

## **TERRA CEIA ISLAND PRESERVATION OVERLAY**

### **DISTRICT SURVEY RESULTS**

- 75 property owners responded to the survey, 9 of whom were totally opposed to the overlay district but only one gave any statement as to why.
- Over 51% of the property owners who completed the survey own more than one acre of land on Terra Ceia Island.
- 96% of the survey respondents reside on Terra Ceia
- 94% prefer single family detached residences
- 80% prefer one acre lots throughout any new subdivision; only 5% preferred less than one acre lots
- 53% prefer increased setbacks for new subdivisions ranging from 40 ft. to 60 ft. for front, 10 ft to 50 ft for side and 20 ft. to 50 ft. rear
- 76% prefer lots and houses in new subdivisions front on and face existing roads; 5% would allow new lots and houses with reverse frontage as long as it is separated by a landscaped buffer of at least 20 ft.
- 80% do not want entrance gates permitted for new subdivisions
- 54% do not want entrance signs permitted; 30% feel sign should be in small scale in "old Florida architecture" for new subdivisions
- 66% prefer street pavement be 20 ft. wide with swales on each side as opposed to the current Code requirement of 24 ft. wide with curbs and gutters; 12% prefer keeping the Code Standard and 11% had no opinion
- 55% prefer an enhanced buffer width with landscaping ranging from 2 ft. to 100 ft. to include natural native plants and vegetation that are drought tolerant for new subdivisions.
- 66% prefer no sidewalks

### **CHARACTERISTICS THAT MAKE TERRA CEIA SPECIAL:**

- Narrow roads, canopy trees close to road, Post Office
- Limited density; "Old Florida" appearance; roads that can be walked (most of the time)
- Narrow roads, no sidewalks or street lights..."old fashion." Eclectic mix of houses, lot sizes and people with many large lots. Trees and open space. Wild life and water. Not similar to urban or subdivision development.
- Laid back; trees; association to water; open space.
- Canopy trees close to roads, narrow roads, Post Office.
- "Old Florida", varied architecture; narrow streets; orchards, groves, farms, ok; wildlife – bobcats, foxes, gators, birds, manatees, sharks; full range of incomes, home sizes; location.
- Low density; low traffic; many wild animals; close knit community; beautiful large old trees; large lots, narrow roads; rural atmosphere.

- All property should be 1 acre density or at least as close as to that density as possible.
- Minimal (already existing) clustering.
- Low population density; open areas; water views; native wildlife; rural character even when slowly developed; no sidewalks; no street lights; no mail boxes.
- Rural characteristics, old streets; large trees; spacious lots and the people who look for this environment to live.
- No “Plastic” Terra Verde style landscaping; environmentally sensitive due to being an aquatic preserve; the narrow streets and lack of “planned communities”; no street lights; old, historic appearance; the wetlands and open areas that support wildlife such as bobcats, foxes, panther, etc.
- It’s country, leave it that way.
- Size and space of lots; room between houses, Key West style houses; I moved to Terra Ceia to stay away from Florida subdivisions; please do not destroy the life of the Island so someone can profit.
- Keep as rural as possible and save all the wildlife/critters and the mosquitoes and sand flies.
- Historic and estuary community and is a 1 acre per unit community. Terra Ceia is one of the last pieces of Old Florida left in Florida and Manatee County.
- Large lots, open natural areas, no street lights. Slow speeds on roadways, winding roadways narrow, natural space.
- We are not crowded together. Sounds of wildlife- birds. The variety of trees, plants, flowers. We don’t look like every other area. A feeling that is still special I get driving along or walking our narrow roads even after 20 years. It feels good coming home.
- Rural setting as existing atmosphere.
- Large lot sizes, no condos (or multifamily), no trailers. Historic agricultural environment. Low density development. Protected mangrove shorelines. Our own Post Office. “Old Florida” atmosphere. Beautiful views. Native foliage and fruit trees. Smoked Mullet!!
- Terra Ceia has a long and interesting history which includes an Indian culture and the migration of some of the first white settlers to the area. Although change is inevitable, drastic change is not. This special area belongs to Manatee County and should be treated and preserved for its uniqueness and historical importance. We that live here appreciate the fact that we have less noise, traffic, illumination and crime and we share Terra Ceia with the abundant wildlife. Allowing developers to infringe with all their unwanted changes to attract a buyer will serve no purpose other than to fill their pockets. If they don't like what is already here they should purchase somewhere else. We welcome anyone that can appreciate Terra Ceia as it is. The loss of lifestyle and the natural beauty of Terra Ceia will be a loss to Manatee County. Please preserve it as best you can.
- Animals, birds and all wildlife.
- Thank Heaven for Terra Ceia Island! It continues to be a close knit community with unique personalities and homes that reflect their individuality. Manatee County does not need another cookie-cutter development.

