



FEDERATION
OF
MANATEE COUNTY
COMMUNITY ASSOCIATIONS, INC.

NOVEMBER NEWSLETTER

Next Meeting – November 15, 2016 at 6:45 P.M.

LOCATION – SYNOVUS BANK
2520 Manatee Avenue West, Bradenton, Florida
Conference/Meeting Room – Enter through side door on 26th Street side

Please mark your calendar and attend with a friend to show support for your community and quality of life.

AGENDA

- GUEST SPEAKER – Joshua Barnett, Manatee’s new Health Care Services Manager
- Reports and requests for assistance by homeowners and items of interest
- Reading of Minutes and Treasurer’s Report
- Report on R.A.M. event – Dr. Conard
- Report on Comprehensive Plan – Sandy Marshall
- Other issues as time allows

PRESIDENT’S MESSAGE

Science indicates that the only constant in the universe is change and we keep proving that every 4 years. Bob Dylan’s 1964 song *The Times They are A-Changin’* seems an appropriate message for the current events of our times.

However, change is difficult when one “wants” to change. Think of weight loss, stopping smoking, and exercise, which are changes in behavior that requires significant conscious thought and energy. It is even more difficult when the change is being forced upon us.

Our democratic process with the majority rules creates situations where there seemingly are winners and losers. There are propositions that are passed and others failed. There are candidates who are elected to serve and others that are not. These changes will take time to alter the decision making process. Those constituents who have supported the elected candidates have expectations for results agreeing with their thoughts and needs. The candidates have made statements indicating their beliefs and what they will support in the upcoming decisions and changes proposed.

In recent history this conflict between those in control and those who want to be has created a stalemate in the decision making process. When one feels that they have lost control there may be anger and apathy to resist any and all changes proposed. Compromise is lost in this battle of winning and losing. Decisions are not made that are in the best interest of the republic.

Continues on Page 4

Jim Kaiser
President

Ernest “Sandy” Marshall
1st Vice President

Glen Gibellina
2nd Vice President

Victor Coveduck
Treasurer

Kay Lynn Duncan
Secretary

Carole Atkins
Newsletter Editor/
Website Coordinator

Dr. Richard Conard
Director

Ed Goff
Director

Ernest “Sandy” Marshall
Ex-Officio President

615 9th Street West
Bradenton, Florida
34205

Call for information:
941-746-2151

Website:
www.thefmcca.com

“Eternal Vigilance
is the price
of Liberty.”

**MANATEE COUNTY'S GOVERNING DOCUMENTS FOR LAND USE
AND LAND DEVELOPMENT**

Manatee County uses various documents that set policy, procedures, guidelines, and rules to follow when County officials are required to make decisions on Unincorporated Manatee County land development, land use proposals, change the original intent and purpose of the land use, or changes to current community infrastructure. Back in the 1980s, Florida State Legislature required local governments to formulate and implement a "Comprehensive Plan" that would set the foundation reference document for land development, expansion and growth. Manatee County adopted its Comprehensive Plan in 1989. This Plan has weathered many revisions and has been expanded to include policy for other purposeful county development approvals, functions, and goals.

In conjunction with its Comprehensive Plan, Manatee County formulated a "Land Development Code," used to implement what the Comprehensive Plan dictates but with precise language on how to proceed with review and approval of all land use and development in Unincorporated Manatee County. Just recently, the Manatee BOCC approved written plans known as the Urban Corridor for purposes to encourage redevelopment along six urban corridors defined as Manatee Avenue W.; Cortez Road; 53rd Ave W/State Rd 70; 14th Street W.; 15th Street E.; and First Street.

The "Land Development Code" is like a constitution and is utilized by different county offices to regulate their purpose of responsibility. The last document to mention is called the Public Works Standards Manual that is used as a resource to research regulations regarding land development.

**MANATEE COUNTY'S LAND DEVELOPMENT CODE COUNTYWIDE
AND URBAN CORRIDORS AMENDMENT**

Currently, the Land Development Code and the Urban Corridors is under revision and amendments. The Federation has been closely following these amendments and our Board of Directors has been attending meetings before the BOCC to address our serious concerns to amendments that we feel need further clarification and more opportunity for the County and its residents to have a voice in growth and land development. The Federation has now written four letters in 2016, all to the Manatee BOCC, in June, August, and two letters dated November 2nd, and 4th. We have included the November 2, 2016 letter in this newsletter.

The intent of Federation is not to oppose the intent of the development of corridors, or to stop development in the County. However, we feel strongly in recommending the County have control over land development and not the developer and to limit developer incentives. The County must submit to going through the mandatory review process so the public and public officials will be aware of what and why the developer wants to build. This will help determine if what they are proposing is good or bad for the County and its residents. Should the County be required to go to court there will then be legal language that can be used to guide development approval or denial.

