

## **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, RELATED TO IMPACT FEES; 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.**

**WHEREAS**, pursuant to Ordinance No. 04-19, Ordinance No. 17-24, and Ordinance No. 24-43, codified as Chapter 11 of the Land Development Code (the "Impact Fee Ordinance"), the County has established a system of impact fees to fund capital facilities needed to accommodate new development, based upon an impact fee study and other testimony and evidence entered into the record at the public hearings held for the adoption of the Impact Fee Ordinance; and,

**WHEREAS**, Section 163.3202(3), Florida Statutes, encourages the use of innovative land development regulations which include the use of impact fees to implement the goals, objectives, and policies of the County's Comprehensive Plan; and,

**WHEREAS**, Policy 10.1.3.1 of the County's Comprehensive Plan encourages the use of impact fees as a means of meeting the demands for public facility capital improvements necessitated by new development; and,

**WHEREAS**, Policy 10.1.4 and Policy 10.1.10.1 of the County's Comprehensive Plan call upon the County to consider changes to the adopted Impact Fee Ordinance pursuant to the annual reporting process and Growth Management public meeting process; and,

**WHEREAS**, the Board of County Commissioners has initiated LDCT-25-01, a text amendment to the Land Development Code to update the impact fees for public safety, law enforcement, libraries, parks and recreation, and Alternative Transportation System Fee (multi-modal transportation fee) by the amendment of Chapters 2 and 11 of the Code; and,

**WHEREAS**, the Manatee County Board of County Commissioners (the “Board”) retained the firm Benesch to study the demonstrated need to update the County’s existing impact fees and expressly demonstrating the extraordinary circumstances necessitating the need to exceed the phase-in limitations for public safety, law enforcement, libraries, parks and recreation, and Alternative Transportation System Fee (multi-modal transportation fee) and to establish the proportionate share of new development’s demand for capital improvements to these facilities; and,

**WHEREAS**, Benesh prepared and presented to the Board two reports titled Manatee County Impact Fee Update Study, dated May 8, 2025, and Manatee County Impact Fee Supplement Demonstrating Extraordinary Circumstances, dated April 16, 2025 (collectively the “Impact Fee Study”; and,

**WHEREAS**, the Impact Fee Study 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; and,

**WHEREAS**, in accordance with Section 163.31801(6), Florida Statutes, the Board has held not less than two publicly noticed workshops dedicated to the extraordinary circumstances set forth in the Impact Fee Study; and,

**WHEREAS**, based upon the findings and conclusions in the Impact Fee Study and after considering all information and comment provided at the publicly-noticed workshops, the Board hereby finds that the County has experienced extraordinary circumstances -- including rapid population growth, significant increases in building permits leading to growth in demand for public facilities capacity, significant increases in construction, equipment, and land costs, and projected revenue losses if the Impact Fees are not increased – that justify the need to exceed the statutory phase-in limitations set forth in Section 163.31801(6), Florida Statutes for public safety, law enforcement, libraries, parks and recreation, and Alternative Transportation System Fee (multi-modal transportation impact fee); and,

**WHEREAS**, upon adoption of this Ordinance, notice of the Impact Fee rates imposed herein shall be provided in accordance with Section 1108.11 of the Manatee County Land Development Code; and,

**WHEREAS**, it is in the best interest of the public health, safety and welfare of Manatee County, and consistent with the Manatee County Comprehensive Plan, to amend Chapter 2 and Chapter 11 of the Code so as to authorize the amendments as set forth herein.

**BE IT ORDAINED** by the Board of County Commissioners of Manatee County,

Florida:

**Section 1. Purpose and Intent.** This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act, Part II of Chapter 163, Florida Statutes, and Chapter 125, Florida Statutes, as amended.

**Section 2. Findings.** The Board of County Commissioners relies upon the following findings in the adoption of this Ordinance:

- A. The statements set forth in the above recitals to this Ordinance are true and correct and incorporated herein by reference.
- B. The amendments to the Land Development Code set forth herein are necessary to fund the capital facilities needed to accommodate new development.
- C. The Board of County Commissioners held two (2) duly noticed and advertised Work Sessions dedicated to the extraordinary circumstances necessitating an increase to impact fees to exceed the phase-in limitations in the applicable Florida Statutes on May 7, 2025, and May 8, 2025.
- D. The Planning Commission, as the County's local planning agency, held duly noticed and advertised public hearings on May 15, 2025, as to the proposed LDC Text Amendment-25-01, and found it to be consistent with the Manatee County Comprehensive Plan, and the standards for review in Section 341, Land Development Code, and has recommended its adoption to the Board.
- E. The Board of County Commissioners held duly noticed and advertised public hearings on May 22, 2025, and June 5, 2025, to receive public comments and consider the recommendation of the Planning Commission as to the amendments within this Ordinance.
- F. The Board of County Commissioners , after considering the Impact Fee Study, public comments, and the evidence in the public hearing record, has found the proposed impact fee increase, as supported by the demonstrated needs study , must exceed the phase-in limitations for public safety, law enforcement, libraries, parks and recreation, and Alternative Transportation System Fee (multi-modal transportation fee) based upon the Board's finding of extraordinary circumstances. The Board of County Commissioners, after considering public comments, the recommendations of the Planning Commission, has found this Ordinance to be consistent with the Comprehensive Plan and in furtherance of the public, health, safety and

welfare, and has adopted this Ordinance as set forth herein.

