch was not even a dream in someone's imagination, and all along what is now 75th Street and El Conquistador, were large tracts of farming land. There was open space between what was then Bradenton and Sarasota. 301 was truly a bypass through an open area of the county. At that time, while Manatee County did not see the need to regulate short term rentals, Sarasota did. Sarasota County added language to their comprehensive plan that short term rentals were allowed on the islands (Siesta Key, Longboat Key, Lido Key) but on the mainland of the Florida peninsula, there could be no rental lease of property for less that 30 days. That way the county attempted to protect the residential neighborhoods where county residents live and raise their families 365 days a year. Sarasota City has a similar restriction, but there the lease period has to be at least 7 days. Several other large cities and counties across the state (such as Miami, Orlando, and St. Petersburg) took similar action to protect the residential character of their communities. After 2011, other counties and municipalities enacted ordinances to regulate operational issues such as noise, parking, garbage, and capacity, and many municipalities require local registration alongside the state license. They also imposed taxes, licensing fees, and penalties for short term rental owners who did not comply with their regulations. Flagler County and Ft. Lauderdale are two governments which have dealt with this problem after the state preemption. Locally, Anna Maria, Bradenton Beach, and Holmes Beach have all enacted ordinances in an attempt to regulate this issue.

This is not an isolated issue affecting only one neighborhood. Short term rentals are exploding throughout Manatee County and dramatically impacting the lives and tranquility of the residents of this county. The other day, I met a Commissioner in the Cedar Hammock Fire District who told me this is happening in her neighborhood also. In fact, there is now a short term rental right next door to her house. The residents and voters of this county are being driven out of their neighborhoods. It is not uncommon for tenants to move in on Thursday and be gone by Monday morning. But what happens between those two days can be one loud, raucous affair.

There are 27 homes in my neighborhood. There are a total of 12 short term rentals that I know of (44% of the total homes). Ten and possibly eleven of them were purchased in the last two years! At least nine (and possibly more) are owned either by out-of-state owners or corporations. Bradenton residents are now fleeing their homes, and a small group of real estate agents are actively selling these homes to out-of-state investors.

As I stated earlier, I have a great deal of experience drafting legislation. I would gladly work with any of you or your staff to draft an ordinance for Manatee County to help control this problem within the confines of the state preemption and allowable areas of control. Taking the lead from areas such as Flagler County, Ft. Lauderdale, and Anna Maria who have already dealt with this issue and learning from their experiences should greatly improve any proposed ordinance. While this is a new issue in Manatee County, this is not a matter of first impression in our state. In dealing with this issue, we need to learn for our sister counties and municipalities as to what problems they encountered and what works!

I am looking forward to hearing from you and possibly working with you and your staff to resolve this issue and make Manatee County a better place for its residents to live and enjoy life.

Sincerely,

Steven L. Carnes
Steven L. Carnes

From: Manatee Concerned Residents <manateeconcernedresidents@gmail.com>
Sent: Monday, July 20, 2026 2:57 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>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>
Cc: Charlie Bishop <charlie.bishop@mymanatee.org>; CAO <cao@mymanatee.org>
Subject: How can we help with the STR ordinance, from the residents of Manatee County

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Dear Commissioners and County Staff,

I've tried to make this as concise as possible as I know your time is limited and valuable. Nevertheless, I apologize for the novel. 😔

My name is Erin, a 10+ year Manatee County resident in west Bradenton, mom to two girls, and one of the founders of Manatee Concerned Residents.

Thank you for listening to residents who have spoken up about short term rentals taking over our communities. Dr. McCann's proposed ordinance felt like a real step forward. We finally feel heard.

In just one month, our group (MCR) has grown to hundreds of residents across northwest Bradenton, west Bradenton, Palma Sola, southwest Bradenton, El Conquistador, Bayshore, east county, county HOAs, and even island municipalities hoping to prevent the same problems inland.

Every day more people join MCR asking, "What can we do?" Many have suffered for years. Organizing has given them hope.

Besides the ongoing stress from near constant noise, the biggest loss we hear about from residents living near STRs is the disappearance of real community. Longtime residents, especially seniors, miss having permanent neighbors they can build relationships with and look out for. Many have already left their neighborhoods because they couldn't handle the stress of living near STRs anymore.

I have lived behind a well managed STR for over three years. The owner responds directly and quickly, self imposed low occupancy caps, and avoided turning her entire backyard into a noisy amusement park. If every STR operated like hers, I would not have started this group.

About four months ago, a second one opened directly behind us and turned our lives upside down. The property was renovated quickly with little regard for permits. They followed the "max occupancy, max outdoor activity" model that some prominent STR hosts push in this community. Concrete seeped into our yard during construction. When we asked the owners to address it,

they denied responsibility and threatened to call the police on us for what they perceived as harassment.

Since this property began operating, we have seen near nightly parties, screaming until early morning, Marco Polo in the pool until 3 a.m., constant basketball and pickleball, and loud, sometimes vulgar, music. Additionally, bass heavy music that can be felt in our home on some occasions which leads to delayed bedtimes and little to no sleep.

We are mocked by STR hosts and get told “quiet hours don’t start until midnight.” This seems to be the mindset of most problematic STRs (all excessive noise is permissible until after quiet hours).

My four year old is a terror if she doesn’t go to sleep until midnight; I’m sure you know what I mean if you have small children. Needless to say, it’s been a little rough in our household for the last four months.

I have collected more than 30 basketballs and pickleballs launched over our fence. On many afternoons, my children cannot not play outside because of the noise and profanity that is plainly audible. On one occasion, the owners themselves stayed at the property, played loud country music for nearly five hours (could be heard streets over), and continued bouncing the basketball aggressively, even after being told to stop after a sheriff visit.

Multiple neighboring homes have filed complaints on this property. We have submitted over 20 complaints to Airbnb and over 16 calls to the Sheriff’s Office. Yet enforcement is inconsistent. Deputies often say they need a decibel meter even though the ordinance does not require one, and even after they stand on our porch after dark and agree the noise is obnoxious. Warnings seem to reset daily instead of following the same group over the weekend.

We received a cease-and-desist letter from the owners threatening legal action and my husband faced an unfounded inquiry at work, all for documenting legitimate issues with video evidence and reporting them to the proper authorities in an attempt to get relief.

Needless to say, the cost of actually reporting violations and rule breaking (following the suggestions of many in our county government), is **extremely high**. There is clearly a huge disconnect between our rules, codes, and ordinances, and the county’s understanding and ability to enforce them.

We understand now why residents have given up on reporting problem properties, and why many decide to just leave.

Many STRs are modified without permits, adding bedrooms (to maximize air conditioned square footage for the greatest possible occupancy), lit courts (not actually allowed in residential areas but has proven extremely difficult to enforce), resort style amenities in the backyards (these bring in a lot of noise and constant ambient sound), and covering every surface with impervious shell/rock/turf which is causing significant flooding into neighboring yards.

Some inland neighborhoods are approaching 50 percent saturation with STRs, which changes the entire character of the neighborhood. Guests often treat these homes as self contained resorts, while neighbors deal with the constant noise, lack of sleep, traffic, and repeated calls for help.

We know Florida law sets limits, but other communities have found effective ways forward.

Our group includes a wide range of professionals with varying backgrounds, who have volunteered countless hours to work together towards a solution. We have practical ideas for strong, revenue positive rules that protect residential neighborhoods while still fostering healthy amounts of tourism. We are pro limited government regulation, but we cannot ignore the profound and extreme side effects of these businesses that are operating in residential neighborhoods.

We are all a little worn down, and we are looking to you for help and significant change. Thank you for taking the first step and drafting a proposed ordinance.
I have attached feedback collected from our members and neighboring communities regarding the proposed ordinance from Dr. McCann.

We would welcome the chance for a seat at the table and to meet and share our ideas and solutions for meaningful change. We have already met with neighboring municipalities and they are willing and able to help us with best practices, what they wish they would have done, and what is working/not working in their ordinances.

While Manatee County is considerably behind in this process compared to our sister cities and counties, I see this as a great opportunity to make our ordinance the best of the best.

We just want to peacefully enjoy our properties and neighborhoods again.

Thank you for your time and leadership. And if you made it to this point, thank you for your attention.

Sincerely,

Erin

Manatee Concerned Residents

217-685-8172

Manateeconcernedresidents@gmail.com

From: Steve <stevezaebst@gmail.com>
Sent: Monday, July 20, 2026 3:46 PM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: A Thoughtful Request Regarding the Proposed Vacation Rental Ordinance

> You don't often get email from stevezaebst@gmail.com. Learn why this is important

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Dear Commissioner Bearden,

My name is Steve Zaebst, a real estate professional who owns long-term and short-term rentals in Ohio and Florida. I live in Columbus, Ohio.

Owning a home in Florida has been a 20-year goal for my wife and I since graduating from college in Tampa in 2004. After spending a winter in Bradenton and AMI in 2025, we fell in love with Bradenton and purchased a property there in June to use as both a vacation home and STR.

Having successfully operated an STR on Lake Erie for 4 years, we brought that experience to Florida. We developed a full design and rehab plan, drove from Ohio with our tools, and worked 80 days straight alongside more than 10 local contractors to complete the project. It was a massive undertaking to say the least, but it was worth the effort.

We fully support fair and reasonable regulations, and work hard to do things the right way. We're state licensed, registered with the county, pay our taxes and fees, follow fire-safety codes, provide off-street parking, use exterior noise monitoring devices, have exterior lights that shut off automatically at 10 p.m., and have local management available 24/7.

I encourage the County to consider the expertise of our local short-term rental (STR) property managers when developing any new regulations. These experienced operators have implemented proven best practices that help attract tourism to our community while promoting responsible guest behavior and minimizing impacts on neighboring properties. While the vast majority of operators work diligently to meet these standards, challenges often arise from a small number of operators who do not follow established best practices.

Suggestions for consideration:

- Base occupancy limits on square footage (for example, one guest per 150 square feet, consistent with the City of Largo's approach)
- Ensure property owners are afforded appropriate due-process protections before fines, suspensions, or revocations are imposed.
- Avoid duplicating rules that already exist through state licensing, fire safety, building codes, and nuisance ordinances.
- Direct enforcement efforts toward operators who fail to comply with regulations, while

avoiding unnecessary burdens on responsible property owners.

- Keep any registration process straightforward, affordable, and easy to understand and comply with.

Thank you,

Steve Zaebst
614-406-2706

313 72nd NW Bradenton, Manatee County FL 34209
7041 Adanac Pl Columbus, Franklin County OH 43235

From: Kevin Murphy <murfino25@gmail.com>
Sent: Monday, July 20, 2026 10:14 AM
To: 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>; Charlie Bishop <charlie.bishop@mymanatee.org>; CAO <cao@mymanatee.org>
Subject: PROTECT RESPONSIBLE VACATION RENTALS

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Dear Commissioners,

My name is Kevin Murphy and my wife and I are closing on a new vacation rental in NW Sarasota of Manatee County. I'm writing to respectfully ask you to support fair, responsible short-term rental regulation.
We are from Cleveland Ohio and love the area and we plan to host young families such as ourselves and allow them to make amazing and fun memories that they will never forget.
I'm concerned that a hard 12-person occupancy cap regardless of home or lot size (2 per bedroom plus 2, but never more than 12),along with penalties without due process, would unfairly harm responsible owners while doing little about genuine bad actors. I'd respectfully encourage the county to base occupancy on square footage — 1 guest per 150 sq ft, as the City of Largo does.

Thank you for your time and your service to our community.

From: Luda Ignatjeva <ignatjevaluda@gmail.com>
Sent: Monday, July 20, 2026 8:54 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>; Charlie Bishop <charlie.bishop@mymanatee.org>
Cc: CAO <cao@mymanatee.org>
Subject: Support for a Strong Short-term Rental Ordinance

> You don't often get email from ignatjevaluda@gmail.com. Learn why this is important

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Dear Commissioners,

I am writing as a dedicated resident who loves Manatee County, but who is becoming increasingly exhausted and fearful for our family's safety due to the unchecked rise of short-term rentals (STRs).

This trend is actively pushing away local professionals, teachers, healthcare workers, and families who serve our community, replacing long-term neighbors with a rotating transient population. Investors are driving up property values by selling these homes based on business revenue rather than residential property value. On our small street segment alone, 12 out of 28 homes have been converted into STRs over the last 18 months. To put that in perspective: a traditional residential block of 12 homes averages about 29 permanent residents (based on our county's average of 2.4 people per household). Under current STR reality, those same homes pack in nearly 180 transient guests at a time—a staggering **175% increase in population density.**

This density directly affects our daily lives, safety, and well-being:

• **Feeling Unsafe in Our Backyard:** We feel unsafe on our own property and fear for our children's safety. Strangers regularly walk onto our lawn to retrieve lost balls or belongings, and we have been sworn at and threatened by guests right in front of our children. People walk up to our porch and ring the doorbell asking for lost items, despite us leaving multiple notes to owners asking them to handle issues through an authorized property manager.

• **Traffic & Bicycle Hazards:** Our children can no longer safely ride their bicycles on the street. Traffic is constantly bursting with Uber Eats drivers and speeding cars carrying guests back and forth to the beach, with over 60 cars overrunning our neighborhood streets every weekend. Most transient guests speed down the road without any awareness, blasting music at all hours of the night because listings fail to mention this is a quiet residential area.

• **Weekend Anxiety & Constant Disruption:** Every weekend creates intense anxiety wondering if we will be able to rest after a long week of work and school. On Friday after work, just getting into our own driveway becomes a challenge because cars line both sides of the side streets for birthday parties, wedding receptions, and graduation events hosted at these rentals. We can no longer rest at a reasonable time on weekends, knowing there is a long night ahead

of us calling the Sheriff's office to quiet down the surrounding music, noise, parties and having bright light shining into our bedrooms till early hours. It all disturbs not only us but wildlife that lives in our backyards.

• **Delivery & Renovation Chaos:** Misdelivered boxes and packages constantly land on our porch by mistake, forcing us to deal with them because nobody ever introduces themselves. Unidentified workers occasionally show up asking for boxes, but no management is ever around to take responsibility for providing our address in error. Furthermore, from the moment a property goes under contract for an STR, 10+ trucks appear for up to 3 months. Non-permitted renovation work begins behind tightly closed garage doors and newly built fences to hide unauthorized work from code enforcement, with no parking or work permits displayed.

We are not asking to eliminate short-term rentals, but we desperately need fair rules.

I urge the Board to adopt:

1. **A Hard Occupancy Cap of 8 Maximum Guests**: Based on 2 per legal bedroom (max 8, with no +2). Average household size in Manatee is 2.4; 8 is the closest acceptable limit. The "+2" common area rule used on Anna Maria Island (AMI) was designed for small 1-bedroom homes so small families could stay together, but our neighborhood does not have 1-bedroom homes therefore not applicable.
2. **Strict Parking Rules:** Require all guest vehicles to park in designated driveways or garages, prohibiting front-yard and street parking.
3. **Prohibition of Unregulated Events:** Weddings, commercial parties, and large gatherings should be strictly prohibited without specific permits.
4. **24/7 Responsible Party:** Keep the proposed 1-hour on-site response requirement, but make it clear that failure to respond is itself a violation.
5. **Noise:** Require ordinance-specific quiet hours from 9:00 PM to 8:00 AM every day, and adopt a simple "plainly audible" standard measured from the property line. Clear, straightforward rules allow deputies to enforce noise complaints without specialized equipment or sound measurements, making enforcement more practical and consistent.
6. **Solid Waste (Garbage):** Require all short-term rentals to pay an enhanced curbside waste collection fee that includes both garbage pickup and return (to a location out of view from the street) of containers. Guests should not be responsible for handling garbage cans, and leaving containers at the curb beyond the scheduled collection period should be considered a violation.
7. **Registration & Guest Information:** Keep the proposed interior information packet, but also require a visible exterior registration number, occupancy number, and 24/7 contact number in a front window so neighbors and first responders can quickly identify licensed rentals.
8. **Registration Fees:** Replace the flat registration fee with an annual per-occupant fee (approximately $100 per advertised occupant) to provide dedicated funding for STR oversight and enforcement. Comparable municipalities have been able to fully support their STR programs through registration fees and fines. The proposed fees for Manatee

County are the lowest among neighboring jurisdictions and do not provide adequate resources for effective enforcement. (AMI)

9. **Pre-Rental Inspections**: Keep the proposed required documents (DBPR, DOR, TDT & TPT) and life-safety inspection, but also require a separate code enforcement inspection before a certificate is issued to catch unpermitted bedroom conversions, permitting issues, and other violations that will cause issues for neighbors and code enforcement, such as nuisance lighting as enforced in Sarasota, Bradenton, Holmes Beach areas.

10. **Lighting:** A dedicated lighting section prohibiting light trespass, requiring downward-shielded fixtures, banning floodlighting and court lighting (already a rule but has proven almost impossible to enforce), and requiring non-essential exterior lighting to be turned off during quiet hours. Lighting needs to be added to the list of violations.

11. **Enforcement:** The proposed ordinance appropriately involves both Code Enforcement and the Sheriff's Office. We ask that it go one step further by giving deputies direct authority to issue citations for noise, parking, and lighting violations observed during calls or patrols. This makes these violations more enforceable on nights and weekends just like proven to work in Fort Lauderdale, Anna Maria.

12. **Penalties:** Keep the proposed escalating penalty structure, but consider adding a 30-day suspension after the second violation (Sarasota), stronger penalties for operating during a suspension ($5,000–$15,000/day in Fort Lauderdale), and immediate revocation for egregious violations such as fraud, criminal activity, serious safety hazards, or operating during a suspension. (Hollywood, FL).

13. **Minimum Night Stay:** Establish a 7-night minimum stay for short-term rentals to better align with the County's longstanding definition of residential occupancy.

Why Ordinance is Compatible: Above proposed regulations align with the nationally recognized Model Residential Compatibility Ordinance, a comprehensive planning framework designed to regulate the operational characteristics of transient lodging in residential neighborhoods while respecting property rights and Florida law. This framework, successfully implemented in jurisdictions throughout Florida, is based on a single core principle: **Residential Compatibility**. It demonstrates that provisions such as occupancy caps based on legal bedrooms, strict parking requirements, event prohibitions, 24/7 responsible party mandates, noise and lighting standards, visible registration requirements, enhanced inspection protocols, and strengthened enforcement mechanisms are not arbitrary restrictions, but rather objective, measurable operational standards grounded in established land use planning principles. The framework recognizes that frequent guest turnover, high-density occupancy, and commercial-style operations generate impacts fundamentally different from ordinary residential living, including increased traffic, parking demand, noise, lighting activity, and neighborhood disruption.

