

Development Services

Public Hearing

1112 Manatee Avenue West, 4th Floor, Bradenton, FL 34205

Phone number: (941) 748-4501



BUSINESS IMPACT ESTIMATE

In accordance with Section 125.66(3)(a), Florida Statutes, a Business Impact Estimate (BIE) is required to be prepared before enacting certain ordinances and posted on Manatee County's website no later than the date the notice of intent to consider the proposed ordinance is published (which, per Section 125.66, Florida Statutes, is 10 days before the public hearing).

Proposed Ordinance Title

ORDINANCE NO. 25-15

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT; PROVIDING A STATEMENT OF PURPOSE AND INTENT; PROVIDING FINDINGS, INCLUDING A FINDING THAT EXTRAORDINARY CIRCUMSTANCES EXIST NECESSITATING AN INCREASE IN IMPACT FEE RATES IN EXCESS OF THE PHASE-IN LIMITATIONS PROVIDED IN SECTION 163.31801, FLORIDA STATUTES; AMENDING THE MANATEE COUNTY LAND DEVELOPMENT CODE (ORDINANCE NO. 24-43, AS AMENDED, THE "CODE"); AMENDING CHAPTER 2, DEFINITIONS, AMENDING AND RESTATING CHAPTER 11 RELATING TO IMPACT FEES; PROVIDING FOR APPLICABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR STATUTORY NOTICE REQUIREMENTS, AND PROVIDING AN EFFECTIVE DATE.

The following types of ordinances are exempt from the BIE requirement under Section 125.66(3)(c), Florida Statutes. As such, if one or more boxes are checked below, Manatee County believes that a BIE is not required by state law for the proposed ordinance referenced above. Manatee County reserves the right to revise this BIE following an initial posting. Notwithstanding, Manatee County is preparing this BIE to prevent an inadvertent procedural issue from impacting the enactment of this proposed Ordinance. Manatee County reserves the right to revise this BIE following its initial posting and to discontinue providing this information for proposed ordinances believed to be exempt under state law.

CAROL ANN
FELTS
District 1

AMANDA
BALLARD
District 2

TAL
SIDDIQUE
District 3

MIKE
RAHN
District 4

DR. BOB
MCCANN
District 5

JASON
BEARDEN
At Large

GEORGE W.
KRUSE
At Large

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation.
- ☐ The proposed ordinance relates to the issuance or refinancing of debt.
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget.
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the local government.
- ☐ The proposed ordinance is an emergency ordinance.
- ☐ The ordinance relates to procurement.
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Consistent with the posting requirement set forth in Section 125.66(3)(a), Florida Statutes, the County hereby publishes the following BIE information for this proposed ordinance on its website for public viewing and consideration on this 9th day of May 2025:

1. Summary of Proposed Ordinance, Including a Statement of the Public Purpose to be Served by the Proposed Ordinance, Such as Serving the Public Health, Safety, Morals, and Welfare of the County:

Manatee County has established a system of impact fees to fund capital facilities needed to accommodate new development, codified as amendment to Chapter 2. Definitions and Chapter 11, Land Development Code, based upon impact fee studies and other testimony and evidence entered into the record at public hearings held for the adoption of the Impact Fee Ordinance, (the "Impact Fee Ordinance"). Manatee County has retained an independent consultant, Benesch in 2025 to update the impact fee study, to reflect the most recent data available, including a demonstrated need study (collectively the "Impact Fee Study"), to adjust and increase the impact fees for public safety, law enforcement, libraries, parks and recreation, and the Alternative Transportation System Fee (multi-modal transportation fee) by adoption of the County Initiated LDC Text Amendment LDCT-25-01 (Ordinance No. 25-15) to be implemented in accordance with Section 163.31801, Florida Statutes.

