



May 14, 2026 - Planning Commission

Subject

Generic Public comment submitted

Category

ANNOUNCEMENTS

Briefings

None

Contact and/or Presenter Information

Action Requested

Enabling/Regulating Authority

Applicable Advisory Board

Background Discussion

Attorney Review

Instructions to Board Records

Cost and Funds Source Account Number and Name

Amount and Frequency of Recurring Costs



Public Comment

Submitted On: May 13, 2026, 07:10AM EDT

Manatee County Government

Full Name	First Name: GLEN Last Name: GIBELLINA
Email	Glengibellina@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	May 14, 2026
Topic/Agenda Item	FUTURE AGENDA ITEMS
Comment	<p>I am submitting into the record Kimley-Horn's own marketing materials, which provide a chilling look at why this firm is fundamentally unfit to author Manatee County's Comprehensive Plan.</p> <p>In their own words, Kimley-Horn tells developers: "Return on investment is your top priority" and "Maximizing the value of your property starts with quality design... and timely permitting."</p> <p>By awarding this firm the contract to update our "Constitution of Land Use," you have hired a firm whose primary loyalty is to the 90% of their "repeat clients" who are private developers. This is not a theory; it is their stated business model.</p> <p>Consider the following contradictions:</p> <ol style="list-style-type: none"> 1. Environmental Protection vs. Developer Ease: While the Comp Plan should protect our wetlands and streams, Kimley-Horn markets itself to developers as the firm that helps navigate "environmental factors like streams [and] wetlands" to position projects for "success" (ROI). 2. Traffic Congestion vs. Density: While Manatee residents sit in gridlock, Kimley-Horn's engineers work to "get the most density" for their private clients. They cannot objectively write a Transportation Element for the public while simultaneously being paid by developers to maximize traffic-generating density. 3. Public Interest vs. Private Profit: The Comp Plan is meant to be a shield for the taxpayers. Instead, you have hired a firm that views land use through the lens of a "can-do attitude" for developer profit. <p>The task of drafting updated Goals, Objectives, and Policies for our county should be handled by an independent, non-conflicted body—not a firm that views our local jurisdictions and permits as "hurdles" to be cleared for their true partners: the development industry.</p> <p>I urge this Board to recognize that you cannot serve the residents of Manatee County while handing the pen to a firm that is "fully invested" in the success of the very people who seek to overdevelop our community.</p> <p>Sincerely, Glen Gibellina</p> <p>https://electglengibellina.com/</p>