

MEMORANDUM

Date: April 13, 2021

From: Commissioner Costa Vatikiotis

To: Mayor and Board of Commissioners

Subj: Manatee Village Shopping Plaza

Since the completion of the Icaria Apartments, many residents have expressed concern over what was planned for Manatee Village Shopping Plaza. Many rumors have ensued, primarily, involving the prospect of another large apartment complex and its impact on S. Pinellas Avenue and Meres Blvd. The site is 10.3 Acres in size. Numbers ranged from 180 units at 18 units per acre up to 500 units at 50 units per acre as one rumor had it.

Soon after the Anclote Harbor Apartment project preliminary site plan was approved, it seemed best to be proactive to get an understanding for the Commission and the residents of what can and cannot go on the Manatee Village Shopping Plaza site. The objective was to dispel rumors and replace them with correct information for the site. As such, I requested the City Manager to schedule a planning staff presentation with that objective in mind as soon as feasible. He scheduled it initially for the Commission meeting of March 23, 2021

Soon after, the city staff on its initiative reached out to the new owner, Manatee Village, LLC (aka Ash Properties) headquartered in Jacksonville, FL. The new owner expressed an interest to participate, or at least be present, in the discussion. Consequently, the agenda item was moved from the March 23 meeting to that of April 13, 2021, to accommodate Ash Properties' availability.

At this point, unless the staff has obtained additional information for the property, we do not know what Ash Properties plans for the Manatee Village Shopping Plaza.

In any case, I am looking forward to the presentation and discussion. I am certain it will be beneficial to learn what can and cannot go on the property, hear from the owner of any plans or concepts that it is considering, and to hear from our residents. Thank you.