The public purpose served by proposed Ordinance 25-15 is evidenced by the Impact Fee Study, upon which proposed Ordinance No. 25-15 is based, which establishes the proportionate share costs necessitated by new development's impacts on capital improvements for transportation and multimodal facilities, law enforcement facilities, parks and natural resources facilities, public safety facilities and library facilities, in compliance with Florida case law and legislation. Proposed Ordinance 25-15 serves the public by amending the system of impact fees to fund capital facilities needed to accommodate new development. The County has experienced high population growth, increases in transportation costs indices and increased construction costs of capital facilities, as described in the Impact Fee Study necessitating a finding by the Board of County Commissioners of extraordinary circumstances requiring the increase in the impact fees to reflect the proportionate share costs of new development's impacts on capital improvements.

2. Estimate of Direct Economic Impact of Proposed Ordinance on Private, For-Profit Businesses in the County, Including the Following (if any):

- a. An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:

PHASE I - January 1, 2025 through ~~December 31~~ September 8, 2025

Land Use	Unit	Alternative Transportation System				Law Enf.	Libraries	Parks & Natural Resrcs	Public Safety	Admin	TOTAL FEE									
		NE District	NW District	SE District	SW District						NE District	NW District	SE District	SW District						
Residential:(Per Housing Unit)																				
Single Family Detached/Attached/Townhome:																				
750 sq ft or less	du	\$2,899	\$2,765	\$2,133	\$1,689	\$225.00	\$120.25	\$544.50	\$121.50	\$49	\$3,959.25	\$3,825.25	\$3,193.25	\$2,749.25						
751 - 1,000 sq ft	du	\$2,899	\$2,765	\$2,133	\$1,689	\$225.00	\$120.25	\$544.50	\$121.50	\$66	\$3,976.25	\$3,842.25	\$3,210.25	\$2,766.25						
1,001 - 1,300 sq ft	du	\$4,511	\$4,303	\$3,319	\$2,630	\$349.75	\$185.75	\$846.00	\$179.50	\$108	\$6,180.00	\$5,972.00	\$4,988.00	\$4,299.00						
1,301 - 1,700 sq ft	du	\$6,168	\$5,884	\$4,541	\$3,585	\$479.25	\$244.75	\$1,158.75	\$239.00	\$124	\$8,413.75	\$8,129.75	\$6,786.75	\$5,830.75						
1,701 sq ft or more	du	\$7,752	\$7,395	\$5,706	\$4,505	\$602.75	\$306.00	\$1,460.25	\$298.50	\$141	\$10,560.50	\$10,203.50	\$8,514.50	\$7,313.50						
Multi-Family:																				
750 sq ft or less	du	\$2,692	\$2,602	\$2,133	\$1,689	\$225.00	\$120.25	\$544.50	\$120.75	\$49	\$3,751.50	\$3,661.50	\$3,192.50	\$2,748.50						
751 - 1,000 sq ft	du	\$2,899	\$2,765	\$2,133	\$1,689	\$225.00	\$120.25	\$544.50	\$121.50	\$66	\$3,976.25	\$3,842.25	\$3,210.25	\$2,766.25						
1,001 - 1,300 sq ft	du	\$4,395	\$4,256	\$3,319	\$2,630	\$349.75	\$177.00	\$846.00	\$172.00	\$108	\$6,047.75	\$5,908.75	\$4,971.75	\$4,282.75						
