

Development Services

Public Hearing
9000 Town Center Parkway
Bradenton, Florida
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 26-02 (LDCT-25-09)

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING THE MANATEE COUNTY LAND DEVELOPMENT CODE; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FINDINGS; 1) CHAPTER 2, SECTION 200 – TO AMEND SMALL RECOVERY HOMES AND RESIDENTIAL TREATMENT FACILITY DEFINITIONS; 2) CHAPTER 3 – AMENDING SECTION 312, TABLE 3-1, AND CREATING NEW SECTION 356 ESTABLISHING NEW PROCESS FOR REQUESTING REASONABLE ACCOMMODATIONS FROM ANY LOCAL LAND USE REGULATION; 3) CHAPTER 5, SECTION 531.45 – ADD AND AMEND STANDARDS FOR RESIDENTIAL CARE FACILITY (ONLY RECOVERY HOMES); PROVIDING FOR OTHER AMENDMENTS AS MAY BE NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR CODIFICATION; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; 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.

- ☒ 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.

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 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 14th day of January 2026:

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:

Chapter 2025-190, Florida Statutes was approved to modify F.S. 397.487, which speaks to voluntary certification for Substance Abuse Service. Chapter 2025-190, Florida Statutes states: "...the governing body of each county or municipality shall adopt an ordinance establishing procedures for the review and approval of certified recovery residences within its jurisdiction. The ordinance must include a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence." The documents to be obtained from the applicant are required to receive a written determination by the County within 60 days. These documents are to show consistency with the Fair Housing Act and the American Disability Act, which demonstrate compliance by providing reasonable accommodations.

Staff is also proposing an update to the Recovery Home and Residential Treatment Facility definitions to more appropriately reflect the definitions found in the Florida Statutes 397.

The intent of this proposed Land Development Code Text (LDCT) Amendment is to modify regulatory requirements, with supporting analysis, to ensure the

language is reflective of County's goals, objectives, and policies. This is to also update obsolete or no longer applicable regulatory language, as it relates to Florida Statutes. Pursuant to Chapter 1 of the LDC: "the Code is adopted in order to foster and preserve public health, safety, comfort, and welfare in the unincorporated areas of the County."

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:

The cost that businesses may incur will only be fees associated with acquiring certification or licenses, if warranted.

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

The only fee the business may be responsible for is associated with acquiring a certificate or license, if warranted.

- 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 only other cost imposed by the County is associated with the fee for a reasonable accommodation application.

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

A good faith estimate was not produced to show how many businesses would be affected if this ordinance were to be implemented due to the available information staff currently has at hand. Business Impact Statement may not be required due complying with Chapter 2025-190, Florida Statutes.

4. Additional Information the Board Determines May be Useful:

There is no additional information to be provided at this time to the Board.