- That we are surrounded by an aquatic preserve and are one of few agri-aquaculture areas producing sea life. Old trees and foliage; narrow roads; no gated communities; diversity in homes; lots of space between homes, historic preservation; no street lights, no sidewalks.
- Aquatic preserve – pristine bays and lakes; old trees and foliage; narrow roads; no real apparent huge subdivision; a total community look; diversity in home styles; lots of space between homes; no street lights, sidewalks, etc.; historic preservation.
- Openness, Old Florida look; no commercial; limited population.
- The nature; the diverse wildlife (bobcats, otters, hawks and eagles and the quiet people on the island. Enjoy the slow pace. You can ride your bike or walk around without fear, and you know your neighbors. We have lived in this area for 20 years and I could not dream of leaving it.
- Rural village type atmosphere. Lots of natural roadways vegetation. No sidewalks, curbs or structures, etc.
- Old Florida, like Anna Marie Island used to be in the early 1950's. This is the reason of my move from Holmes Beach (60 yr. resident) to Terra Ceia this year. *Hugh Holmes, Jr.*
- Low density, rural, non-exclusive (no gates), no through roads, 1 acre minimum lot size. Existing upland and existing wetland shall not be raised or lowered. Wetland cannot be moved.
- We are a community that remains tight knit with a rich sense of the history of the Island. Residents know we have something special that needs to be protected. The natural beauty, the isolation, the Roseate Spoonbills and vast bird and wildlife such as alligators, otters, panthers, and bobcats. No traffic, no stores. The community meeting place is our little Post Office. We are a nature lover's dream. We are "Old Florida" and want to remain that way.
- Keep Old Florida feeling. Love the nature. Love the mounds.
- Historic beauty of the island; want to keep it natural
- Terra Ceia has Maderia Bickel Mound, a state archaeological site, but we remain a residential community. Most people in the public don't know we (or it) are here. They don't have to drive through T.C. to go anywhere else. Our historical signs are understated and ask visitors to "please drive gently". Families walk, bike, horse ride on our roads. No sidewalks, no curbs, no mail delivery. It is quiet and private. A slice of Old Florida. No subdivisions! In the past 5 years growth has been changing our island. New homes are popping up and people aren't even living in them. The "growth" from these new "mansions" are ugly and destroying our paradise. Terra Ceia (the heavenly land) should be protected and conserved. I no longer see otters crossing the street by Bayshore and Horseshoe Loop because the new houses at 925 & 935 bulldozed their homes/cover. I see less bats, owls and tortoises. Their areas are being destroyed. I prefer to see Terra Ceia left in its natural, less civilized, less spoiled condition. It should be protected from developers Terra Ceia residents want to keep a healthy environment full of wildlife, plants, flowers, birds, even no see ums and mosquitoes! Terra Ceia offers privacy, beautiful outdoor views and water ways. We don't want that ruined by dense development and further

building of “mansions” homes. We are starting to lose open spaces (fewer homes) and uninterrupted land, palm trees, mangroves and wildlife, etc. If people want to live out here they should/would buy one of the houses already for sale. If a family wants to build a home they should live in it! We don’t need developers building empty houses that “ugly up” our landscapes while destroying the “homes” of the current residents, the wildlife and plants.

- Old Florida look. Uncrowded. Lots of trees and natural greenery. Friendly
- Old Florida type environment. Winding roads along water. Not overly congested. Country atmosphere; not city.
- Natural habitat.
- We have always loved the quaintness of the island with its vast wetlands and abundant wildlife along with no street lighting so we gaze at the stars at night. Terra Ceia Island’s low traffic density makes it a beautiful and safe place to walk with loved ones along the scenic country roads.
- Low residential density, with no high-rise buildings. We can enjoy “big sky” views and wildlife. No congestion, traffic or housing. What makes Terra Ceia special is peaceful quiet.
- We would like to keep Terra Ceia historical and old historical surroundings, no matter what!
- Narrow streets, wildlife and water.
- This island needs no changes or improvements. The existing dwellings and lots and roads should remain as they are. Changes perceived as improvements would be detrimental to the existing character of this community.
- No curbs, sidewalks, street lights, mailboxes.
- Wildlife, low density, healthy bays, not noticeable from Highway 19, people with similar environmental interests

## OTHER ISSUES NOTED ON SURVEYS:

- Overlay should apply to all of Terra Ceia!
- Golf cart and bike path type considerations.
- Golf cart and bike path considerations.
- Overlay should apply to ALL of Terra Ceia.
- Existing commercial property.
- It is crucial that the overlay district include the northwest corner of the island south of 275 (reference map on page 8). Any overlay that excluded that area would be a farce.
- Make our community golf cart friendly!
- 25 mph speed limit
- Underground utilities throughout Terra Ceia.
- Sidewalks or bike paths added to Bayshore where blind curves are located.
- Woods that have natural habitat.
- We would like our neighborhood not to look like Lakewood Ranch. No group mailboxes