By adopting regulations consistent with this planning doctrine, Manatee County can protect residential character and neighborhood stability while still permitting responsible short-term rental operations that remain compatible with surrounding homes.

Thank you for your leadership and for taking action to protect our family and neighborhood.

Luda

From: Divyesh <divyesh_sharma2001@yahoo.com>
Sent: Monday, July 20, 2026 9:12 PM
To: George Kruse <george.kruse@mymanatee.org>; Tal Siddique <tal.siddique@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>
Cc: CAO <cao@mymanatee.org>; Charlie Bishop <charlie.bishop@mymanatee.org>
Subject: Please Support Fair and Balanced Vacation Rental Regulations in Manatee County

> You don't often get email from divyesh_sharma2001@yahoo.com. Learn why this is important

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Dear Members of the Manatee County Board of County Commissioners,

My name is Divyesh Sharma, and I own and operate a vacation rental in unincorporated Manatee County in northwest Bradenton.

When I purchased this home, it was in significant disrepair. Rather than simply buying an investment property, I saw an opportunity to restore a neglected home and contribute positively to the neighborhood. Weekends and evenings were spent painting, repairing, landscaping, and bringing this home back to life and I am very proud of it. Since then, several neighbors have personally thanked me for improving the appearance of the property and helping enhance the neighborhood.

Being a responsible host has always been my highest priority. I maintain open communication with my neighbors and make it clear to every guest that respecting the neighborhood is non-negotiable. My guests are primarily families with children who come to enjoy Florida's beautiful beaches, parks, and attractions. They come to create lasting memories—not to host parties or disrupt the community.

My vacation rental also supports many local businesses. I work with local cleaners, a handyman, pool and lawn maintenance companies, and other service providers throughout the year. My guests dine at local restaurants, shop at local businesses, visit our attractions, and contribute tourism dollars that support Manatee County's economy. Like every responsible operator, I also pay state and local taxes that help fund our community.

I fully understand that there are vacation rental owners who fail to operate responsibly, and I support strong enforcement against those bad actors.

However, I respectfully ask that the County avoid a one-size-fits-all approach that places unnecessary burdens on responsible owners who have demonstrated that vacation rentals can coexist successfully within residential neighborhoods.

I respectfully encourage the Board to focus enforcement on documented problem properties while adopting reasonable, evidence-based regulations that recognize responsible operators and preserve the positive economic impact that vacation rentals have on Manatee County.

Thank you for your time, your service, and your thoughtful consideration.

Sincerely,

Divyesh Sharma

Vacation Rental Owner

Unincorporated Manatee County

Bradenton, FL

From: Scott Dinan <scott@trustfirst.org>
Sent: Monday, July 20, 2026 9:17 AM
To: Tal Siddique <tal.siddique@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>
Cc: Charlie Bishop <charlie.bishop@mymanatee.org>; CAO <cao@mymanatee.org>
Subject: Please support fair vacation rental regulation in Manatee County

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Dear Chairman Siddique, Commissioners Kruse, Bearden, Rahn, Ballard, County Administrator Bishop, and Members of the County Attorney's Office,

My name is Scott Dinan, and I am the owner of TrustFirst Management, a vacation rental management company serving Manatee County and the surrounding Gulf Coast.

I appreciate the County's efforts to address concerns related to vacation rentals. I believe responsible regulation is important, and I support measures that hold bad actors accountable while preserving the rights of responsible property owners and operators.

Every day, my team works to ensure our homes are well maintained, our guests respect the communities they visit, and our owners remain compliant with local regulations. The overwhelming majority of vacation rental owners simply want to operate responsibly and be good neighbors.

My concern is with the proposed hard occupancy cap of 12 people regardless of the size or layout of a home. A one-size-fits-all limit does not reflect the reality of larger homes that were specifically designed and built to safely accommodate larger families and groups. It would unnecessarily reduce the economic viability of many properties despite those homes operating responsibly for years.

Vacation rentals also support far more than property owners. They generate business for cleaners, maintenance technicians, landscapers, pool companies, contractors, restaurants, retail stores, and countless other local businesses throughout Manatee County. Responsible vacation rentals are an important part of our local economy.

I respectfully encourage the Commission to focus regulations on measurable issues such as noise, parking, trash, and nuisance violations while considering an occupancy standard based on the size of the home rather than an arbitrary cap. This approach would protect neighborhoods without unfairly impacting responsible operators and the many local businesses that depend on this industry.

Thank you for your time, your service, and your willingness to consider the perspectives of those who live and work in this community.

Respectfully,

Scott Dinan
Owner, TrustFirst Management
Serving Manatee County Vacation Rental Owners

https://www.trustfirstmanagement.com/

From: John Demetree <jdemetree@gmail.com>
Sent: Monday, July 20, 2026 10:06 AM
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: Short Term Rental

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Dear County Commissioners,

As a multi-generational Manatee County native and business owner, I have seen much change to the "Friendly City". Much of the growth and expansion has been welcomed and a boost to our area. However, where we live, the short term rentals are destroying the concept of neighborhoods.

Homes with 10+ cars parked on the street and on the grass of the front yards, out-door nighttime stadium lights, pickle ball courts, basketball courts, and other resort style outdoor activities do not make for a pleasant residential neighborhood where a family would choose to live. This is a resort hotel and should fall under Hotel Regulations and Zoning.

We have experienced:

Venue type gatherings such as family reunions, weddings and bachelor parties where beer cans were thrown in the front yard and outdoor stadium lighting remained on as the party continued well into the night.

Instances of cars speeding on residential roadways where there are children.

We are tired of picking up their trash from over flowing garbage cans and the flies and rodents being supplied with a feast.

Poorly maintained properties.

Property advertised as - sleeping space for 28, plus 2 pack-and-play cribs, in a residential home where bedroom/garage conversions have been done.

All this on a formally quiet, N.W. Bradenton cul-de-sac.

I ask you - Would you want this next door? Would you buy a house on this street?

We are strongly urging Manatee County to establish stricter regulations in addition to the minimal state regulations.

Thank you for considering this urgent issue.

Dr. and Mrs. John Demetree

1312 Riverview Cir.

Bradenton, Fl 34209

jdemetree@gmail.com

From: Jenny Anderson <visitjunipercove@gmail.com>
Sent: Monday, July 20, 2026 11:20 AM
To: 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>
Cc: CAO <cao@mymanatee.org>; Charlie Bishop <charlie.bishop@mymanatee.org>
Subject: Please Protect Responsible Vacation Rentals in Manatee County

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Dear Manatee County Commissioners,

My name is Jenny Anderson, and my husband and I own and operate two family-friendly vacation rentals in West Bradenton.

We purchased these homes to create places where families can spend quality time together and experience everything Manatee County has to offer. Over the past year, we've welcomed guests from across the country celebrating birthdays, anniversaries, family reunions, youth sports tournaments at IMG Academy, beach vacations, and much-needed time together. Hearing that our home was the highlight of someone's trip is one of the most rewarding parts of hosting.

We take being responsible hosts seriously. We carefully screen guests, clearly communicate house rules, monitor our properties, respond quickly to concerns, and work hard to be good neighbors. We support reasonable regulations that hold irresponsible operators accountable.

However, I'm concerned that a hard 12-person occupancy cap regardless of a home's size or layout, along with penalties imposed without due process, would unfairly impact responsible property owners while doing little to address the small number of bad actors who disregard the rules.

I respectfully encourage the County to consider an occupancy standard based on square footage, such as one guest per 150 square feet, similar to the City of Largo. This approach better reflects the actual capacity of a home while still promoting safety and responsible hosting.

Thank you for your time, your service to Manatee County, and your thoughtful consideration of this issue. I appreciate your willingness to listen to the many responsible homeowners who are committed to being positive members of the community.

Sincerely,

Jenny & Nick Anderson
Owner, Juniper Cove & Sol Haven
West Bradenton, Florida

From: Daniel Olsen <dpolsen1@yahoo.com>
Sent: Tuesday, July 21, 2026 7:31 AM
To: 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: Subject: Please Consider a Balanced Approach to Vacation Rental Regulations

> You don't often get email from dpolsen1@yahoo.com. Learn why this is important

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Dear Members of the Manatee County Board of County Commissioners,

My name is Daniel Olsen, and my wife and I own a vacation rental in Manatee County. When we decided to purchase an investment property, we chose Manatee County because we fell in love with the area and believed it was a place where both residents and visitors could thrive.

Since purchasing our home, we've invested significant time, effort, and resources into creating a property that reflects positively on our community. We work with local cleaners, landscapers, pool technicians, HVAC companies, plumbers, electricians, and other small businesses, and we take pride in maintaining our home to a high standard. We also carefully screen our guests because we understand the importance of being good neighbors.

I appreciate the Board's commitment to protecting neighborhoods and addressing problem properties. Those who repeatedly create issues should absolutely be held accountable. My concern is that regulations should distinguish between those bad actors and the many responsible owners who are already doing the right thing.

For example, a blanket 12-person occupancy limit does not consider that homes vary greatly in size and design. A more balanced approach would be to base occupancy on square footage—such as one guest per 150 square feet, similar to the City of Largo. This provides an objective standard that reflects the actual capacity of each home rather than applying the same limit to every property.

I also encourage the County to avoid creating regulations that duplicate protections already provided through state licensing, building codes, fire safety standards, and existing nuisance ordinances. By focusing enforcement on the small number of properties that create recurring problems, the County can better protect neighborhoods without placing unnecessary burdens on responsible homeowners.

My hope is that Manatee County continues to be a place that welcomes visitors while supporting the local businesses, workers, and property owners who contribute to its success. I respectfully ask the Board to adopt regulations that are fair, practical, and balanced.

Thank you for your time, your service to our community, and your thoughtful consideration.

Sincerely,

Daniel Olsen
Manatee County Property Owner

Public Comment

Manatee County Government

Submitted On:
Jul 21, 2026, 09:58AM EDT

Full Name	**First Name:** John **Last Name:** Demetree
Email	jdemetree@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Short Term Rental Ordinance
Comment	As a residential property owner in Manatee County, I urge you to consider putting a limit on the occupancy number for short term rentals to a total of 8. Having a 25+ bedspace home with resort ammenities across the street from us is driving down our property values and impacting the ability to sell properties on our street for residential use. Please consider this issue for inclusion on a future agenda. Thank You.

From: Vicki Gass <vicki34207@gmail.com>
Sent: Tuesday, July 21, 2026 9:16 AM
To: Public Comments <public.comments@mymanatee.org>
Subject: Public Comment for July 28, 2026 Regular Meeting STR Ordinance

> You don't often get email from vicki34207@gmail.com. Learn why this is important

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My name is Vicki Gass and my home is located in Pine Meadow (7904 12th Ave NW).

My late husband and I purchased our home in February 2012. We chose this neighborhood due to the working and friendly family environment, We knew all the neighbors and often spoke with parents when the children would walk to school (Stewart Elementary) behind our home.

A few years ago there was a shift in the neighborhood. Our neighbors across the street sold their home to be closer to family. All of a sudden there were cars parked on the lawn, loud music, and overflowing garbage. While the parking has been resolved, guests are coming to celebrate/party/relax with many guests and loud music. We lost our ability to enjoy outside quiet when these events take place. My elderly neighbor has two of these AirBnB's next to her home and is unable to even keep her windows open.

I have a concern about the pickleball courts that have also been placed in two homes. That type of noise is beyond irritating and best left for GT Bray or schools.

I am advocating for strict enforcement of noise levels, number of guest limits and garbage removal.

Thank you for your consideration,
Vicki Gass
vicki34207@gmail.com

Public Comment

Manatee County Government

Submitted On:
Jul 21, 2026, 09:58AM EDT

Full Name	**First Name:** John **Last Name:** Demetree
Email	jdemetree@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Short Term Rental Ordinance
Comment	As a residential property owner in Manatee County, I urge you to consider putting a limit on the occupancy number for short term rentals to a total of 8. Having a 25+ bedspace home with resort ammenities across the street from us is driving down our property values and impacting the ability to sell properties on our street for residential use. Please consider this issue for inclusion on a future agenda. Thank You.

From: Audrey Zaebst <audreyzaebst@gmail.com>
Sent: Tuesday, July 21, 2026 10:48 AM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Finding Balance in Vacation Rental Regulation

> You don't often get email from audreyzaebst@gmail.com. Learn why this is important

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Dear Commissioner Bearden,

My name is Audrey Zaebst, and I respectfully ask you to consider the impact the proposed short-term rental ordinance could have on responsible homeowners like me.

Bradenton has become my home away from home. I attended college in the Tampa Bay area, graduating as a healthcare professional, have family nearby, and have returned to this community for many years. Long before I ever owned a home here, it was my dream that one day, through hard work and careful planning, I could have a place of my own in Florida while remaining close to my family in Ohio. For me, this home has never simply been an investment. It represents decades of hard work, a lifelong connection to Florida, and the realization of a dream that began years before I ever imagined owning property here.

Like many homeowners, offering my home as a licensed short-term rental helps make that dream financially possible. It also gives other families the opportunity to experience this beautiful community, create lifelong memories, and support the many local businesses that make Manatee County such a special place to visit.

I fully support reasonable regulations and accountability for owners who fail to follow the rules. At the same time, I hope any new measures can be implemented in a way that continues to support responsible homeowners and professional property managers who work hard to operate safely, comply with regulations, pay taxes, and be good neighbors. I respectfully ask that the County consider an approach that focuses enforcement on repeat bad actors, provides meaningful due process before severe penalties are imposed, and allows responsible owners the opportunity to address unintentional issues before facing significant consequences. Additionally, I hope the County will consider occupancy standards that reflect the size and capacity of a home rather than a one-size-fits-all limit, helping ensure that regulations remain both fair and practical.

Thank you for your time, your service to our community, and your thoughtful consideration of all those who call Manatee County home. I appreciate your willingness to listen to the voices of responsible homeowners who care deeply about this community.

Respectfully,

Audrey Zaebst R.T.(R)(CT)(ARRT)
(440) 813-3861

313 72nd St NW, Bradenton, FL 34209
7041 Adanac Place, Columbus, OH 43235

From: janet williams <kittee63@me.com>
Sent: Wednesday, July 22, 2026 2:02 PM
To: Robert McCann <drbob.mccann@mymanatee.org>
Subject: Please pass Ordinance No. 26-XX

> You don't often get email from kittee63@me.com. Learn why this is important

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Hi,

I am a resident of Unincorporated Manatee County. I am writing to urge you to please pass Ordinance No. 26-XX on Tuesday, July 28th, 2026. I have lived at this same address for 40 years and I have been watching my street and my Sunset Estates neighborhood become a row of Short-Term Rentals. We currently have 24% of the homes in our subdivision as rentals and our neighbors in Pine Meadows have the same percent. That is one in every 4 homes! The small-town community feel is being lost and the chance to have neighbors who you can count on for help or camaraderie is going away. So, I am urging you to please pass this ordinance to at least help with this growing phenomenon in our quaint neighborhoods.

I appreciate your consideration in this matter.

Janet Williams

1312 83rd St NW

Bradenton

941-773-3789

Public Comment

Manatee County Government

Submitted On:
Jul 26, 2026, 08:53PM EDT

Full Name	**First Name:** Margie **Last Name:** Motzer
Email	duck.one2@verizon.net
Which meeting is this public comment for? (Please select date of meeting)	July 28, 2026
Topic/Agenda Item	Short-Term Rentals
Comment	“Strong neighborhoods and communities have long been central components of American life." We appreciate that the BoCC is addressing proactive compliance monitoring and enforcement; the need is evident. -approximately 15,000 advertised rentals in Manatee County -according to Manatee Tax collector, only 8455 are registered. Are they following the law? -registered with DBPR? -paying state sales tax? -paying local resort tax? -paying TPPT, Tangible Personal Property tax? Rapid proliferation has affected housing economics, neighborhood cohesion and municipal resources. TPLE’s (Transient Public Lodging Establishments) are clearly defined in Florida State Statute and are commercial enterprises in single family zones. Even the creators of Airbnb who threw mattresses on the floor for rental in 2007 were unaware of the global scaling by 2011. This and similar rental models have flourished in “a regulatory vacuum” in unincorporated Manatee County. Short-term rentals have created long-term consequences. Are Transient Occupancies even allowed in residential dwellings? The last line in the definition of dwelling says, “A dwelling shall not include……. transient or any temporary lodging, boarding or rooming building or structure designed for transient residence.” (full definition is below in Length of Stay) The city of Miami did not have a specific STR ban in place prior to 2011

but won in the appellate court based on their zoning laws which expressed "land use functions predominantly of permanent housing." City of Miami v. Airbnb, Inc.- December 5, 2018.

Could the transient reference in the dwelling definition be a basis for transient rentals being disallowed in a residential dwelling in unincorporated Manatee?

Affordability

Investors often outbid families thus decreasing the housing stock for local workers and driving up rent. In 2021 it was reported that Manatee County saw a 41% increase in rent prices. Affordability Florida Policy Institute reported more than a 30% increase in rents from 2019-2023.

Erosion of Neighborhood Character

Permanent neighbors become rotating strangers. Cease and desist letters, taunting, being told to move, and the inability of residents to live normally in their homes are factors contributing to displacement of residents and reshaping of neighborhoods. People and corporations are buying multiple properties. Once-stable neighborhoods are being transformed into transient tourist zones, and high occupancies strain county infrastructure and resources.

Occupancy

Unincorporated Manatee County averages 2.40 people per household; this is in alignment with the county-wide average. The state average is 2.47. The suggested occupancy of 12 is an exorbitant 400% increase over the 2.4 person-per-household average. Occupancies need to be more aligned with averages.