1,301 sq ft or more	du	\$5,803	\$5,614	\$4,541	\$3,585	\$477.75	\$234.75	\$1,158.75	\$228.00	\$124	\$8,026.25	\$7,837.25	\$6,764.25	\$5,808.25						
Mobile Home Park	du	\$2,899	\$2,765	\$2,133	\$1,689	\$225.00	\$120.25	\$544.50	\$119.75	\$27	\$3,935.50	\$3,801.50	\$3,169.50	\$2,725.50						
Non-Residential: (Per 1,000 sq ft unless otherwise stated)																				
Congregate Care/Assisted Living	du	\$1,149	\$1,149	\$1,149	\$1,149	\$225.00			\$121.50	\$15	\$1,510.50	\$1,510.50	\$1,510.50	\$1,510.50						
Light Industrial	1,000 sf	\$3,265	\$3,114	\$2,404	\$2,335	\$147.25			\$94.00	\$26	\$3,532.25	\$3,381.25	\$2,671.25	\$2,602.25						
Manufacturing	1,000 sf	\$1,788	\$1,706	\$1,317	\$1,280	\$81.00			\$109.00	\$15	\$1,993.00	\$1,911.00	\$1,522.00	\$1,485.00						
Warehouse	1,000 sf	\$1,565	\$1,514	\$1,227	\$1,192	\$54.00			\$22.00	\$13	\$1,654.00	\$1,603.00	\$1,316.00	\$1,281.00						
Mini-Warehouse	1,000 sf	\$1,042	\$1,006	\$836	\$820	\$22.00			\$9.00	\$9	\$1,082.00	\$1,046.00	\$876.00	\$860.00						
Lodging	room/pad	\$2,385	\$2,304	\$1,920	\$1,885	\$119.25			\$33.75	\$20	\$2,558.00	\$2,477.00	\$2,093.00	\$2,058.00						
Day Care/School	1,000 sf	\$4,771	\$4,551	\$3,512	\$3,413	\$216.00			\$152.00	\$38	\$5,177.00	\$4,957.00	\$3,918.00	\$3,819.00						
Hospital	1,000 sf	\$6,193	\$5,908	\$4,559	\$4,431	\$280.00			\$178.75	\$49	\$6,700.75	\$6,415.75	\$5,066.75	\$4,938.75						
Nursing Home	1,000 sf	\$3,235	\$3,126	\$2,608	\$2,547	\$160.75			\$178.75	\$29	\$3,603.50	\$3,494.50	\$2,976.50	\$2,915.50						
Office & Other Services	1,000 sf	\$5,168	\$4,929	\$3,803	\$3,696	\$234.00			\$164.50	\$41	\$5,607.50	\$5,368.50	\$4,242.50	\$4,135.50						
Commercial/Shopping Center less than 40,000 sf gfa	1,000 sf	\$8,355	\$8,355	\$8,355	\$8,355	\$598.50			\$150.75	\$91	\$9,195.25	\$9,195.25	\$9,195.25	\$9,195.25						
Commercial/Shopping Center 40,000 to 150,000 sf gfa	1,000 sf	\$12,885	\$12,480	\$9,720	\$9,446	\$598.50			\$150.75	\$102	\$13,736.25	\$13,331.25	\$10,571.25	\$10,297.25						
Commercial/Shopping Center greater than 150,000 sf gfa	1,000 sf	\$13,108	\$12,596	\$9,720	\$9,446	\$558.25			\$150.75	\$102	\$13,919.00	\$13,407.00	\$10,531.00	\$10,257.00						
Gas Station w/Convenience Store <2,000 sq ft	fuel pos.	\$6,866	\$6,550	\$5,054	\$4,912	\$310.50			\$77.50	\$53	\$7,307.00	\$6,991.00	\$5,495.00	\$5,353.00						
Gas Station w/Convenience Store 2,000 to 5,499 sq ft	fuel pos.	\$6,866	\$6,550	\$5,054	\$4,912	\$310.50			\$77.50	\$53	\$7,307.00	\$6,991.00	\$5,495.00	\$5,353.00						
Gas Station w/Convenience Store 5,500+ sq ft	fuel pos.	\$6,866	\$6,550	\$5,054	\$4,912	\$310.50			\$77.50	\$53	\$7,307.00	\$6,991.00	\$5,495.00	\$5,353.00						

PHASE 1A – September 9, 2025 through said time a new impact fee schedule is adopted