We are recommending a very simple solution that is to write in mandatory language to provide limited discretion to staff under strict guidelines and sufficient notice to the public. This language will provide clear responsibility of the Commissioners to contest issues that are not in the best interest of Manatee County growth and development and place the control in the public sector and not the private (developers). (KLD)

A copy of the FMCCA's letter to the BOCC follows.

November 2, 2016

Board of County Commissioners
Manatee County
1112 Manatee Avenue West
Bradenton, Fl. 34205

Re: Public Hearing LDCT-16-06/
Ordinance 16-31, 16-24, and 16-06,
Land Development Code Amendments,
County wide and Urban Corridor
Amendments.

Dear Commissioners:

On behalf of the Federation, either I or Ernest "Sandy" Marshall, our First Vice President, is authorized to speak on behalf of the Federation at the above public hearing, relating to the above referenced proposed ordinances.

The comments in letters of the Federation to this board, dated 6-16-16 and 8-30-16, relating to the new Urban Corridor Plan and Amendments to the Manatee County Land Development Code, are hereby incorporated herein by reference.

Upon reviewing the staff report for this hearing, if this is the last public hearing, on adopting new county land development code it is clear that neither the public or the County Commission is not fully aware of what is being finally proposed nor are they able to discern what needs to be changed to better protect the existing residential, business and the agricultural community and environment of this county.

Accordingly, both the proposed Land Development Code and Urban Corridor Amendments need to be continued, as follows:

1. Immediately schedule an appropriate date and time at the civic center to have a work shop for the County Commission to review these proposed amendments.
2. Thereafter, hold a public hearing at the Civic Center for the public to hear a presentation and be allowed to ask questions about the two proposed amendments.
3. After the two above meetings are held, then reschedule the public hearing at a reasonable time thereafter, before adopting any changes to these amendments, so that the public can have final input to the County Commission.

Federation of Manatee County
Community Associations, Inc.

By: Jim Kaiser
Jim Kaiser, President

ESM/pm
cc: All County Commissioners
Lisa Barrett

Continued from Page 1

Being aware of how change affects you is the first step in resolving this stalemate situation. Our history has shown the significant conflicts of our past have been resolved in a positive direction. It is no wonder we are seen as one of the best place on earth to live. Our quality of life and opportunities for improvements are unmatched. That is not to say all is well in our society there are many decisions that need to be made to improve our support for those less able or placed in unfortunate situations. There is an unfairness felt by many that their efforts are not being rewarded appropriately and they are paying more than their fair share.

The majority has spoken in this election. The task now is to take those results and put them into a direction that will provide the greatest benefits. Often when taking on a responsible position one finds things are not as they seemed when viewed from the outside of the organization. As we watch the change process, we can only hope that the decisions are made are for the greatest good and not get caught up in the winner and loser battle for control. Remember, like it or not we are in this together. Times are changing.

**"Come senators, congressmen, please heed the call,
Don't stand in the doorway, don't block up the hall
For he that gets hurt will be he who has stalled
There's the battle outside raging
It'll soon shake your windows and rattle your walls
For the times they are a-changing"
BOB DYLAN**

MEETING DATES AND SPEAKERS

Come to our meetings and be a part of the solution, not the problem. Join the FMCCA. Here are the dates of our scheduled meetings for 2017. Note that there is no December meeting.

November 15 – Joshua T. Barnett, Health Care Services Manager

- | | |
|-------------------|--------------------|
| January 17 – TBA | May 16 – TBA |
| February 21 – TBA | September 19 – TBA |
| March 21 – TBA | October 17 – TBA |
| April 18 – TBA | November 14 – TBA |

Federation of Manatee County Community Associations, Inc. – APPLICATION FOR MEMBERSHIP
(Please Print)

Date: _____ Type of Application: (Check One) [] Individual [] Homeowners Association [] Neighborhood Organization

Name of Association or Organization: _____

Name of Contact Person: _____ Phone: _____

Mailing Address: _____

E-mail Address: _____

Name of Alternate Contact: _____ Phone: _____

Number of Households in your organization: _____

The Federation Annual Membership Dues are \$.50 (fifty cents) for each household and runs from January 1 through December 31. (Number of Households X \$.50 = Annual Dues.) Not to exceed \$100.00. Cost for independent or single membership is \$10.00. Please make your check payable to FMCCA and mail with this form to Victor I. Coveduck, Treasurer, 5203 Palmetto Point Drive, Palmetto, FL 34221.