Length of Stay

Length of stay should be “one week or more.” This was written in ORD 89-01 well before the 2011 preemption. “Dwelling shall mean a conventional or manufactured, detached or attached structure constituting a single, independent, habitable unit used for, or intended to be used for, living, sleeping, sanitation, cooking, and eating purposes by one (1) family only, for owner occupancy or for rental, lease or other occupancy on a weekly or longer basis, and containing kitchen, sanitary and sleeping facilities not shared by any other such unit. A dwelling shall not include hotels, boatels, rooming or boarding houses, dormitories, fraternity or sorority houses, lodging houses, guest houses, nursing homes, transient or any temporary lodging, boarding or rooming building or structure designed for transient residence.”

Advertising Requirements

In addition to requiring information within the rental properties, they should also be listed in the Advertising. Minimally, advertising should contain:

• Certificate or registration #
• PHYSICAL ADDRESS
• Length-of-stay requirements
• Occupancy requirements
• NOISE PARAGRAPH
"You are vacationing in a residential area. Please be a good neighbor by keeping the noise to a respectful level during the day and night. Excessive and unreasonable noise can deprive neighbors of the peaceful enjoyment of their private property."

Plainly Audible

The STANDARDS which you have in your noise code were deemed void for vagueness and thus violating the Fourteenth Amendment to the U.S. Constitution in the case below:

Harbor Breeze AMI, LLC v. City of Holmes Beach, Florida
8:22-cv-01682 *
M.D. Fla.
Jun 7, 2023

SUMMARY JUDGMENT
Holmes Beach Ordinance § 30-55(2)(a) void for vagueness

The concept of plainly audible at a certain distance has proven legally defensible and is being used more and more by Florida municipalities.

Please use the Manatee Concerned Residents format for your ordinance and preserve our neighborhoods.

Thank you.

From: Julie Rolfe <julierolfe.702@gmail.com>
Sent: Sunday, July 26, 2026 3:50 PM
To: 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>
Cc: Charlie Bishop <charlie.bishop@mymanatee.org>; CAO <cao@mymanatee.org>
Subject: Please support FAIR vacation rental restrictions in manatee county

> You don't often get email from julierolfe.702@gmail.com. Learn why this is important

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Dear Members of the Manatee County Board of County Commissioners,

My name is Julie Rolfe, and I own a vacation rental in Manatee County. I understand the importance of protecting neighborhoods and addressing problem properties, and I appreciate the work you are doing to find solutions. I am writing because I am concerned that the proposed 12-person occupancy limit would unfairly impact responsible homeowners like me.

My vacation rental is much more than an investment. My family has poured our savings into creating a beautiful home where extended families can come together and make memories. The income from this property has also allowed me to be home with my daughter, who has a rare medical condition that can become life-threatening within hours. Because of this business, I have the flexibility to care for her when she needs me instead of being away at a traditional job. That has been an incredible blessing for our family.

Our rental has also benefited the local community. Since purchasing the home, we have hired local contractors, electricians, painters, cleaners, pool companies, landscapers, tree service companies, and handymen. Every guest who stays in our home also supports Manatee County by eating at local restaurants, shopping in local stores, and visiting local attractions. Responsible vacation rentals create work for local businesses and bring tourism dollars into our community.

When I purchased this property, I did so under the laws that were in place at the time. I made significant financial investments based on those rules. I understand that there are some irresponsible operators, and I support holding them accountable. However, I don't believe responsible homeowners should be penalized because of the actions of a few bad actors.

I respectfully ask you to reconsider the proposed hard cap of 12 guests for every vacation rental, regardless of the size or layout of the home. Rather than applying a one-size-fits-all occupancy limit to every responsible owner, I encourage the County to focus on the behaviors

that actually create problems. Strong enforcement against repeat nuisance properties, meaningful penalties for verified violations, and clear due-process protections would address bad actors without unfairly impacting homeowners who follow the rules and are good neighbors.

This protects public safety while recognizing that not all homes are the same.

Thank you for your time, your service to our community, and for considering my perspective. I hope you will adopt an ordinance that addresses problem properties while protecting responsible homeowners, local businesses, and the tourism economy that benefits all of Manatee County.

Sincerely,

Julie Rolfe

(short term rental owner in manatee county)

813-598-0330

Sent from my iPhone

From: Taylor Kitz <taylor.kitz@gmail.com>
Sent: Sunday, July 26, 2026 10:02 AM
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: We heard your concern about activity in your community

> You don't often get email from taylor.kitz@gmail.com. Learn why this is important

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Commissioners,

This is absolutely ridiculous. I cannot believe that these illegal hotels are allowed to operate in residential locations in the middle of neighborhoods. They have NO awareness or care for the friendly city. They see this all as a joke and don't care. These illegal hotels need to be regulated as such and stop the degradation of our neighborhoods and community. You can read the complaint I made to AirBnB below, which involved requiring calling the police to get them to be quiet while my children were kept awake next door. The listing for this property is here: https://www.airbnb.com/rooms/1573390103199152092?source_impression_id=p3_1785073560_P3tZvmmCxK1sbW0K

---------- Forwarded message ---------
From: **Airbnb** <automated@airbnb.com>
Date: Sun, Jul 26, 2026 at 9:50 AM
Subject: We heard your concern about activity in your community
To: <taylor.kitz@gmail.com>

We’re looking into it now–here’s what you can expect next.

We’re looking into it now–here’s what you can expect next.

Hi Taylor Kitz,

Thanks for sharing your concern about potential home sharing activity in your community. We take these issues seriously, and we'll do our best to help resolve your concern.

Our team has officially processed your submission and has created a case number for you:

Here's what we'll do next:

- We'll review the Airbnb listing URL you shared
- Our team will then get in touch with the host to voice your concern and, if needed, take further action.
- We'll follow up with you after additional investigation. If we need to, we'll reach out for more information.

As a reminder, here's the information we received from you that we'll be following up on:

Concern
Noise, party, or disturbance

Listing URL
https://www.airbnb.com/rooms/1573390103199152000

Date of issue
2026-07-25

Message to host
I don't know WHY you think your guests are allowed to play music late at night blaring into my children's rooms. Or why they think they're allowed to scream into all hours of the night. This is UNACCEPTABLE and the fact that it takes calling the cops to get you to respond and have them stop making noise. This is INSANE. Make this STOP. Make it CLEAR that these people are NOT allowed to have these parties and make this kind of excessive noise. They BEGAN blaring music at 10:20pm. BEGAN. This is RIDICULOUS.

Message to Airbnb
These people began BLARING music at 10:20pm, despite a 10pm noise curfew. They were continuously screaming and having some sort of loud party late at night. We tried multiple times to ask them to stop, as my children were trying to sleep yet they would not be quiet. They continued to make excessive noise, yelling continuously and using the stadium lights they have. I had to call the cops to get them to stop. I contacted the owner and the property manager multiple times and it took well over an hour for them to get back to me. (The owner never did.) These people kept my children awake and clearly did NOT care about the rules around quiet hours in this residential neighborhood.

Thanks again for sharing your concern with us,The Airbnb Team

Airbnb, Inc.

888 Brannan St.

San Francisco, CA 94103, USA

Get the Airbnb app

--

Taylor Kitz

773.558.3546

From: Linda Seybold <lmseybold@gmail.com>
Sent: Tuesday, July 28, 2026 1:53 PM
To: Robert McCann <drbob.mccann@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>
Subject: STR

> You don't often get email from lmseybold@gmail.com. Learn why this is important

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Dear Commissioners,

I agree that everyone has a right to peaceful enjoyment of their property including me. That right applies to all homeowners, not just those who oppose STRs. Responsible STR owners are not the source of the problems you're describing, and it's important to separate actual nuisance properties from the majority of STRs that operate quietly, legally, and respectfully. Manatee County's own data shows that: Most STRs are owned by private individuals, not corporations The majority are well-managed Only a small minority generate complaints Existing laws already address noise, occupancy, parking, and disturbances The issue is not STRs as a whole it's the handful of properties that violate rules already on the books. We already have laws that protect peaceful enjoyment Noise ordinances, occupancy limits, parking rules, and nuisance laws already exist. They apply equally to: STRs Long-term rentals Owner-occupied homes Seasonal residents If a property STR or not is causing excessive noise or disturbances, the county already has enforcement tools. The solution is consistent enforcement, not punishing responsible owners who are already compliant. Most STRs do NOT "max out occupancy" or cause disturbances The idea that "most STRs" cause sleepless nights is simply not supported by the data. In fact: The majority of STRs in Manatee County have zero complaints Many STRs have strict house rules, noise monitors, and professional management Responsible owners invest heavily in preventing issues because their business depends on good neighbor relations Painting all STRs as problematic because of a few bad actors is unfair and inaccurate. Peaceful enjoyment is a two-way right You're absolutely right that neighbors deserve peace. But STR owners also deserve peaceful enjoyment of their property, free from: Harassment Hostile assumptions Blanket restrictions Government overreach Regulations that punish compliant owners Responsible STR owners should not be penalized for the behavior of a small minority. The real solution is targeted enforcement not broad restrictions If a property is causing noise or disturbances, enforce the existing laws. If a property is compliant, it should not be burdened with new regulations, fees, or restrictions. We all want a peaceful neighborhood. The way to achieve that is: Enforce the rules we already have Address problem properties directly Avoid blanket policies that harm responsible owners That approach protects everyone's rights including yours and mine.

Sincerely,

Linda Seybold

941-737-5423

From: BRENDAN CALLAGHAN <BRENDANCALLAGHAN1@COMCAST.NET>
Sent: Tuesday, July 21, 2026 7:18 PM
To: 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>
Cc: Charlie Bishop <charlie.bishop@mymanatee.org>; cao@mymantee.org; Chris Callaghan <christinecallaghan@comcast.net>
Subject: Fair and equitable vacation rental regulation in Manatee County

> You don't often get email from brendancallaghan1@comcast.net. Learn why this is important

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Hello Members of the Manatee County Board of County Commissioners

Our names are Brendan and Christine Callaghan and we own a vacation rental home in Bradenton, Manatee County. We are aware of concerns raised by other residents about some vacation rentals and appreciate the time and effort invested by Commissioners in addressing those concerns. We fully support the Commissions work to ensure the safety and quality of neighborhoods and see these as shared values.

Having reviewed the proposed vacation rental ordinance, we respectfully ask Commissioners to give further consideration to a number of provisions that seem to establish burdensome restrictions on responsible property owners. Other Florida counties have successfully demonstrated that adopting a balanced approach that includes owner education, effective two-way communication, and targeted enforcement can protect property rights and deliver compliance rates above 95%.

We recently retired and invested a considerable portion of our retirement funds to purchase a home in Manatee County, understanding that Florida law recognizes the rights of owners to responsibly rent their homes. To prepare our home for rent we spent tens of thousands of dollars with local contractors, pool providers, landscaping companies and numerous other local businesses. We also employ a professional management team, a team of cleaners, maintenance craftsmen, pool maintenance techs and landscape gardeners. Now that our vacation rental is operational it is clear to us that our guests spend significant amounts at local restaurants, grocery stores, retail outlets and attractions all of which adds to our local economy and supports thousands of jobs.

Like the vast majority of other owners we strive very hard to be a good neighbor by maintaining our home in pristine condition, screening all guests, enforcing house rules , utilizing smart technologies and quickly responding to issues or concerns. So, as the Commission works to create a reasonable vacation rental ordinance we respectfully offer the following points for consideration:

- Target irresponsible owners through focussed enforcement, not responsible owners.

- Recognize that many rules already exist through State licensing, fire safety, building codes and nuisance ordinances.
- Base occupancy standards on recognized health and safety standards and consider occupancy based on square footage, not arbitrary limits - other locations have set occupancy rates at 1 guest per 150 sq ft for example.
- Give property owners an opportunity to address issues and protect due-process rights before imposing fines, suspensions or revocations.
- Promote and provide education and outreach before punitive enforcement.

Finally, we hope the Commission takes a balanced approach to establishing an ordinance that is fair, reasonable and protects neighborhoods without creating burdensome and expensive requirements for responsible home owners. Thank you for taking the time to consider our comments and thank you for your service to our Community.

Sincerely,

Brendan and Christine Callaghan

5819 2nd Ave Dr NW, Bradenton Manatee County

From: todd.wahl@itrip.net <todd.wahl@itrip.net>
Sent: Thursday, July 30, 2026 1:10 PM
To: Jason Bearden <jason.bearden@mymanatee.org>
Subject: Proposed Manatee County Short Term Rental regulations

> You don't often get email from todd.wahl@itrip.net. Learn why this is important

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Good afternoon.

I am writing to you regarding the new proposed Manatee County Short Term Rental regulations.

We have been in business and operating a short-term rental management company in the area for over 3 years. We have over 30 properties registered with the city and a dozen with AMI and Holmes Beach, so we have familiarity with the proposed “registration,” process.

Concerns we feel you should be aware of :

- Our homeowners are having significant issues making any profit due to rising insurance and tax expenses. Insurance rates have doubled in the last 3 years. Adding this additional cost will have a negative effect on our local economy.
- While we are very much on board with anything that gets the 5% of bad actors out the business, the penalty should not be burdened by the other 95% doing the right thing.
- Government cost. We witnessed the issues that the city of Bradenton had when implementing. They very much underscored the regulatory support they needed, which was not budgeted. Hence, I am confident that there needs to be additional budgets dollars added that will exceed current projections by 2 – 3-fold. From what I understand there is limited potential for using current resources for administrative and enforcement purposes.
- Provide a lower cost solution: In seeing this play out with other government authorities, I would propose you only charge $20 or $25 to have each STR register. No inspections, no additional requirements. Put all of your money into enforcement. Meaning if there is a noise violation the registered party needs to resolve or face a fine. If parking is being abused, same thing, you have the registered party to hold accountable. This also takes 80% of your cost out with inspections and front-end administration expenses and overhead.

I would be happy to discuss any of the above items at your convenience and we would support you either passing on the current proposed registration or look to reduce the taxation on our homeowners.

Thank you for the consideration.

Todd Wahl

President

Sarasota/Bradenton/Anna Maria Beaches

941-900-4331 ext 3

From: Pine Meadow HOA <pinemeadowhoa34209@gmail.com>
Sent: Thursday, July 30, 2026 8:42 PM
To: Tal Siddique <tal@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>
Subject: Support for Proposed STR Occupancy Limits with NW Neighborhood Dat

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Dear Manatee County Commissioners,

Our community supports the proposed Short-Term Rental ordinance, with the occupancy limit of **2 persons per bedroom + 2, with a maximum of 12 occupants**.

We maintain STR data for our neighborhood and are willing to share our real-world experience as you finalize this ordinance. We presented a Heat Map for Occupancy Impact at the July 28th Meeting. We updated the Heat Map to show the additional impact with STR Street Parking. Both Heat Maps are attached.

Our neighborhood has more than 26 STRs. The issue is not with most STRs, it is with the five highest-occupancy rentals.

Based on our experience:

- STRs with occupancies of 12 or fewer generate few complaints, and issues are typically resolved quickly with responsive local property managers.
- The five high-occupancy STRs (13–20 guests) generate the vast majority of recurring safety and quality-of-life complaints. Compliance with county ordinances and rental platform policies is inconsistent, complaint resolution is poor, and complaint volume continues to increase.
- Reducing overnight occupancy also reduces large outdoor gatherings that often lead to noise, parking, trash, and other neighborhood impacts.

The proposed occupancy limit is a practical, balanced solution. It improves safety and quality of life for both residents and guests while creating a more manageable environment for hosts, property managers, and county enforcement.

The impact is targeted:

- Approximately 20 STRs in our neighborhood would require no change.
- Only the five highest-occupancy rentals would be reduced to a maximum of 12 guests.

- The 75 single-family homeowners who chose this neighborhood for its quiet, residential character would benefit from fewer disruptions while responsible STR operators could continue operating successfully.

This proposal addresses the small number of properties creating the greatest impacts while preserving the character of a neighborhood that has been a highly desirable place to live for more than 35 years.

Thank you for your consideration.