DRAFT

Table G-2
Impact Fee Schedule with Administrative Surcharge

LUC	Land Use	Unit ⁽¹⁾	Educational Facilities ⁽²⁾	Multi-Modal ⁽³⁾	Parks & Recreation ⁽⁴⁾	Law ⁽⁵⁾	Public Safety ⁽⁶⁾	Libraries ⁽⁷⁾	Subtotal Fee	Admin Surcharge ⁽⁸⁾	Total Fee
RESIDENTIAL											
210	Single Family Detached, 750 sq ft or less	du	\$2,218	\$7,439	\$2,544	\$566	\$200	\$242	\$13,209	\$119	\$13,328
	Single Family Detached, 751 - 1,000 sq ft	du	\$3,940	\$9,648	\$2,614	\$583	\$206	\$249	\$17,240	\$155	\$17,395
	Single Family Detached, 1,001 - 1,300 sq ft	du	\$6,591	\$12,225	\$2,684	\$600	\$210	\$255	\$22,566	\$203	\$22,769
	Single Family Detached, 1,301 - 1,700 sq ft	du	\$6,689	\$15,628	\$3,105	\$695	\$244	\$295	\$26,656	\$240	\$26,896
	Single Family Detached, 1,701 sq ft or more	du	\$6,899	\$19,788	\$4,404	\$986	\$345	\$419	\$32,815	\$295	\$33,110
215	Single Family Attached/Townhome, 750 sq ft or less	du	\$2,218	\$6,843	\$2,544	\$566	\$200	\$242	\$12,613	\$114	\$12,727
	Single Family Attached/Townhome, 751 - 1,000 sq ft	du	\$3,940	\$8,862	\$2,614	\$583	\$206	\$249	\$16,454	\$148	\$16,602
	Single Family Attached/Townhome, 1,001 - 1,300 sq ft	du	\$6,591	\$11,223	\$2,684	\$600	\$210	\$255	\$21,563	\$194	\$21,757
	Single Family Attached/Townhome, 1,301 - 1,700 sq ft	du	\$6,689	\$14,333	\$3,105	\$695	\$244	\$295	\$25,361	\$228	\$25,589
	Single Family Attached/Townhome, 1,701 or more sq ft	du	\$6,899	\$18,117	\$4,404	\$986	\$345	\$419	\$31,164	\$280	\$31,444
220	Multi-Family, 750 sq ft or less	du	\$2,218	\$5,184	\$2,038	\$510	\$160	\$194	\$10,301	\$99	\$10,399
	Multi-Family, 751 - 1,000 sq ft	du	\$3,940	\$6,704	\$2,105	\$527	\$166	\$200	\$13,642	\$123	\$13,765
	Multi-Family, 1,001 - 1,300 sq ft	du	\$6,591	\$8,504	\$2,158	\$538	\$170	\$205	\$18,166	\$163	\$18,329
	Multi-Family, 1,301 - 1,700 sq ft	du	\$6,689	\$13,749	\$2,509	\$622	\$198	\$239	\$24,006	\$216	\$24,222
	Multi-Family, 1,701 sq ft or more	du	\$6,899	\$13,749	\$2,509	\$622	\$198	\$239	\$24,210	\$218	\$24,428
240 ⁽⁹⁾	Mobile Home, 750 sq ft or less	du	\$2,218	\$6,693	\$2,035	\$454	\$160	\$194	\$11,754	\$106	\$11,860
	Mobile Home, 751 - 1,000 sq ft	du	\$3,940	\$6,693	\$2,035	\$454	\$160	\$194	\$13,476	\$121	\$13,597
	Mobile Home, 1,001 - 1,300 sq ft	du	\$6,591	\$6,693	\$2,035	\$454	\$160	\$194	\$16,127	\$145	\$16,272
	Mobile Home, 1,301 - 1,700 sq ft	du	\$6,689	\$6,693	\$2,035	\$454	\$160	\$194	\$16,225	\$146	\$16,371
	Mobile Home, 1,701 sq ft or more	du	\$6,899	\$6,693	\$2,035	\$454	\$160	\$194	\$16,429	\$148	\$16,577
253	Congregate Care/Assisted Living Facility	du	-	\$1,768	-	\$542	\$187	-	\$2,517	\$23	\$2,540
NON-RESIDENTIAL											
110	Light Industrial	1,000 sf	-	\$8,059	-	\$254	\$69	-	\$8,406	\$76	\$8,482
140	Manufacturing	1,000 sf	-	\$7,867	-	\$299	\$110	-	\$8,276	\$74	\$8,350
150	Warehouse	1,000 sf	-	\$3,385	-	\$68	\$25	-	\$3,478	\$31	\$3,509
151	Mini-Warehouse	1,000 sf	-	\$1,641	-	\$17	\$6	-	\$1,664	\$15	\$1,679
320	Lodging	room	-	\$3,911	-	\$587	\$216	-	\$4,714	\$42	\$4,756
505	Day Care Center	1,000 sf	-	\$25,301	-	\$480	\$176	-	\$25,957	\$234	\$26,191
610	Hospital	1,000 sf	-	\$19,490	-	\$772	\$285	-	\$20,477	\$184	\$20,661
620	Nursing Home	1,000 sf	-	\$5,385	-	\$1,456	\$535	-	\$7,376	\$66	\$7,442
710	Office & Other Services	1,000 sf	-	\$17,953	-	\$536	\$197	-	\$18,686	\$168	\$18,854
822	Commercial/Shopping Center less than 40,000 sf/la	1,000 sf/la	-	\$13,174	-	\$1,112	\$409	-	\$14,695	\$132	\$14,827
821	Commercial/Shopping Center 40,000 to 150,000 sf/la	1,000 sf/la	-	\$25,660	-	\$1,546	\$568	-	\$27,774	\$250	\$28,024
820	Commercial/Shopping Center greater than 150,000 sf/la	1,000 sf/la	-	\$26,909	-	\$1,061	\$380	-	\$28,380	\$255	\$28,635
944	Gas Station w/Convenience Store <2,000 sq ft	fuel pos.	-	\$25,832	-	\$745	\$274	-	\$26,851	\$241	\$27,072
945	Gas Station w/Convenience Store 2,000 to 5,499 sq ft	fuel pos.	-	\$39,679	-	\$1,174	\$421	-	\$41,274	\$372	\$41,650
	Gas Station w/Convenience Store 5,500+ sq ft	fuel pos.	-	\$51,867	-	\$1,529	\$562	-	\$53,958	\$486	\$54,444