Sincerely,

Martha Jane Flynn

Your Neighborhood Volunteer Board of Directors

Martha Jane Flynn, Dagmar Frank-Mairle, & Wilbur Miller

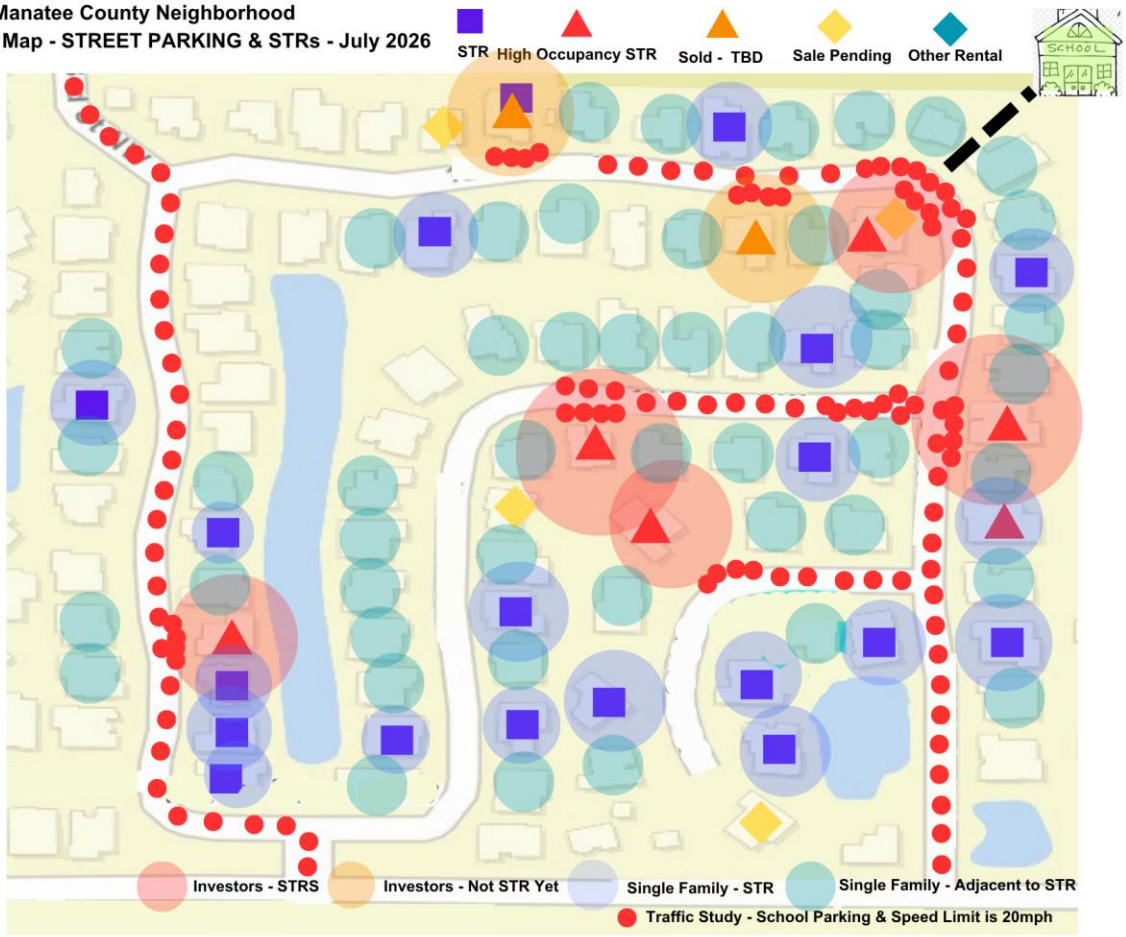
Pine Meadow Homeowners Association

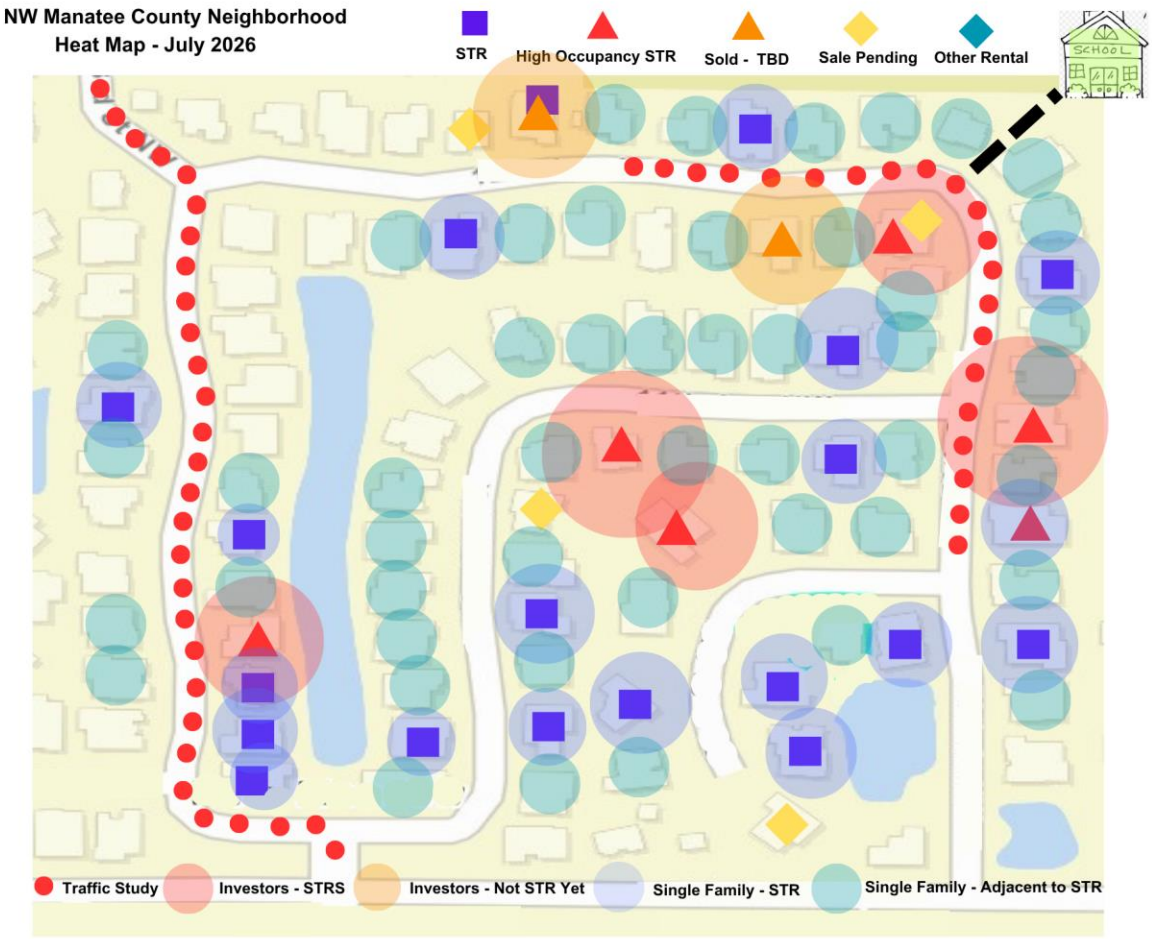
PO Box 14119

Bradenton, FL 34280-4119

Cell: 941-206-9007

NW Manatee County Neighborhood
Heat Map - STREET PARKING & STRs - July 2026




NW Manatee County Neighborhood
Heat Map - July 2026
STR
High Occupancy STR
Sold - TBD
Sale Pending
Other Rental
SCHOOL
Traffic Study
Investors - STRS
Investors - Not STR Yet
Single Family - STR
Single Family - Adjacent to STR

From: L L <lnladd@hotmail.com>
Sent: Thursday, July 30, 2026 12:20 PM
To: Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>
Cc: Charlie Bishop <charlie.bishop@mymanatee.org>; CAO <cao@mymanatee.org>
Subject: Email Trail for NOT allowing Sherrif's dept to gather data to forward to Code Enforcement

> Some people who received this message don't often get email from lnladd@hotmail.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.

All,

This is the email Trail I spoke of in the 7/28 meeting where Code Enforcement could **NOT** take info/pics/reports from the Mantee County Sherrif's dept for violations as they had to witness the infraction for themselves..

Unfortunately, as stated, Code enforcement hours at 08-1700 M-F and offenders are typically gone by Monday AM.

Statements to support Code Enforcements position are on the Pages 3 & 4 of the attached email trail and the snippet below is the specific responses you are looking for (I know you guys are VERY busy). I did not include these specific emails in my literature for the record on 7/28 because I didn't want to get Ms. Mendoza in any trouble.

I'm hoping this misunderstanding can be cleared up so Sherriff's deputies can gather data & forward to Code enforcement so that owners can be fined for the non-conforming code actions performed by their renters. I think this is another potential revenue stream to pay for enforcement; these weekenders do whatever they want and seemingly get away with it; owner takes no responsibility!

Camping in Driveway Email Trail with Code Enforcement

MM Michelle Mendoza <michelle.mendoza@mymanatee.org> Reply

To: You

You replied on Thu 7/9/2026 12:21 PM

Good afternoon,

The case was closed because, during my investigation I did not observe a recreational vehicle at the property. If you look up the case through the ACA Portal or Public Records, you will be able to view my inspection notes.

If this occurs on a weekend, you may contact the Manatee County Sheriff's Office (MSO) to determine whether it is something they can enforce. However, these types of issues typically fall under the jurisdiction of Code Enforcement.

Please note that I work for Manatee County Code enforcement. If your concern is with the fire department, you will need to contact that department directly.

Thank you.

Michelle Mendoza | Code Enforcement Officer I
Manatee County Government
Development Services Department | Code Enforcement Division
Mailing Address: P.O. Box 1000, Bradenton, FL 34205
Office Location: 9000 Town Center Pkwy, Lakewood Ranch, FL 34202
941-748-2071 (Office)
941-705-5479 (Cell)
https://www.mymanatee.org/departments/public_safety/code_enforcement

RE: ENF2606-0770

From: L L <lnladd@hotmail.com>
Sent: Monday, 27 July 2026 09:16:47
To: Michelle Mendoza <michelle.mendoza@mymanatee.org>
Subject: Re: ENF2606-0770

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.

What if a deputy from MC Sherrifs office was to submit the photographic evidence and perhaps a report - could you take action on what they provide? These folks are always gone by Monday please advise what is acceptable for Code Enforcement use

thank you

Laurie Dills

From: Michelle Mendoza <michelle.mendoza@mymanatee.org>
Sent: Monday, 27 July 2026 13:03:06
To: L L <lnladd@hotmail.com>
Subject: Re: ENF2606-0770

Not even evidence collected from the Sherriff's dept will prompt a violation ?????

Good afternoon,

We would need to see the violation, take photos, and conduct our own investigation.

Thank you,

I hope you will consider the occupancy tax similar to city of Anna Maria as I do feel guilty bothering the Sherrif's department with all this mess on their current budget; they should be paid for their help and the residents should not be burdened with business enforcement!

How to Pay for Cost of Enforcement?

The proposed Certificate of Registration fee to operate a Vacation Rental ($250 initial, $150 thereafter) is TOO LOW. **This doesn't begin to equal the burden put on the Manatee County Sherrif's Office and Code Enforcement.**

Proposal: Charge by occupancy $125-150 **per occupant** of STR.

- **Similar to Anna Maria** 2025-2026 rental registration is **$104.78 per occupant**
- "State law allows the city to cover the estimated annual costs incurred to **administer and enforce** the city of Anna Maria's **vacation rental ordinance**…"
- Reference Anna Maria Island Sun 2-26-25

Adopted by the commission on Feb. 13, the annual fee is set forth in Resolution R25-809. The new registration fee is $104.78 per occupant allowed according to the city's short-term vacation rental ordinance. The current fee for the 2024-25 rental registration period is $93.92 per occupant allowed.

Example:

- Using conservative # of 947 STRs in Unincorporated Manatee County
- Using Average rental of 8 occupants
- At $150 per occupant (based on larger coverage area than AMI)

947 x $150 x 8 = $1,136,400
947 x $125 x 8 = $947,000

Thank you for your time and action to rectify this position and thank you for your service to Manatee County

Laurie Dills

4711 22nd Ave W

Bradenton Fl 34209

Camping in Driveway Email Trail with Code Enforcement

From: L L <lnladd@hotmail.com>
Sent: Monday, June 22, 2026 12:12 PM
To: michelle.mendoza@mymanatee.org <michelle.mendoza@mymanatee.org>
Subject: ENF2606-0770

https://manateecountyfl.qscend.com/311/request/view/091c650f9ac64a38a9041ccc09ac3936

Michelle,
I was unable to add pics to my manatee 311 request, please add pics to Case Number: ENF2606-0770

Thank you
L. Dills

MM Michelle Mendoza<michelle.mendoza@mymanatee.org>
To: You

Flagged

You replied on Tue 6/23/2026 4:23 PM

Hello,

Your email has been received with the photos included.

Thank you,

Michelle Mendoza | Code Enforcement Officer I
Manatee County Government
Development Services Department | Code Enforcement Division
Mailing Address: P.O. Box 1000, Bradenton, FL 34205
Office Location: 9000 Town Center Pkwy, Lakewood Ranch, FL 34202
941-748-2071 (Office)
941-705-5479 (Cell)
https://www.mymanatee.org/departments/public_safety/code_enforcement

From: Michelle Mendoza <michelle.mendoza@mymanatee.org>
Sent: Friday, June 26, 2026 11:35:36 AM
To: L L <lnladd@hotmail.com>
Subject: RE: ENF2606-0770

Good morning,

Per the Manatee County ordinances:

- A restricted vehicle may be parked in a driveway temporarily for the purpose of cleaning, loading, or unloading materials in preparation for a trip or after returning from a trip. Such parking is limited to **two (2) occurrences within any thirty (30) day period**, and **each occurrence may not exceed three (3) consecutive days**.
- Manatee County also prohibits noise disturbances that unreasonably interfere with the peace and quiet of neighboring residents. If a generator is creating excessive noise, particularly during nighttime hours (generally after 10:00 p.m. or 11:00 p.m.), and its noise exceeds the applicable county standards, neighbors may file a nuisance complaint.

If the issue involves excessive generator noise or another active noise disturbance, please contact the **Manatee County Sheriff's Office**, as they are the appropriate agency to respond to noise complaints.

Thank you,

Michelle Mendoza | Code Enforcement Officer I
Manatee County Government
Development Services Department | Code Enforcement Division
Mailing Address: P.O. Box 1000, Bradenton, FL 34205
Office Location: 9000 Town Center Pkwy, Lakewood Ranch, FL 34202
941-748-2071 (Office)
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https://www.mymanatee.org/departments/public_safety/code_enforcement

Camping in Driveway Email Trail with Code Enforcement

LL L L

To: Michelle Mendoza

Reply Reply all Forward

Fri 6/26/2026 2:14

Flagged

3 attachments (5 MB) Save all to OneDrive Download all

Violation to camp in driveway. Need to get Code Enforcement to use Sherrif's pics/report or get someone to investigate on weekends

Michelle,
The camper was being used/slept in by renters on the driveway last weekend (note camper leveled, bump outs extended) . The generator noise was all night Sat & Sunday (attached pics taken Sat 6/20).

It was NOT used for the approved reasons you stated: "for the purpose of cleaning, loading, or unloading materials in preparation for a trip or after returning from a trip packing or unpacking" as 4707 22nd Ave West is an Airbnb and it was not the owner occupying the house or camper.
Is your process to contact the owner of the property and advise them of the restriction violation to prevent recurrence?
Unfortunately, these & other infractions happen over the weekend when Code Enforcement is closed. Just as other instances, the violation clears on Monday afternoon.

Please advise process going forward

Thank you for your time.

L.Dills

MM Michelle Mendoza<michelle.mendoza@mymanatee.org>

To: You

Once we visit the property and observe a violation, we will issue a Notice of Violation and contact the property owner.

If the violation occurs again after you have submitted a complaint through 311/Code Enforcement, please send me an email. I will do my best to address it as soon as possible.

Thank you,

Michelle Mendoza | Code Enforcement Officer I
Manatee County Government
Development Services Department | Code Enforcement Division
Mailing Address: P.O. Box 1000, Bradenton, FL 34205
Office Location: 9000 Town Center Pkwy, Lakewood Ranch, FL 34202
941-748-2071 (Office)
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https://www.mymanatee.org/departments/public_safety/code_enforcement

Camping in Driveway Email Trail with Code Enforcement

MM Michelle Mendoza <michelle.mendoza@mymanatee.org>

To: You

Reply

You replied on Thu 7/9/2026 12:21 PM

Good afternoon,

The case was closed because, during my investigation, I did not observe a recreational vehicle at the property. If you look up the case through the ACA Portal or Public Records, you will be able to view my inspection notes.

If this occurs on a weekend, you may contact the Manatee County Sheriff's Office (MSO) to determine whether it is something they can enforce. However, these types of issues typically fall under the jurisdiction of Code Enforcement.

Please note that I work for Manatee County Code enforcement. If your concern is with the fire department, you will need to contact that department directly.

Thank you.

Michelle Mendoza | Code Enforcement Officer I
Manatee County Government
Development Services Department | Code Enforcement Division
Mailing Address: P.O. Box 1000, Bradenton, FL 34205
Office Location: 9000 Town Center Pkwy, Lakewood Ranch, FL 34202
941-748-2071 (Office)
941-705-5479 (Cell)
https://www.mymanatee.org/departments/public_safety/code_enforcement

RE: ENF2606-0770

From: L L <lnladd@hotmail.com>
Sent: Monday, 27 July 2026 09:16:47
To: Michelle Mendoza <michelle.mendoza@mymanatee.org>
Subject: Re: ENF2606-0770

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.

What if a deputy from MC Sherrifs office was to submit the photographic evidence and perhaps a report could you take action on what they provide? These folks are always gone by Monday please advise what is acceptable for Code Enforcement use

thank you

Laurie Dills

From: Michelle Mendoza <michelle.mendoza@mymanatee.org>
Sent: Monday, 27 July 2026 13:03:06
To: L L <lnladd@hotmail.com>
Subject: Re: ENF2606-0770

Not even evidence collected from the Sherriff's dept will prompt a violation ?????

Good afternoon,

We would need to see the violation, take photos, and conduct our own investigation.

Thank you,

From: L L <lnladd@hotmail.com>
Sent: Monday, July 27, 2026 1:31 PM
To: Michelle Mendoza <michelle.mendoza@mymanatee.org>
Subject: Re: ENF2606-0770

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That doesn't make sense for weekend & holiday infractions.

Is the anyone available nights, weekends and holidays?

MM Michelle Mendoza<michelle.mendoza@mymanatee.org>
To: You

Rep

Hello,

You would have to speak with the lieutenant's. Please contact the office at 941-748-2071.

Thank you,

Michelle Mendoza | Code Enforcement Officer I
Manatee County Government
Development Services Department | Code Enforcement Division
Mailing Address: P.O. Box 1000, Bradenton, FL 34205
Office Location: 9000 Town Center Pkwy, Lakewood Ranch, FL 34202
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*****Unlicensed Contractor Hotline 941-749-3084*****

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

Email Trail with Code Enforcement- Sherrif's Dept cannot gather info to support complaint, won't use our evidence

From: L L <lnladd@hotmail.com>
Sent: Monday, June 22, 2026 12:12 PM
To: michelle.mendoza@mymanatee.org <michelle.mendoza@mymanatee.org>
Subject: ENF2606-0770

https://manateecountyfl.qscend.com/311/request/view/091c650f9ac64a38a9041ccc09ac3936

Michelle,
I was unable to add pics to my manatee 311 request, please add pics to Case Number: ENF2606-0770

Thank you
L. Dills

From: L L <lnladd@hotmail.com>
Sent: Thursday, July 9, 2026 10:26 AM
To: Michelle Mendoza <michelle.mendoza@mymanatee.org>
Subject: Re: ENF2606-0770

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.

Michelle,

If this occurs again on a weekend, should I call the sherriffs dept to take a picture? ENF2606-07700 was closed without a NOV to the owner who claimed he had "No idea" the camper was there and was unfamiliar with the Manatee County ordinances. He relies on Air BNB for rule enforcement.

The owner is here today if the Fire Department is available for an inspection.

He can be reached at

Marc Del Marmol 407-712-4451

thank you

L. Dills

Previous emails with W Manatee Fire Dept

4707 22nd Ave West has No license with DBPR and no Fire/Safety Inspection; has been Air BNB since purchase in 2024 by this owner, previous family property. See Attached Email trail with W Manatee Fire at end of this email trail with Code Enforcement

From: L L <lnladd@hotmail.com>
Sent: Thursday, July 9, 2026 12:22 PM
To: Michelle Mendoza <michelle.mendoza@mymanatee.org>
Subject: Re: ENF2606-0770

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.

Thanks Michelle unfortunately these things happen on Holidays and weekends when you guys are closed. If the sherrifs office takes a picture can you then issue a violation?

Get Outlook for Android

From: Michelle Mendoza <michelle.mendoza@mymanatee.org>
Sent: Thursday, 09 July 2026 12:04:24
To: L L <lnladd@hotmail.com>
Subject: RE: ENF2606-0770

Good afternoon,

The case was closed because, during my investigation, I did not observe a recreational vehicle at the property. If you look up the case through the ACA Portal or Public Records, you will be able to view my inspection notes.

If this occurs on a weekend, you may contact the Manatee County Sheriff's Office (MSO) to determine whether it is something they can enforce. However, these types of issues typically fall under the jurisdiction of Code Enforcement.

Please note that I work for Manatee County Code enforcement. If your concern is with the fire department, you will need to contact that department directly.

Thank you.

Michelle Mendoza | Code Enforcement Officer I
Manatee County Government
Development Services Department | Code Enforcement Division
Mailing Address: P.O. Box 1000, Bradenton, FL 34205
Office Location: 9000 Town Center Pkwy, Lakewood Ranch, FL 34202
941-748-2071 (Office)
941-705-5479 (Cell)
https://www.mymanatee.org/departments/public_safety/code_enforcement

RE: ENF2606-0770

From: L L <lnladd@hotmail.com>
Sent: Monday, 27 July 2026 09:16:47
To: Michelle Mendoza <michelle.mendoza@mymanatee.org>
Subject: Re: ENF2606-0770

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What if a deputy from MC Sherrifs office was to submit the photographic evidence and perhaps a report could you take action on what they provide? These folks are always gone by Monday please advise what is acceptable for Code Enforcement use

thank you

Laurie Dills

From: Michelle Mendoza <michelle.mendoza@mymanatee.org>
Sent: Thursday, July 9, 2026 12:38 PM
To: L L <lnladd@hotmail.com>
Subject: RE: ENF2606-0770

Good afternoon,

We would need to see the violation, take photos, and conduct our own investigation.

Thank you,

Michelle Mendoza | Code Enforcement Officer I
Manatee County Government
Development Services Department | Code Enforcement Division
Mailing Address: P.O. Box 1000, Bradenton, FL 34205
Office Location: 9000 Town Center Pkwy, Lakewood Ranch, FL 34202
941-748-2071 (Office)
941-705-5479 (Cell)
https://www.mymanatee.org/departments/public_safety/code_enforcement

**** Note Most Violations gone by the time Code Enforcement investigates them Mon-Friday 0800-1700

RE: ENF2606-0770

Hello,

You would have to speak with the lieutenant's. Please contact the office at 941-748-2071.

Thank you,

Michelle Mendoza | Code Enforcement Officer I
Manatee County Government
Development Services Department | Code Enforcement Division
Mailing Address: P.O. Box 1000, Bradenton, FL 34205
Office Location: 9000 Town Center Pkwy, Lakewood Ranch, FL 34202
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*****Unlicensed Contractor Hotline 941-749-3084*****

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From: L L <lnladd@hotmail.com>
Sent: Monday, July 27, 2026 1:31 PM
To: Michelle Mendoza <michelle.mendoza@mymanatee.org>
Subject: Re: ENF2606-0770

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That doesn't make sense for weekend & holiday infractions.

Is the anyone available nights, weekends and holidays?

Email Trail not properly Licensed, not Fire/Safety Inspected

Your name:	Laurie Dills
Your email:	Lnladd@hotmail.com
Phone number:	941-799-7203
Subject:	Verification of Short Term Rental License
Message:	Please advise if Short Term Rental at 4707 22nd Ave W, Bradenton, Fl 34209 is propertly licensed and inspected for fire safety. Thank you for your time

Reply / Manage

From: Jalex Leissler <beghtelj@wmfr.org>
Sent: Wednesday, June 24, 2026 7:49:40 AM
To: Lnladd@hotmail.com <Lnladd@hotmail.com>
Subject: Re: New form submission received: Contact Us

Good Morning, Ms. Dills,

The property you provided is not properly licensed as a short-term rental through the DBPR. West Manatee Fire Rescue has identified the property as a short-term rental and is in the process of attempting to contact the owners to arrange an inspection, however a fire safety inspection has not yet been performed on the property.

Jalex Leissler
Bureau Administrator
West Manatee Fire District
701 63rd Street West
Bradenton, FL 34209
941-761-1555 Fax 1-941-237-3935

From: L L <lnladd@hotmail.com>
Date: Wednesday, June 24, 2026 at 4:23 PM
To: Jalex Leissler <beghtelj@wmfr.org>
Subject: Fw: New form submission received: Contact Us

Jalex,

Yikes. That place has been rented practically every weekend for past 2 years. On memorial weekend there was a minimum of 12 cars 24hrs a day! Sooo glad nothing happened!

From: Jalex Leissler <beghtelj@wmfr.org>
Sent: Wednesday, 24 June 2026 16:29:49
To: L L <lnladd@hotmail.com>
Cc: Rodney Kwiatkowski <kwiatkr@WMFR.ORG>; Josh Adkins <Josh.Adkins@WMFR.ORG>
Subject: Re: New form submission received: Contact Us

I'm glad nothing bad has occurred. We are very interested in inspecting the property. Sometimes, however, it is difficult to get owners to schedule inspections without issuing a cease and desist, which we only like to use as a last resort. We're not looking to scare or punish people. Our goal is to make the places safe. I have Ccd our fire marshal, Rodney Kwiatkowski, in this reply as well as our Lieutenant Inspector, Josh Adkins, to make them aware of this issue. We will follow up on this property. Thank you for bringing it to our attention.

Jalex Leissler
Bureau Administrator
West Manatee Fire District
701 63rd Street West
Bradenton, FL 34209
941-761-1555 Fax 1-941-237-3935

Outlook

Re: New form submission received: Contact Us

From L L <lnladd@hotmail.com>
Date Wed 6/24/2026 4:31 PM
To Jalex Leissler <beghtelj@wmfr.org>
Cc Rodney Kwiatkowski <kwiatkr@WMFR.ORG>; Josh Adkins <Josh.Adkins@WMFR.ORG>

Thank you for your assistance!

From: L L <lnladd@hotmail.com>
Sent: Thursday, July 30, 2026 12:42 PM
To: Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>
Cc: Charlie Bishop <charlie.bishop@mymanatee.org>; CAO <cao@mymanatee.org>
Subject: Residents are leaving..... Businesses are moving in

> Some people who received this message don't often get email from lnladd@hotmail.com. Learn why this is important

CAUTION:This email originated from an external source.
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All,

I have attached a letter from Scott & Michele Boyes (permission was given to forward) for your consideration. These are long term residents who have just recently left our neighborhood for the STR protection of an HOA; I left Holmes Beach for the same reason. As you hear in each meeting, there are many of us who love Manatee County for what it was and could be, a peaceful, lovely collection of neighborhoods where you can raise your family AND grow old in peace.

Please consider what these businesses are doing to our Residential NEIGHBORHOODS and stop the loss of character while it is still possible.

I hope that none of you live next door or near to these "bad actor" businesses and if you do, you undeniably understand the pain of your constituents.

Thank you for your consideration of the thousands of your constituents who are being overrun with Vacation Rentals.

WE are not on Vacation, WE LIVE HERE and have to put up with our loss of livestyle; that is what is forgotten!

Thank you for your consideration and service to the community,

Laurie Dills

4711 22nd Ave W

Bradenton FL 340209

25 July 2026

Scott and Michele Boyes
2211 50th Street W
Bradenton, FL 34209

Re: Concerns Regarding the Impact of Short-Term Rentals in Our Neighborhood

Dear County Commissioners,

We are writing as longtime residents to express our growing concern about the increasing number of short-term rentals (STRs) in our neighborhood and the impact they have had on our quality of life.

When we purchased our home, we chose this neighborhood because it was a quiet residential community where neighbors knew one another, watched out for each other, and took pride in maintaining their homes. Over time, however, the character of our neighborhood has changed dramatically as more homes have become short-term vacation rentals.

While we understand that property owners have rights and that tourism is an important part of our local economy, there must also be consideration for the residents who live in these neighborhoods year-round.

The increase in STRs has resulted in frequent turnover of unfamiliar guests, increased traffic, parking congestion, noise, late-night gatherings, overflowing trash, and a noticeable decline in the sense of community that once existed. It has become increasingly difficult to know who is in the neighborhood at any given time, creating concerns about security and reducing the feeling of stability that permanent residents value.

Perhaps the greatest loss has been the disappearance of neighbors. Instead of families putting down roots, we now have a revolving door of vacationers. The relationships and community spirit that once defined our neighborhood have steadily eroded.

Sadly, these changes have played a significant role in our decision to sell our home and move into a community governed by a homeowners association. We never imagined we would leave because of the neighborhood itself, yet we now feel an HOA offers the protections and stability that our current community no longer provides.

We encourage the Commission to consider stronger regulations that balance tourism with the rights of permanent residents. Measures such as limiting the concentration of STRs within residential neighborhoods, requiring local property management contacts, enforcing

occupancy and parking limits, strengthening noise enforcement, and ensuring meaningful penalties for repeat violations would help preserve the character of our communities.

Residential neighborhoods should remain places where families can build lasting relationships and enjoy a peaceful quality of life. We hope you will carefully consider the cumulative impact that the growing number of short-term rentals is having on the people who call these neighborhoods home.

Thank you for your time, your service to our community, and your consideration of this important issue.

Respectfully,

Michele Boyes

Scott and Michele Boyes

From: Matt Middlebrook <matt.middlebrook@airbnb.com>
Sent: Tuesday, August 4, 2026 8:47 PM
To: Reviewer on Call <revieweroncall@mymanatee.org>; Bobbi Roy <bobbi.roy@mymanatee.org>
Subject: Parrish, FL short term rental regulations

> You don't often get email from matt.middlebrook@airbnb.com. Learn why this is important

CAUTION:This email originated from an external source.
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I am writing to ask whether short term rentals like Airbnb are prohibited in the Parrish area of unincorporated Manatee County. If not, is a permit required to operate one? Also, if someone is a tenant in an apartment can they rent their place out occasionally on Airbnb or VRBO if they have their landlord's permission? Thank you in advance for any information you can provide.

Matt

From: John McNaught <john@coastalbreezegetaways.com>
Sent: Wednesday, August 5, 2026 8:24 AM
To: Tal Siddique <tal@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; CAO <cao@mymanatee.org>
Subject: Please Build a Vacation Rental Ordinance for Unincorporated Manatee County - Not Another Community

> You don't often get email from john@coastalbreezegetaways.com. Learn why this is important

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Dear County Commissioners and County Attorney,

As the County continues developing its vacation rental ordinance for Unincorporated Manatee County, I want to encourage you to take a thoughtful, locally focused approach to the regulations ultimately adopted.

I recognize that some form of vacation rental ordinance is likely to move forward. My concern is not simply whether the County regulates vacation rentals, but how those regulations are developed and whether they actually address the problems occurring here in Unincorporated Manatee County.

I strongly encourage the County not to simply copy and paste an ordinance from another city or county.

Every community is different. Housing density is different. Tourism patterns are different. Property sizes are different. Neighborhoods are different. Complaint volumes and types are different. Even the resources available for enforcement can vary significantly from one jurisdiction to another.

A regulation that may have been created to address a specific problem somewhere else does not automatically make it appropriate for Unincorporated Manatee County.

Instead, I believe each major provision in the proposed ordinance should be tied to a clearly identified local problem and supported by local data. Before imposing an occupancy restriction, for example, the County should be able to explain what specific problem that restriction is intended to solve and why the proposed limit is reasonable. The same standard should apply to parking requirements, inspections, registration requirements, fines, suspension provisions, and every other significant restriction being considered.

If noise is the problem, address noise.

If parking is the problem, address parking.

If trash is the problem, address trash.

If a small number of irresponsible operators are repeatedly creating problems, create effective tools to hold those operators accountable.

But regulations should be narrowly tailored to the actual issue rather than using vacation rental status itself as a substitute for identifying problematic behavior.

Unincorporated Manatee County has an opportunity to create a balanced ordinance that protects residents, gives enforcement staff practical tools, preserves private property rights, and allows responsible vacation rental operators to continue contributing to our local tourism economy.

That requires more work than adopting language written for another community, but I believe the residents and property owners of Unincorporated Manatee County deserve an ordinance developed specifically for Unincorporated Manatee County.

I respectfully ask that, as you evaluate each provision, you ask a simple question:

What specific problem in Unincorporated Manatee County does this regulation solve, and what local evidence demonstrates that this regulation is necessary?

If there is not a clear answer to that question, I believe the provision deserves further consideration before becoming law.

Thank you for your time and for your work on this issue.

Sincerely,

John McNaught
Resident & Vacation Rental Owner
Unincorporated Manatee County - District 3

Best Regards,

John McNaught
🌴 *Coastal Breeze Getaways, LLC*
📞 (407) 970-4502
📧 John@CoastalBreezeGetaways.com
📍 Bradenton, Florida
📸 Instagram | 📘 Facebook | 🌐 Website

From: Jared Housier <jared@sohosold.com>
Sent: Tuesday, August 11, 2026 12:44 PM
To: Jared Housier <jared@sohosold.com>
Cc: 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: Opposition To Short Term Rental Restrictions On Table in Manatee County

> You don't often get email from jared@sohosold.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 Members of the Board,

I'm writing to respectfully oppose the proposed short-term vacation rental ordinance that staff has been directed to develop following the Board's June 16 meeting.

My name is Jared Housier. I just acquired a property in unincorporated Manatee County that I intend to operate as a responsibly managed, fully licensed vacation rental. I have a direct stake in how this policy develops, and I wanted to share my perspective before staff brings a formal proposal back to the Board.

I understand the concerns driving this discussion — noise, parking, and overcrowding at a small number of poorly managed properties are real problems, and neighbors who've experienced them deserve a response. But I don't believe a new county-wide licensing bureaucracy is the right tool to solve it. The county already has noise ordinances, parking regulations, and fire and property maintenance codes on the books. What's missing isn't more rules — it's consistent enforcement of the ones that already exist.

With more than 4,500 active short-term rentals in the West Manatee Fire District alone, a new registration, inspection, and permitting regime would impose meaningful new costs and paperwork on thousands of responsible owners in order to address a relatively small number of problem properties. Even members of the Board raised this concern at the June 16 meeting — Commissioner Siddique noted he would only support the idea if it relied on existing resources rather than new hires, and Commissioner Ballard flagged real doubts about the county's ability to enforce it without additional staffing. Those are the right questions to be asking, and I'd encourage the Board to let the answers guide the outcome: if the county can't clearly show how this will be funded, staffed, and enforced without shifting costs onto owners and guests, it shouldn't move forward.

It's also worth weighing what short-term rentals contribute to this county before adding new costs and friction to operating one. Vacation rentals bring visitor spending into neighborhoods that hotels and resorts don't reach — money that flows to local restaurants, charter captains,

marinas, and retailers, along with tourist development tax revenue that supports county services. Nationally, Airbnb alone reported that guests spent nearly $30 billion on stays booked through the platform in just the first quarter of 2026. Manatee County, with its beaches, boating access, and proximity to Anna Maria Island, captures a meaningful share of that demand. A licensing structure that makes it harder or more expensive for small owners to operate risks shrinking that inventory and pushing visitor spending — and the tax revenue that comes with it — to neighboring counties with lighter regulatory footprints.

There's also a useful precedent close to home. When the City of Bradenton drafted its own short-term rental ordinance in 2022, the original proposal included requirements — a mandatory landline phone in every rental, a running two-year ledger of every guest's contact information — that hosts, and eventually the City Council itself, recognized as impractical and disproportionate to the problem being solved. Both provisions were stripped out before the ordinance passed. I'd encourage the Board to learn from that experience rather than repeat it.

I'd flag that its occupancy formula — based strictly on bedroom count — can unfairly cap larger, well-equipped homes below what they could safely and comfortably accommodate. Second, a minimum-stay requirement, an idea raised by a resident at the June 16 meeting, would likely do less to solve the noise and party-crowd complaints driving this discussion than its proponents expect, while meaningfully reducing the shorter weekend and long-weekend visits that make up a large share of the county's tourism traffic — and the spending that comes with it.

Respectfully,
Jared Housier

Public Comment

Manatee County Government

Submitted On:
Aug 24, 2026, 01:19PM EDT

Full Name	**First Name:** Scott **Last Name:** Boyes
Email	scott777boyes@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Short-term Rental Ordinance
Comment	I want to talk about another side of the short-term rental issue that I don't think gets enough attention: what happens when the people who have lived in a community for years decide they can no longer stay. I know this issue is often presented as a question of property rights. And those rights are important. But we also need to recognize that homeowners have a right to expect that the residential neighborhood they chose to live in will remain a residential neighborhood. My concern is that when short-term rentals become too prevalent, the people who have invested years in their homes and their neighborhoods can eventually feel like they no longer recognize the place they live. Neighbors they knew are replaced by a constant rotation of visitors. The quiet residential street becomes a vacation destination. Parking increases. Noise increases. There are strangers coming and going. And the feeling that you are part of a permanent community begins to disappear. At some point, some homeowners simply say, "This isn't what I signed up for." And they leave. They may sell their home and move into a community with an HOA because they believe the rules and restrictions will give them the stability and predictability they can no longer find in the neighborhood they originally chose. Think about what that means.

A person can live in the same community for 10, 20, or 30 years, pay their taxes, maintain their property, contribute to local organizations, support local businesses, know their neighbors—and then feel that the only way to regain a sense of community is to move somewhere with stricter rules.

That should concern all of us.

Because this isn't simply about whether someone can rent their house for a weekend.

It's about whether the cumulative effect of hundreds of individual decisions is changing the character of an entire community.

We should not have to choose between property rights and community rights.

We can protect both.

Reasonable regulations can allow responsible homeowners to participate in short-term rentals while preventing residential neighborhoods from becoming dominated by transient lodging.

And I would ask the Commission to think about the residents who are quietly leaving—not because they don't love their homes, but because they no longer feel comfortable in the community surrounding them.