Benesch
April 2025

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Manatee County
Impact Fee Update Study

- b. Any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible:

This Ordinance increases existing impact fees, it does not create a new charge or fee. New residential, commercial or industrial development or properties that need capital facilities to accommodate their new development will pay the adjusted impact fees.

- c. An estimate of the County's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:

The revenue collected from the impact fees will be used to offset the cost of capital facilities need to accommodate new development and will include the vast regulatory costs with providing same.

3. A Good Faith Estimate of the Number of Businesses Likely to be Impacted by the Ordinance:

Any newly constructed residential, commercial or industrial buildings and structures will be subject to the new impact fees. The charts below provide the historical numbers of residential building permits countywide vs. unincorporated

Manatee County from the US Census as a good faith estimate of the number of residential units likely to be impacted by the Ordinance.

Countywide:

Countywide:

Year	Estimates w/Imputation		
	SF Units	MF Units	Total
2020	4,280	772	5,052
2021	6,341	1,778	8,119
2022	5,954	2,503	8,457
2023	6,004	2,102	8,106
2024	5,630	1,842	7,472

Unincorporated Portions of County:

Year	Estimates w/Imputation		
	SF Units	MF Units	Total
2020	4,116	692	4,808
2021	5,941	1,637	7,578
2022	5,769	2,167	7,936
2023	5,838	1,656	7,494
2024	5,545	1,652	7,197

4. Additional Information the Board Determines May be Useful:

This ordinance will adjust and increase impact fees to fund capital facilities needed to accommodate new development. The County's Comprehensive Plan states the County is to use impact fees as a means of meeting the demands for public facility capital improvements necessitated by new development. (Policy 10.1.3.1). The proposed Ordinance codifies the findings of the Board of County Commissioners of the existence of a demonstrated need due to extraordinary circumstances necessitating an increase to impact fees for public safety, law enforcement, libraries, parks and recreation, and Alternative Transportation System Fee (multi-modal transportation fees) to exceed the phase -in limitations under Section 163.31801(6)(b)(c)(c) and (e) Florida Statutes.