Those people are rarely the loudest voices in this debate.

But they matter.

Their decision to leave is a signal that something has changed.

We should not wait until established neighborhoods have been transformed, long-term residents have moved away, and community connections have been lost before we decide that some reasonable boundaries are necessary.

A community isn't just a collection of houses.

It's the people who stay, the neighbors who know one another, and the sense of belonging that develops over time.

Please help us protect that.

Thank you for your time and consideration.
Scott Boyes

Public Comment

Manatee County Government

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Please help us protect that.

Thank you for your time and consideration.
Scott Boyes

Public Comment

Manatee County Government

Submitted On:
Aug 25, 2026, 08:27AM EDT

Full Name	**First Name:** Martha Jane **Last Name:** Flynn
Email	pinemeadowhoa34209@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	August 25, 2026
Topic/Agenda Item	Future Agenda Item - Short Term Rentals - Costs
Comment	Good morning, Commissioners, My name is Martha Jane Flynn, Pine Meadow Homeowners Association, Inc, and I have lived in Pine Meadow, NW Bradenton for over 20 years. We are feeling the strain of short-term rental STR's in our neighborhood with day and night amplified music and pool parties, bouncing sports balls, shouting and screaming, lots of street parking, and piles of trash. Last week, we had STR issues related to street parking and ambulance access and aggressive guests trespassing to retrieve sports balls kicked over fences. Our guess, we may have up to 29 STRs in our neighborhood including a few new, high occupancy STRs offering 2 - 3 day rentals for 16+ guests. The new, high occupancy STRs are game-changers and have pushed us over the edge; neighbors' ability to safely enjoy their own home is compromised. The cost of managing short-term rentals badly is much more expensive than managing them well. The same issues are repeated with almost every new guest rental. A costly loop looks like this: A neighbor files a complaint, Manatee County (MCSO and/or code enforcement) investigates, a warning is issued, the noise stops for the night, the case closes, and the cycle repeats with the next guest check-in. Costly loops are not resolving problems, they drain county staff hours and waste taxpayer money. Hold STR homeowners accountable. Did you know the STR homeowner is not notified regarding noise complaints, it is the guest only? We support the Manatee County Commissioners in their effort to draft and pass an STR Ordinance that includes: STR Registration, Permit & Safety Inspections, Occupancy Max (based on bedrooms not beds or square footage), STR Hotline, On-site Guest Parking, Trash Management and Homeowner Consequences for non-compliance. We believe we can do better protecting the peace and quiet of our neighborhoods, significantly reduce the administrative burden on our hard-working county staff, and make this system entirely self-funding

through operator compliance fees. Let’s do it!
Thank you for your time, your leadership, and your commitment to keeping our neighborhoods safe and peaceful.

Public Comment

Manatee County Government

Submitted On:
Aug 25, 2026, 10:52AM EDT

Full Name	**First Name:** Diana **Last Name:** Adams
Email	dadamm@aol.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Future Agenda Item- Short Term Rental Incompatibility With Residential Neighborhoods
Comment	We would like a reduction in short-term rental occupancy to levels consistent with other residences in our neighborhoods. Daily and weekly occupancy of more than eight people per residence is not compatible with our neighborhood. The currently high occupancy of 10- 35 plus guests per hotel house contributes to excessive trash, water use, noise, and traffic. These rentals average approximately five vehicles per stay, creating additional traffic, parking demands, and disruption for neighboring residents. The average turnaround at these houses in our neighborhood is 3 days. Resort-style yards, which are not consistent with the character of the neighborhood, have had a significant impact on nearby residents. All-night lighting, basketball and pickleball courts, playgrounds, other recreational areas, and outdoor televisions create ongoing noise and activity. Guests are encouraged to use these outdoor amenities throughout the night, and many regularly do so, disrupting the peace and quiet of neighboring homes. While property owners may state that they are properly managing their rentals, many neighbors would disagree. We are frequently disrupted by disrespectful guest behavior, which at times has become a safety and security concern for residents. We would like to see a clear plan for how the county will enforce a short-term rental ordinance when there is already a clear lack of enforcement of current ordinances, which would be useful when dealing with disrespectful hotel guests.

NW Bradenton Neighborhood - Sep 2026

There are 26 STRS within 1000' of Stewart Elementary School

35 residential homes are adjacent to at least 1 STR, 11 residential homes are adjacent to 2 or 3 STRs

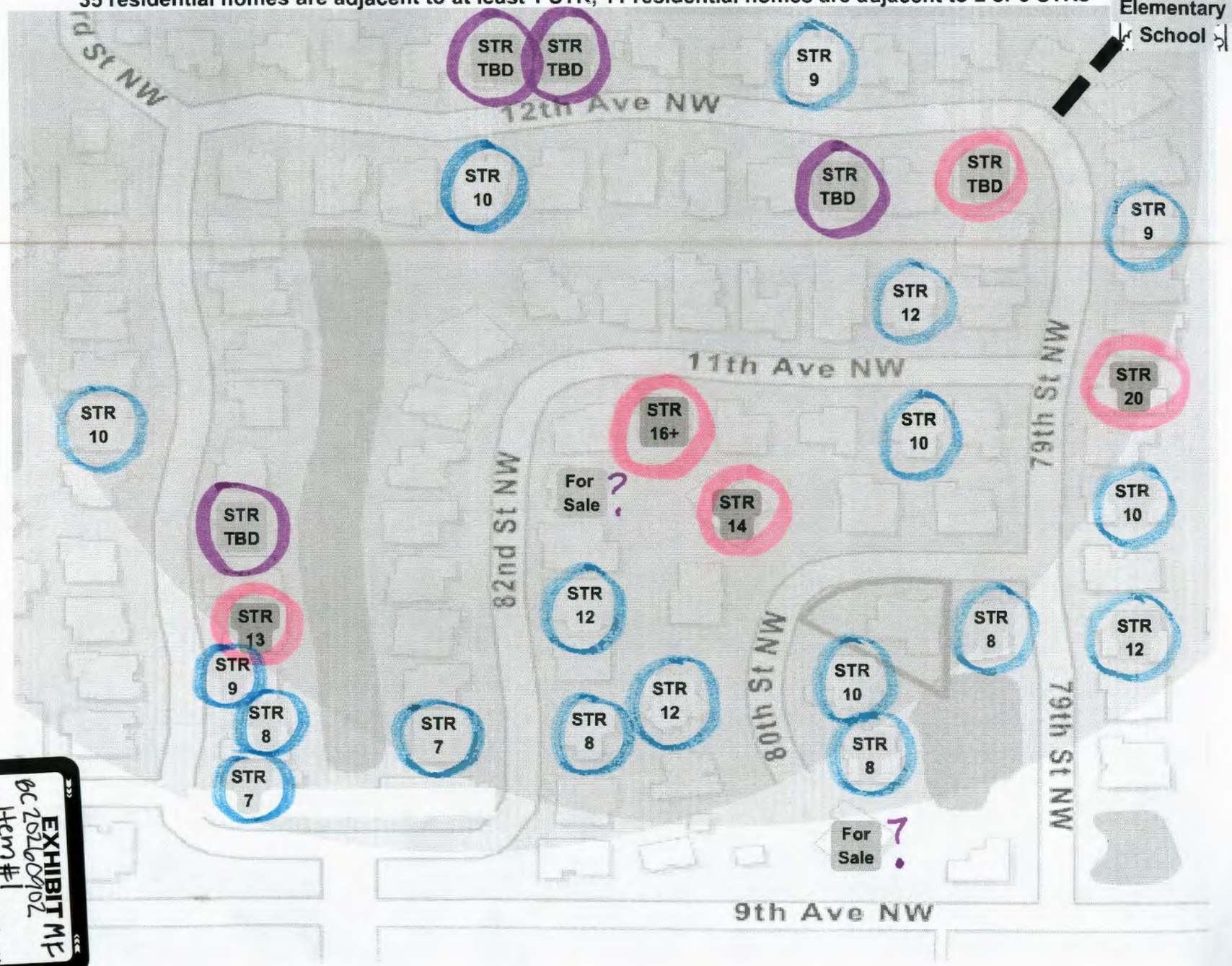


EXHIBIT MK
BC 20260902
Item #1
mar 09/02/2026

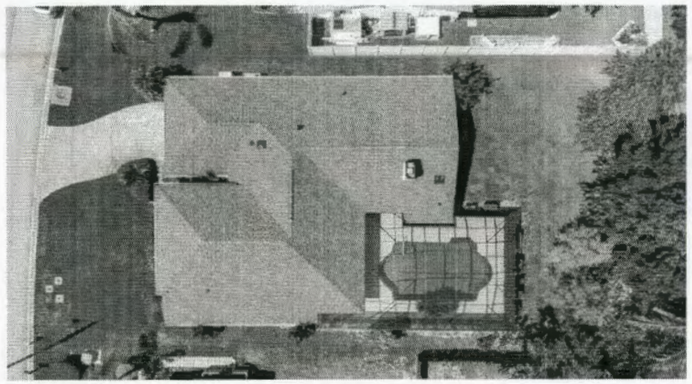
Homes to HOSTRs

NW Bradenton

Case Study 2

Sep 2026

EXHIBIT MF
BC-2026-0902
Item #1
P.P. 09/02/26



HOA

- Has HOA: No

Step 1
House for Sale
Sep 2025

'Coastal Living Just Minutes from the Bay & Beaches Welcome to Pine Meadow, where every day feels like a vacation. This spacious 4-bedroom, 3-bath home with a den is perfectly situated less than 3 miles from Palma Sola Bay and under 6 miles to the pristine Gulf beaches—giving you endless opportunities for morning kayak trips, evening beach walks, and everything in between.

Zillow last checked: 2 hours ago
Listing updated: September 23, 2025 at 10:13pm
Listed by: Echo Balser PA 941-720-4861, COLDWELL BANKER REALTY 941-759-6777
Bought with: Jean Green, 3524999
IMPACT REALTY TAMPA BAY
Source: Stellar MLS, MLS#: A4602597 Stellar MLS Originating MLS: Sarasota - Manatee

4 beds

3 baths

2,614 sqft

Step 2 – Renovation to STR

4BR/3BA to 6BR/3BA
2 Car Garage to No Garage

4 beds **3** baths **2,614** sqft

1 King bed

Full over Full

2 Full Beds

1 Queen Bed

Full over Full Bunk Beds

2 Full Beds and 2 Twin Beds

Entire home in Bradenton, Florida

16+ guests · 5 bedrooms · 12 beds · 3 baths

The space

This 5-bedroom home plus bonus bunk room offers plenty of sleeping space:

- Bedroom 1: 1 King bed with ensuite bathroom
- Bedroom 2: Full-over-Full bunk bed
- Bedroom 3: 2 Full beds (share a hall bathroom with bedroom 4)
- Bedroom 4: 1 Queen bed
- Bedroom 5: Full-over-Full bunk bed with nearby hallway bathroom

Bonus Bunk Room (Climate Controlled Game Room)

- Two built-in bunk beds (Full on bottom, Twin on top for each)
- Projector and pull-down screen
- Arcade machine and air hockey

Step 3 - Rent it!

Min stay 3 nights

16+ guests, $45 adult/night

Meet your host

1284

4.84★

4

$2,024 for 3 nights

Entire home in Bradenton, Florida

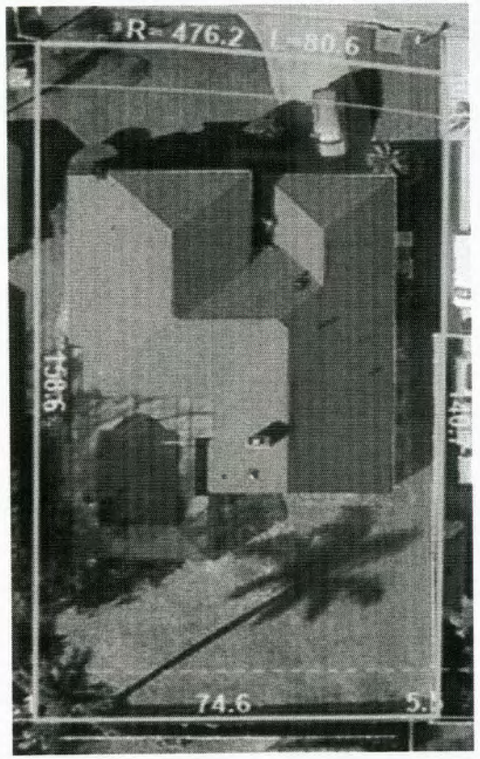
16+ guests · 5 bedrooms · 12 beds · 3 baths

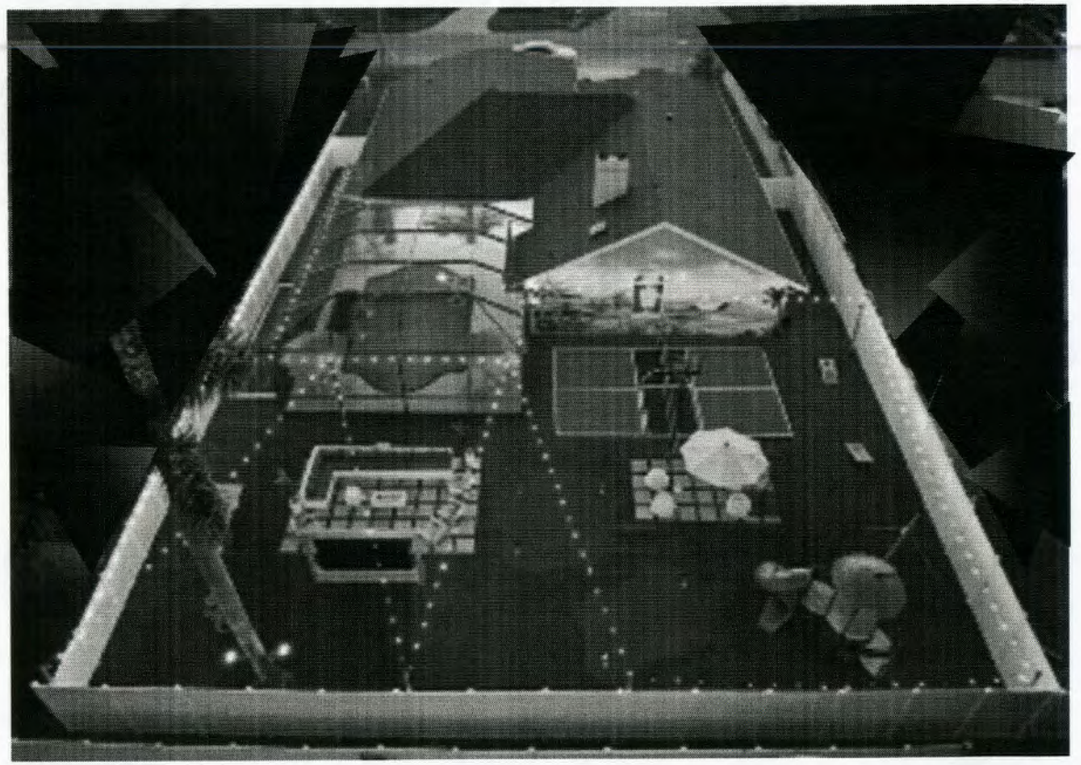
$2024/3 nights = $675 per night

$675/16 guests = $45 per adult per night

Welcome to your Bradenton Resort! A fun-filled 5 bedroom, 3 bathroom home + bonus bunkbed room that sleeps up to 16 adults or up to 20 with kids! This spacious Bradenton home is designed for groups and families looking for entertainment, relaxation, and close proximity to Anna Maria Island and IMG! Featuring a private heated pool, a backyard packed with pickleball, golf, and a bunk bed game-room with additional sleeping space, this home is perfect for an unforgettable and timeless Florida stay!

Before & After Backyard – No Permits? Any Hurricane Preparedness Plan?





Note: Next door neighbors did not give permission to include their homes in the rental site advertisement

Rental Platform House Rules & Safety

Same as Neighborhood ASK! ☆
Community Support for Neighbors Too! ☆
(☆ = Not Working)

Safety & property

Avoid surprises by looking over these important details about your host's property.

Safety devices

- Exterior security cameras on property ☆
  "For security purposes only, on the side and front of the house."
- Carbon monoxide alarm installed
- Smoke alarm installed
- Noise decibel monitors on property ☆

Parking and facilities ☆

- Free parking on premises

Before you leave

- Gather used towels
- Throw trash away ☆
- Turn things off
- Lock up

House rules

You'll be staying in someone's home, so please treat it with care and respect.

Note from Neighborhood:
You'll be staying in a residential neighborhood, please treat it with care and respect☺

Checking in and out

- Check-in after 4:00 PM
- Checkout before 10:00 AM
- Self check-in with keypad

During your stay

- Pets allowed
- Quiet hours ☆
  10:00 PM - 8:00 AM
- No parties or events ☆

House Rules

published on the rental platform...

- ❑ Yes, this is a large outdoor entertainment area. Please see the photo →
- ❑ Yes, that is an outdoor movie theater, fire pit, and large group seating for 13+ guests (House sleeps up to 20 guests & outside guests are allowed)
- ❑ Yes, that is elevated lighting, uplighting, video & sound equipment
- ❑ Yes, you can see the neighbors' homes are close by
- ❑ Yes, movie sound, lighting, and large group entertainment areas disturb the neighbors' ability to enjoy their property.
- ❑ Yes, the homeowner has 'House Rules' that meet or exceed neighborhood expectations for guests →
- ❑ Yes, the issues are reported to the homeowner, property manager, and host
- ❑ Yes, the issues are reported to Manatee County
- ❑ No, there is no lasting resolution – the issues repeat with almost every guest

📌 House Rules

This home is equipped with outdoor security cameras and noise-detection hardware (which does not record audio) that monitors high noise levels.

Breaking any of the house rules—such as having unregistered guests, hosting parties, allowing unregistered pets, engaging in illegal activity, smoking indoors, or violating quiet hours—can result in the immediate cancellation of your reservation without a refund.

Please be respectful of the property, furnishings, quiet hours, and neighbors to ensure a positive stay.

• Parties, events, and large gatherings are strictly prohibited• Quiet hours: 10 PM – 8 AM

Permits?

4 beds | **3** baths | **2,614** sqft

From Sale to STR

Entire home in Bradenton, Florida

16+ guests · 5 bedrooms · 12 beds · 3 baths

Outdoor Features

- Private heated swimming pool with spillover waterfall!
- Practice size Pickleball / mini basketball court (17x28 ft, not full size)
- 5-hole mini golf course
- Outdoor movie projector with pull-down screen
- Ping pong
- Kids playset
- Cornhole
- Bocce ball
- Giant Connect 4
- Outdoor seating and gathering space
- Propane fire pit
- Spacious backyard for group activities

The space

This 5-bedroom home plus bonus bunk room offers plenty of sleeping space:

- Bedroom 1: 1 King bed with ensuite bathroom
- Bedroom 2: Full-over-Full bunk bed
- Bedroom 3: 2 Full beds (share a hall bathroom with bedroom 4)
- Bedroom 4: 1 Queen bed
- Bedroom 5: Full-over-Full bunk bed with nearby hallway bathroom

This looks like Bedroom #6

Bonus Bunk Room (Climate Controlled Game Room)

- Two built-in bunk beds (Full on bottom, Twin on top for each)
- Projector and pull-down screen
- Arcade machine and air hockey

Values | Land | Buildings

Permit	Issued	Purpose	Description
COBLD2504-2815	05/23/2025	ALUMINUM SCREEN ROOM	NCRQD: Aluminum screen enclosure over existing concrete/existing footer/ POOL OLD/ LOT 18 PINE MEADOW SUB
COBLD2412-3731	12/17/2024	REROOF/ROOFING MEMBRANE	Roof replacement

Permits with new homeowner since Sept 2025?

Additional neighbor concerns:

- Size & material for sports court? Sports balls...
- Back yard elevation with fill/drainage easement?
- Additional fence? Elevated lighting?
- Garage conversion necessitates Street Parking?
- Proximity to elementary school
- Trash management?/Hurricane Preparedness?

Good/Better/Best ASK...
Establish STR Ordinance for UMC

- **RECOGNIZE THE PROBLEM**
  - Unincorporated Manatee County (UMC) residents are suffering from unresolved STR concerns including **Noise, Lighting, Street Parking, Trash, Trespassing, and Permits.**
- **PRIORITIZE A STR ORDINANCE**
  - Adopt an STR Ordinance for **Unincorporated Manatee County (UMC)** consistent with proven **best practices, including those used in HOLMES BEACH.**
- **ADDRESS THE MOST COMMON CONCERNS**
  - **Permits & Licensed Contractors** — Verify additions, bedrooms, bathrooms, recreation areas, setbacks & property lines.
  - **Noise Disturbances** *(02-21)* — Protect residents' right to an environment free from excessive noise.
  - **Sports Courts & Lighting** *(511.11)* — Unlighted courts with required **5' property-line setback**.
  - **Nighttime Trespass & Glare** *(05-37)* — Prevent floodlights, spotlights & amenity lighting from spilling onto neighboring properties.
  - **Trash / Sanitary Nuisance** *(386-041)* — Address conditions that attract **rats, flies & mosquitoes** and threaten public health.
  - **1990 Land Use Questions** *(89-01 / 90-01)* — Review and resolve applicable land-use and property-use questions.
- **GOAL**
  - **Protect UMC residents • Establish clear STR standards • Enforce consistently • Resolve complaints promptly**

Manatee County's response ...after 270 days

Neighbors did their job ...

- **Followed county instructions for public safety concerns**
- **Reported concerns** to homeowner, property manager, guests, voluntary HOA, Manatee County, and Rental Platform (Airbnb)
- **Results to-date**

Concern	Resolution
State Licensing	**No Resolution**
Safety Inspection	**No Resolution**
Permits	**No Resolution**
Noise	**Thank you! MCSO is Making a Difference!**
Trash	**No Resolution**
Street Parking	**No Resolution**
Large Gatherings >20 People	**No Resolution**
Elevated Lighting & Lit Sports Courts	**No Resolution**
Sports Balls & Trespassing	**No Resolution**

Immediate Ask ...
30 – Day Community STR Challenge

We could start START TOMORROW!

- **311:** All STR complaints → STR Team
  911: Emergencies only
- **CASE → TRIAGE → RESPOND → RESOLVE**
  - Document complaint, resident concern & evidence
  - Establish STR Team response protocol
  - Track every case to resolution
- **RESPONSE GOALS**
  - **Noise / Lights:** 1 Hour • 24/7
    Parking: 1 Hour • Critical Obstructions – Blocked fire hydrant, driveway, mailbox, etc.
    Trash: Same Day as Collection
    Permits / Contractors: 24 Hours
- **3-STRIKE ESCALATION**
  - **1. Warning → 2. Fine → 3. Suspension Notice**
- **30-DAY REVIEW**
  - Measure response times, resolutions, repeat violations, resident concerns & STR activity.
- **OUTCOME:**
  - Data-driven recommendations for a long-term Manatee County STR solution.

Florida term	Plain-English summary
Vacation rental	A **single-family, 2-, 3-, or 4-family house or dwelling unit** that is also a **transient public lodging establishment** and isn't a timeshare. **F.S. §509.242(1)(c).**
Transient public lodging establishment	A dwelling/unit/building that is **rented more than 3 times per year for periods under 30 consecutive days**, **or** is advertised/held out as regularly rented for periods under 30 days. **F.S. §509.013(4)(a)1.**
Transient occupancy	**Temporary occupancy.** Florida specifically says occupancy of a dwelling unit at a **vacation rental** is transient unless a written rental/lease agreement expressly states the unit is the guest's **sole residence**. **F.S. §509.013(12).**
Transient	A **guest in transient occupancy**. **F.S. §509.013(13).**
Nontransient occupancy	Occupancy that is **not temporary**. For a vacation rental, it is generally not treated as nontransient unless a written rental/lease agreement expressly states that the unit is the guest's **sole residence**. **F.S. §509.013(15).**
Nontransient public lodging establishment	A unit/building rented for **at least 30 consecutive days**, or advertised/held out as regularly rented for at least 30 days. **F.S. §509.013(4)(a)2.**

EXHIBIT E.D
BC20260902
Item #1
Table 09/2/26

Hotel shall mean any building or portion thereof, or a group of buildings which provides two (2) or more lodging units for **transient occupancy** on a daily, weekly, or similar short term basis. Hotel shall include but shall not be limited to motel, inn, motor inn, motor lodge, tourist cabin and tourist court....

Lodging shall mean establishments that provide sleeping accommodations such as, but not limited to, **hotel, motel**, and timeshare, which often include a restaurant and other on-premise amenities to be used by the guests.

Lodging Places shall mean the use of land, structure or buildings for the provision of lodging, including, but not limited to, boarding, camps, dormitories and **hotels / motels**.

Bed and Breakfast shall mean any building of residential character or portion thereof which provides lodging with no more than eight (8) rental room units for **transient occupancy** on a daily or weekly basis, where food may be served family style and not from a menu.

Group Housing shall mean any premises where the principal use involves the provision of two (2) or more residential units for **transient or permanent occupancy**. The term group housing shall be deemed to include rooming and boarding house, hospital guest house, fraternity or sorority houses, dormitories, convents, monasteries, retreat houses or camps, farmworker housing and similar uses, **but shall not be deemed to include hotels, boatels, nursing homes, or emergency shelters.**

Dwelling shall mean a conventional or manufactured, detached or attached structure constituting a single, independent, habitable unit used for, or intended to be used for, living, sleeping, sanitation, cooking, and eating purposes by **one (1) family only**, for owner occupancy or for rental, lease or other occupancy on a weekly or longer basis, and containing kitchen, sanitary and sleeping facilities not shared by any other such unit. **A dwelling shall not include hotels, boatels, rooming or boarding houses, dormitories, fraternity or sorority houses, lodging houses, guest houses, nursing homes, transient or any temporary lodging, boarding or rooming building or structure designed for transient residence.**

	Land Use	RSF (Single Family)	RMF (Multi-Family)
Residential Use	Single Family, Detached **Dwellings**	P	P
	Single Family, Attached **Dwellings**	X	P
	Multiple Family **Dwellings**	X	P
	Group Housing	X	P
Commercial Services	**Bed and Breakfast**	SP	P
	Lodging Places: Boarding House	X	P
	Lodging Places: Hotel / motel	X	X
	Lodging Places: Dormitories	X	P

The Proposed Occupancy Limit: Wrong Code, and a Preemption Problem

Proposed Short-Term Vacation Rental Ordinance · Unincorporated Manatee County · Prepared for the STR Workshop

The issue. The staff proposal sets maximum occupancy at 200 square feet per person, citing Florida Building Code (FBC) Table 1004.5. There are two problems. **First**, FBC 1004.5 is a means-of-egress design factor, not an occupancy standard, and it is the wrong code volume for most vacation rentals. **Second**, Florida's purpose-built occupancy standard for vacation rentals is not merely the correct citation; it is a **ceiling the County may not exceed**. A stricter local limit is likely preempted, and a neighboring county is being sued over exactly this.

Why FBC 1004.5 is the wrong citation

1. **It measures exits, not occupancy.** Table 1004.5 lives in Chapter 10, Means of Egress. Its factors size a building's exits and are a minimum design figure for egress; as applied, occupant load "is not a fire-capacity limit" and does not cap how many people may occupy a home. Using it as a maximum inverts its function.
2. **It is the wrong code for most STRs.** Chapter 10 is part of the Florida Building Code, Building volume, which governs commercial and multifamily structures. Detached one- and two-family dwellings, the majority of vacation rentals, are regulated under the Residential volume, which does not use occupant-load factors at all. (Confirm at FBC 101.2.)
3. **A purpose-built standard already exists.** Rule 69A-43.018, F.A.C. (the State Fire Marshal's Uniform Fire Safety Standards for Transient Public Lodging Establishments) sets maximum occupancy for one- and two-family dwellings licensed as public lodging at 150 square feet of gross floor area per person. It is occupancy-specific, written for vacation rentals, and is the correct citation.

Why a stricter limit is likely preempted

Rule 69A-43.018 is part of the state's uniform firesafety standards; it is a *firesafety standard*. Section 633.206(2)(b), Florida Statutes, provides that **"a local authority may not require more stringent uniform firesafety standards"** than the state's (except for sprinklers). An occupancy limit that allows fewer guests than the state's 150 sq ft per person (as both the 200 sq ft proposal and a "2 per bedroom" cap would) is more stringent than the state standard, and therefore preempted.

The statutory chain is direct: § 509.242 (a vacation rental is a public lodging establishment) → § 509.032(7)(a) (its regulation is preempted to the state) → § 633.206 (uniform firesafety standards apply to transient lodging, and a locality may not be more stringent) → Rule 69A-43.018 (150 sq ft per person).

Which code governs. The Building Code cannot set this limit. Under § 553.73(1)(c) the Florida Building Commission "may not adopt a fire prevention or lifesafety code," and § 553.73(1)(d) resolves any code conflict in favor of the greatest life safety; the Attorney General has held (AGO 93-40) that the state's uniform firesafety standards supersede local building-code requirements. Occupancy of a licensed vacation rental is a firesafety standard (Rule 69A-43.018), so the Fire Marshal's 150 sq ft figure controls; FBC 1004.5 is an egress-design factor, not a competing occupancy limit.

A neighboring county is already in court over this

In *Greenwater Vacations LLC v. Pinellas County* (Sixth Judicial Circuit; amended complaint filed February 23, 2026), a homeowner is challenging Pinellas County Ordinance 25-15, which caps occupancy at two persons per bedroom plus two (not to exceed ten), as preempted by the state's 150 sq ft standard. Pinellas is one of the models cited in the County's own workshop materials. The plaintiff's example: a 4,064 sq ft, five-bedroom home allowed **27 people** under the state standard is cut to **10 to 12** under the ordinance. The suit is unresolved, and the plaintiff seeks attorney's fees under § 57.112, Fla. Stat. Adopting a similar cap would expose the County to the same challenge, and, if it loses, to the challenger's legal fees.

Recommendation

Set maximum occupancy by Rule 69A-43.018, F.A.C., at one person per 150 square feet of gross floor area. It is the state's purpose-built standard for transient public lodging, and because it is a uniform firesafety standard, it is also the most stringent limit the County may lawfully impose under § 633.206(2)(b). Bradenton, Largo, and Walton County all use the 150 sq ft figure; the 200 sq ft factor, drawn from an egress table, is the outlier.

Sources: §§ 509.242, 509.032(7)(a), 553.73(1)(c)–(d), 633.206(2)(b), 57.112, Fla. Stat.; Rule 69A-43.018(5), F.A.C.; AGO 93-40; Florida Build 1004.5 & § 101.2; Greenwater Vacations LLC v. Pinellas County, No. 25-006501-CI (Fla. 6th Cir., am. compl. Feb. 23, 2026).

EXHIBIT J.M
BC20260902
Item #1
9/2/26

34205, FL

Save

Share

EXHIBIT N.N
BC2026 0902
Item #1
map 9/2/26

Good Morning,

My name is Gene Nicholson. I live in the Pine Meadow Subdivision. We are an HOA with no deed restriction authority.

My purpose today is to propose a requirement for all owners and managers of Airbnbs and other short-term rental properties (STRs) to conduct background checks on all their occupants. I propose this with the hope that sex offenders, child molesters, drug dealers, prostitutes, etc., will not be able to move into STRs. Specifically, I am asking that background checks be done on all short-term renters. In addition, I am suggesting that a certification process be implemented to assure that these background checks have been completed.

You all have already been advised of the many problems of partying, cars, trash backup and overall wreckage of our once peaceful neighborhood.

As you can see in the highlights A, B and C, Stewart Elementary, Palma Sola Elementary, and King Middle Schools are all within proximity to our neighborhood. A main objective when I moved here was the short walking distance from my house to these schools available to my adopted (now 14-year-old, special needs) granddaughter. *We also have a park, at least 1 child care facility and 3 elderly assisted living facilities, where people walk and sit outside. (consider taking this out?)*

Florida Statute 775.215 prohibits anyone convicted of certain sexual crimes from living within 1,000 ft of a school. This is not a hard distance, and local municipalities can extend that range. For this law to be effective, it appears to me that background checks in STRs need to be mandatory for all occupants of these rentals. I am asking the commission to make it the responsibility of all hosts, owners, and responsible agents to complete background checks on all guests who will be staying or visiting our communities and that a process be enacted to certify compliance. STRS should not be used as a loo

EXHIBIT N.N
BC20260902
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around existing proximity rules. It is noteworthy that at least 30 states have passed laws preventing these types of people from residing with specified distances of designated places.

As you can see, the Governor finds it serious enough to impose the death penalty on qualifying cases.

Over the last year, I have read numerous stories of Airbnb rentals across the country being used for prostitution, drug trafficking, gang activity, and shootings. Recently, in Minnesota, a guest was charged with attempted assault on a 7-year-old. I have much more to add, such as what pickleball noise or 12 basketballs bouncing at the same time does to a dog or autistic child or someone with PTSD or chronic migraines.

I have had to move my granddaughter to a quieter place in the house and insulate everything I can to keep my home calm and quiet.

QUESTIONS:

In closing, I ask you to consider your own neighborhood. What if your neighbors moved away and their homes were converted into short-term rentals, or mini hotels, replacing your neighbors with strangers and transients? How would you feel about your kids playing in a cul-de-sac, or your elderly parents going for a walk when their neighborhood has become a revolving door of strangers?

It has been suggested that I move. My wife and I are both in our mid-70s and raising our 14-year-old special needs granddaughter. We both have cancer. Moving is not that easy.

Please see your way to help us.

Sincerely,

Do you know this person? Neither do I.

These guests arrived after dark in 5 different vehicles. After their arrival, for the next 24 hours they did not come outside but a couple of hours after we loaded our car and left on a trip my neighbor contacted me to see if we had guests staying at our home. We had no idea who this person was, but we watched her on camera walk from the rental to our front walk, stand there for approximately 5-10 minutes and walk directly back to the short-term rental. She did not knock on our door; she did not walk down the street or to any other neighbor's house. Our blinds were open, with a vehicle in the driveway. Was she checking to see if anyone was home and waiting for someone to come outside and confront her? Were these guests planning on breaking into our home or stealing items from our back yard or boat? We felt so uncomfortable we returned home.

EXHIBIT D.A
BC20260902
HCm#1
pic 9/2/26

Sec. 2-21-34. Prohibited acts. The occurrence of the conditions, acts or omissions as described in subsections (1) or (2) of this section shall constitute a violation of this article. Requirements in any one of said subsections stand alone. Measurements described in subsection (2) shall constitute *prima facie* evidence of a violation of this article. However, such measurements are not necessary for enforcement of this article, *i.e.*, neither sound measurements and maximum permissible sound levels as provided in subsection (2) nor any other type of sound measurement are necessary to prove a violation of subsection (1) of this section so long as evidence exists sufficient to establish that the sound constitutes a noise disturbance pursuant to the applicable standard of proof.

(1) *Noise disturbance.* Notwithstanding any other provision of this article, and in addition thereto, it shall be unlawful for any person to make or continue, or cause or permit to be made or continued, any noise disturbance, as defined in Section 2-21-31.

(a) *Standards.* The standards to be considered in determining whether a violation of subsection (1) of this section exists ~~may include, but shall not be limited to, the~~ must include consideration of one or more of the following factors:

1. The sound level ~~volume~~ of the noise.
2. The intensity of the noise.
3. Whether the nature of the noise is usual or unusual.
4. The volume and intensity of the ambient ~~noise~~ sound, if any.
5. The proximity of the noise to residential sleeping facilities.
6. The nature and zoning of the area from which the noise emanates.
7. The nature and zoning of the receiving land.
8. The time of the day or night the noise occurs.
9. The duration of the noise.

Here is just a sample of guest complaints:

Your guest is trespassing. Your guest is climbing over our fence. Your guest is walking their dog in the middle of my front yard. Your guests have been screaming steadily for 3 hours, 6 hours, we can hear them inside our home. Your guests are playing music so loud that our walls are vibrating. All day. All night. Your guests are so loud we had to move our BBQ indoors. Your guests are having a drunken all-night party. Your guests are drunk and now they are driving down our street. Your guests almost hit me in the face with a golf ball that left a huge dent in my shed. Your guest put a ding in my boat with a golf ball. Your guest hit a golf ball into our pool while we were in the pool. Your guest hit our house with a golf ball- I have collected a basket of golf balls. Your guest almost hit me in the head with a baseball - I have collected a basket of baseballs. Hours of bouncing basketballs. Hours of pickleball noise. The list goes on.....

Registering and paying for enforcement is part of the cost of doing business.

Currently, the only onsite management is the neighborhood and the sheriff's Dept.

Having strict enforceable rules for guests is not limiting anyone's residential use of property while they are operating a business in a residential neighborhood. An ordinance will not affect a responsible business owner.

We are no longer the "friendly city", we are exhausted. The public commentor at yesterday's meeting was a perfect example of the toll that noise alone is taking on the health of our residents. We are tired of bearing the burden of these investments. These disrespectful guests are not welcome. Short-term rentals without responsible management are a threat to our residents and our neighborhoods well-being.

EXHIBIT
BC 20260902 DA
Item #1
Letter 9/2/26

MANATEE COUNTY GOVERNMENT
Capital Improvement Plan
FY2026 - FY2030

Category: Wastewater **Subcategory:** Wastewater Treatment
Project Title: Southwest Water Reclamation Facility Expansion to 18 MGD
Department: Utilities
Project Mgr: Jim Renneberg
Infra. Sales Tax: -
Project #: PJ6110783 **Status:** Existing

Comprehensive Plan Information

CIE Project: Yes
LOS/Concurrency: Yes Project Need: Growth, Deficiency

Project Location

District 4 5101 65th Street West, Bradenton

Description and Scope

The SWWRF expansion will address several components of the treatment plant to provide enhanced biological treatment as well as increase hydraulic capacity of those processes. The improvements will include: flow splitter box improvements, rerouting internal recycle, equalization tank and pump station improvements, Modified Ludzack-Ettinger (MLE) process improvements including addition of a swing zone in the anoxic tanks, simultaneous nitrification – denitrification (SND) with ammonia based aeration control (ABAC), Return Activated Sludge (RAS)/Waste-Activated Sludge (WAS) piping improvements, installation of up to 3 MGD of Aerobic Granular Sludge (AGS) treatment system on the north side of the plant with new feed pump station, turbo blowers and buffer tanks, filter improvements including conversion to cloth media, new chemical storage and feed system adjacent to the filters, capacity improvements to the effluent pump station, electrical system improvements to support the plant modifications, standby power improvements, upgrades to the associated instrumentation and Supervisory Control and Data Acquisition (SCADA) systems to include process monitoring and control and network system improvements to support the plant improvements.

Rationale

Influent flows and loadings have increased at an accelerated rate over the past several years and the Southwest Water Reclamation Facility (SWWRF) is nearing its Average Annual Daily Flow (AADF) capacity. The expansion will provide the necessary improvements to expand facility capacity to 18 Million Gallons per Day (MGD) AADF.

Schedule of Activities

Activity	Start	End	Amount
Design:	10/23	03/25	26,099,470
Land:	-	-	-
Construction:	10/25	12/28	155,524,000
Equipment:	-	-	-
Project Mgt.:	10/23	12/28	11,576,530
Total Budgetary Cost Estimate			193,200,000

Annual Operating Budget Impacts

Category	Fiscal Year	Amount
Personal:	-	-
Non-Personal:	-	-
Operating Capital:	-	-
Operating Total:		-
Revenue:		-
Net:		-
Initial Year Costs:	-	-

Funding Strategy

Facility Investment Fees, Utility Rates

Programmed Funding

Actual	Budget	FY2026	FY2027	FY2028	FY2029	FY2030	FY26 - 30 Total	Future	Grand Total
00,713	28,072,000	50,550,000	114,578,000	-	-	-	165,128,000	-	193,200,000

Means of Financing

Funding Source	
All Prior Funding	28,072,000
Debt Proceed Funds - Utilities	121,746,800
Facility Investment Fees - Wastewater Funds	7,330,000
Water and Wastewater Rate Funds	36,051,200
Total Funding:	193,200,000

EXHIBIT LD
BC 2026 0001
Item #1
CIP
9/2/24

Bullet list for 9-2-26 meeting

Laurie Dills

District 3

Public comment for 9-2-26 Work Session

Ord 13

- Reviewing Public comments and data gathered by Manatee County, I am struck by the following:

Florida Alliance for Vacation Rentals ("FAVR") claims additional Manatee County Certification $$ & regulations would place "significant burdens on lawful property owners". Who do they propose will pay for enforcement of hotels in residential neighborhoods? The Manatee County citizens who challenged their 401K to purchase and remodel their own slice of "Florida heaven" or the businesses themselves? Who should pay for the enforcement of bad actors. The Choice is clear- STR OWNERS should pay for the businesses "giving them a bad name." – $600 (incl inspector) Not too high < 1 week rental

– more than "a headache"
"Blitz The Bad Actors"

– yearly inspections for Safety of renters
* Real TAX Bad Actors

Hidden Impacts- Infrastructure What Happens to systems designed for 3-4 occupants when 22 are present?

- More Electricity used
- More Water used
- More Sewage to treat

Storm water
Run off

What is the cost to Manatee County Taxpayers?

Put up Southwest Water Reclamation Facility Expansion on overhead

- New Developments must present impact studies; where are the impact studies of the rapidly rising number of STRs in Mantee County?

Please limit the number of occupants to 8 to prevent quickly outgrowing our infrastructure & future projects.

Thank you for your time

* Police to carry decibel Meters – Code Enforcement M-F NO weekends or holidays

If time
- Voters 3K renters < STR owner
- How many voters in MC – Sign & note 2/voters per Household
- Need Inspections for life safety – People are staying there!
- 600 too high?

EXHIBIT LD
BC 20260902
HCM #1
comment 9/2/26

PLEASE HELP US BE A GOOD NEIGHBOR BY KEEPING *OUTDOOR NOISE TO A MINIMUM*

NO LOUD MUSIC AT ANY TIME

POR FAVOR, AYÚDENOS A SER UN BUEN VECINO MANTENIENDO EL RUIDO EXTERIOR AL MÍNIMO

NO HAY MÚSICA ALTA EN NINGÚN MOMENTO

QUIET HOURS

9:00 PM - 8:00 AM

EXHIBIT
BC20260902 C.N
HCM #1
poster 9/2/26

Manatee County Sept 2, 2026 Supplementary Documentation

In this document: Reviews, notes, and messages from our guests and their experience during their visit submitted by hosts in Manatee County:

2/13/26 - 2/15/26

Sign our Guestbook

Martinez Family.

Don't forget to review us online but feel free to leave a little note for us and future guests here.

Thank you for an unforgettable family celebration. We loved your Beautiful & fun home. It was very comfortable and clean. We are definately coming back! Your attention to detail is fantastic and very much appreciated. As a multigenerational family with various ages and physical abilities, we appreciate your home away from home. Until next time

Blessings,

The Martinez family

EXHIBIT L.C
BC 2026-0902
Item #1
Letters 9/2/26

12/30/25 - Wonderful time @ your beautiful home! Everything we needed to make for a wonderful Christmas vacation! The Christmas tree was amazing
Thanks so much —
Jelene and Mark Backman
MN

Sign our Guestbook

Don't forget to review us online but feel free to leave a little note for us and future guests here.

Thank you so much for having us! We had a wonderful time. Everything was spotless, beautifully decorated, and super clean. We would definitely love to stay there again!

The Padilla Family
Poinciana, FL

Sign our Guestbook

Don't forget to review us online but feel free to leave a little note for us and future guests here.

My family and I Loved this place, for the moment I walk in, feel all the good and sunny vibes, this house is perfecly comfort, style and praticallity, making it an ideal choice for families or anyone seeking an elegant place to rent

with Love:

Leslie E. Torres Piña and her family

9/21/2025

E.T.P.

(Yelaine Piña, Enrique Naranjo, Ingrit L., Ana, Beatriz, Leriss, Angel, Gabriel)

Thank you!!

From: Karla
Hawthorne, New Jersey
Dec 2025

We had the best stay at Liz's house. The house is beautiful, just like in the pictures, everything was clean and super organized. The pool was spectacular and my children enjoyed it very much. The location was great, close to many beaches like AMI and Coquina (15 minutes away), shops, and restaurants. I would definitely love to be her guest again in the future. I 100% recommend this Airbnb.

From: Helen
London, United Kingdom
April 2026

Our family trip staying in [redacted] was fantastic! We are a family of 11 from grandparents to young children and toddlers and it was absolutely as described and perfect for us all The bedrooms were beautiful, bathrooms spotless with lots of lovely linen and the kitchen / garage fully equipped with everything we would need. Play room for children worked very well too The pool and garden had lots of toys and games suitable for all ages , adults enjoyed the pickleball! The pool was secure and safe , the water warm and clean and lots of toys to use, hosts were very responsive to our questions and I know if we had problems (we didn't) they would have been helpful We used the app/ book for local recommendations for restaurants and beaches. Tide tables was a favourite and ***Manatee Beach*** *great for us all Thank you for a wonderful stay making family memories celebrating our 40 anniversary Helen & Chris*

From: Carrie
Connecticut, United States
July 2026

We had such a wonderful stay and would absolutely recommend this Airbnb! The home was spotless, comfortable, spacious, and stocked with the essentials we needed. The pool was one of the highlights of our trip. We loved spending our days and evenings swimming and playing games, enjoying dinner and relaxing by the pool. We also fell in love with beautiful ***Manatee Beach****, which was just a short drive away. The location was fantastic—close to the beach, restaurants (****Wicked Cantina*** *was amazing!!) and everything we wanted to do, while still being peaceful and quiet. The hosts were friendly, responsive, and made the entire experience seamless from check-in to check-out. We truly felt at home here and made so many wonderful family memories. We would happily stay here again and highly recommend it to anyone visiting the area! Thank you!*

From: Henny And Lauren
Charlotte, North Carolina
April 2026

*We had a fantastic stay!! It's situated just **7 minutes from AMI** where you have a number of **white sandy beaches** to choose from. The water is turquoise blue, absolutely beautiful. Don't miss the sunset at **Bean Point**! You can walk to the bay from the house, only 5 minutes, or walk/drive down to the **Nature Preserve** and take advantage of the trails. The house itself is fabulous! We used the pool each day. There's plenty of space for families. Propane grill, fire pit, & multiple outdoor seating options. The kitchen is well equipped for cooking. We made breakfast everyday and a big Italian dinner one night. There is laundry on site, though you'll need to run the spin cycle a few times. Also, pro tip-make sure the shower handle in the main bathroom is at 5:00 to access hot water. Bradenton is a wonderful town. Everyone we encountered was friendly and hospitable. **1 hour from the FL Aquarium, 2 hours from Universal Studios. We did both comfortably**. Just book it!*

From: Tracy
Huntsville, Canada
August 2026

"5 stars!!! We were a party of 6, with 2 grandparents, 2 adults in their 30's and two children ages 7 and 10. We all had an amazing time trying out all the fun activities, and there is something for everyone! The girls would rather be here than at the beach, and had so much fun! Everything is so well equipped, from the kitchen, to the board games, the outdoor games and activities, beach supplies, and even toiletries! Everything is exactly as described, and such a lovely place for a family vacation. We will definitely be back with more family next time! Nels was amazing to deal with and very responsive to my communications. Thank you for a wonderful stay!"

From: Cindy
Savannah, Georgia

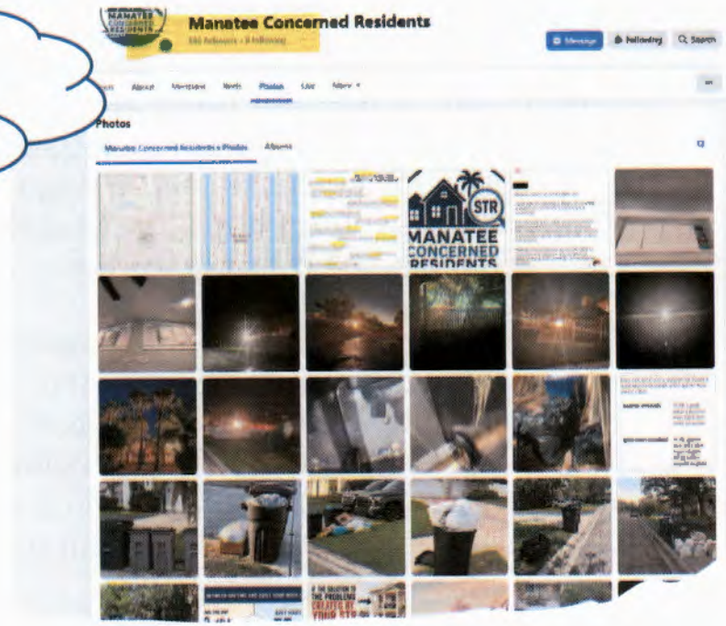
"We had a wonderful stay! This home is exceptionally family-friendly with an amazing selection of toys, games, and activities that kept our children entertained. The pool is beautiful, clean and perfect for relaxing. Everything you need for an stress-free vacation is provided. We would recommend it to all families especially with children.

From: Veronica
"This home was a dream come true for the kids."

The kitchen had all supplies you would need as did the rest of the house. Finally the host Nels is extremely attentive and helpful."

From: Marissa
Auburndale, Florida
"Our stay at the Underwater Hideaway was absolutely perfect! We only live about an hour away but wanted to go somewhere last minute for my husband's 40th birthday. We celebrated here with a big group of family and friends. There was plenty of room to sleep and with 21 people it did not feel crowded in the rooms or common areas at all. The house is spotless and stocked with everything you can think of. Plenty of towels, board games, blankets, pillows, shampoo/conditioner., body wash and extra toiletries in case you forgot anything. You can tell Nels & Corrie are very thoughtful and considerate people. We didn't leave the house all weekend because there is just so much to do and keep you occupied. All of our kids really enjoyed themselves. 10/10 recommend. Nels was very quick to respond and kept in touch all weekend. We were honestly blown away at how cool and fun the place is. Definitely ruined any stays anywhere else because this one will be very hard to beat!!!"

Nearly 900 Followers.
The problem is real!



Please check our community Facebook page –
Manatee Concerned Residents that clearly shows that resort style amenities, high occupancy and density STRs currently ARE NOT ALLIGNED with Residential Compatibility RSF zones.

EXHIBIT LK
BC20260902
Item #1
P.P. 9/2/26

Legal Framework.

Manatee County's Land Development Code**(LDC)** (Chapter 2, Section 200)—adopted in Ordinance 90-01 (1990) and reinforced by Ordinance 93-035 (1993)—defines "Dwelling" and "Family" as requiring non-transient occupancy, explicitly excluding transient lodging.

These definitions predate the 2011 preemption, providing a historical basis to state that **transient uses were never permitted in standard residential zones.**

Formula for our county legal approach

LDC = specifies zones where STRs can operate
Ordinance = how they can operate in allowed zones

Information Classification: General

AN IMPACT ON OUR NEIGHBORHOOD — ON ANY GIVEN DAY

El Conquistador • 11 short-term-rental properties reviewed

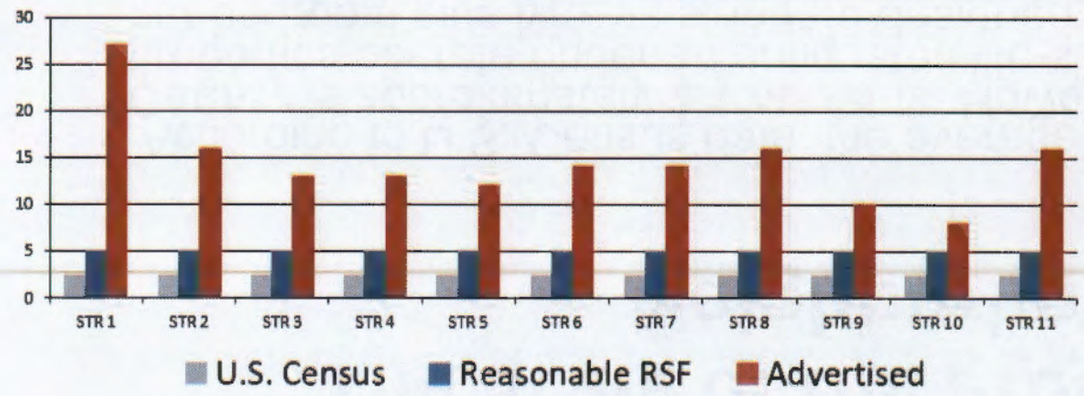
The 11 properties represent a potential advertised capacity of 159 guests — versus 26.4 people using the supplied U.S. Census occupancy figure.

NORMAL RESIDENTIAL
26.4
people across 11 homes

REASONABLE RSF
55
people across 11 homes

ADVERTISED CAPACITY
159
potential guests across 11 homes

Occupancy comparison by property



THE SCALE OF THE DIFFERENCE

REASONABLE RSF VS. CENSUS
+28.6 PEOPLE | +108%
26.4 → 55 people across 11 properties

ADVERTISED VS. CENSUS
+132.6 PEOPLE | +502%
26.4 → 159 potential guests

ADVERTISED VS. REASONABLE RSF
+104 PEOPLE | +189%
55 → 159 potential guests

Source: user-provided El Conquistador table. "Advertised capacity" reflects the occupancy shown in the table, not measured actual daily occupancy. Census and reasonable RSF figures are used as comparison assumptions supplied by the presenter.

nformation Classification: General

Our neighborhood aerial image of 2 streets in El Conquistador showing 8 (9?) STRs in the two streets with 18 homes. That's is nearly 50% density. There are additional 3 STRs on the 3rd street in this neighborhood (not on this aerial photo).

Information Classification: General

How we go from being residential home to 16 guests resort. This is how- closed garage door, line of unlicensed work trucks, and a little lie "IMG family will be moving next to you".

House Listed for Sale – 3bd,3bth

No permits posted, converted – 6bd, 4bth

House for Sale Jan 2026

Details

- Parcel number: 6145505191
- Zoning: RMF6
- Special conditions: None

3 beds **3** baths **2,116** sqft

HOA

- Has HOA: No

Permits?

3 beds **3** baths **2,116** sqft

About this space

NONE

Entire home in Bradenton, Florida

Before & After Backyard

Information Classification: General