- G. The Board of County Commissioners has the authority to adopt this Ordinance pursuant to Article VIII, § 1 the Florida Constitution and Chapters 125 and 163, Florida Statutes.

**Section 3. Amendment of the Land Development Code.** Chapter 2 (Definitions related to Impact Fees) is hereby amended as set forth in Exhibit “A” to this Ordinance. Chapter 11 (Impact Fees) of the Land Development Code is hereby amended as set forth in Exhibit “B” to this Ordinance.

**Section 4. Applicability.** The amendments set forth in Section 3 of this Ordinance shall apply to any Impact-Generating Land Development for which a building permit application is filed on or after the Effective Date of this ordinance.

**Section 5. Codification.** The publisher of the County's Land Development Code, CivicPlus, is directed to incorporate the amendments in Section 3 of this Ordinance into the Land Development Code.

**Section 6. Severability.** If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance. Without diminishing or limiting in any way the declaration of severability set forth above or elsewhere in this ordinance, if any part, section subsection, paragraph, subparagraph, sentence, phrase, subclause, term or word regarding the Board's finding of extraordinary circumstances is declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed to render invalid the impact fees established in Ordinance No. 24-43, such that the Board retains the authority to adopt impact fees in substantial compliance with Ordinance No. 24-43 in such event.

**Section 7. Statutory Notice Requirement.**

- A. In accordance with Section 1108.11 of the Manatee County Land Development Code, no later than June 9, 2025, the County Impact Fee Administrator is hereby directed to publish a notice once in a newspaper of general circulation within the County which notice shall include: (1) a brief and general description of the Impact Fees, (2) a description of the geographic area in which the Impact Fees will be collected; (3) the Impact Fees rates to be imposed for each Impact Fee Land Use Category; and (4) that the updated Impact Fees rates will go into effect for all Building Permit applications received on September 9, 2025 and thereafter. The published notice required by this Section shall be published in

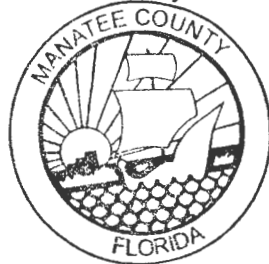


a newspaper of general circulation or on a publicly accessible government agency website pursuant to applicable law, if available.

- B. In the event, this notice is not published at least ninety (90) days prior to the initial September 9, 2025 implementation dates for the increased Impact Fees, then the September 9, 2025 implementation date shall be adjusted to ensure that the increased Impact Fees rates are not implemented earlier than ninety (90) days after the date of publication of the notice.
- C. In the event the Impact Fee rate for an Impact Fee Land Use Category is decreasing, then that rate shall initially go into effect for all Impact Generating Land Development Activity that applies for a Building Permit on or after June 1, 2025 following the effective date of this Ordinance as provided in Section 8, notwithstanding the implementation dates specified in Exhibit 11-1, Impact Fee Schedule.
- D. The obligations herein for the payment of the Impact Fees shall apply to all Impact Generating Land Development that applies for a Building Permit, Certificate of Completion, or Certificate of Occupancy, as applicable based upon the timing of payment set forth in Section 1102.1. C. of the Manatee County Land Development Code, on or after the applicable implementation date.

**Section 8. Effective Date.** This ordinance shall become effective by law.

**PASSED AND DULY ADOPTED**, with a quorum present and voting, with a vote of \_\_\_\_ in favor and \_\_\_\_ against by the Board of County Commissioners of Manatee County, Florida, this the 5<sup>th</sup> day of June 2025.



**BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA**

BY: \_\_\_\_\_

*[Signature]*  
Chairperson

**ATTEST: ANGELINA COLONNESO  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

BY: \_\_\_\_\_

*[Signature]*  
Deputy Clerk

## EXHIBIT A

### TEXT AMENDMENT TO THE LAND DEVELOPMENT CODE CHAPTER 2

The proposed text amendments are provided and shown in ~~strike-through~~ and underline format.

#### Chapter 2 – DEFINITIONS

##### Section 200. - Definitions.

[\*\*\*]

*Illuminated Sign.* (See "Sign, Illuminated.")

[\*\*\*]

##### *Impact Fees.*

For technical terms not defined herein, refer to the Institute of Transportation Engineers Trip Generation Report, (Latest Edition.)

*Accounts* shall mean any impact fee account established by the County pursuant to Chapter 11.

*Administrative Fee* shall mean the fee authorized in Section 1108.5. to offset the actual costs associated with the collection and administration of Impact Fees imposed pursuant to Chapter 11. The Administrative Fee is in addition to the Impact Fees imposed for Impact Generating Land Development and is set forth in Exhibit 11-1, Impact Fee Schedule.

*Administrative Procedures* shall mean the manual adopted by the Board by resolution, to implement the provisions of Chapter 11: Impact Fees.

*Administrative Interpretation* shall mean a written letter of interpretation, prepared by the Impact Fee Administrator, related to Chapter 11 - Impact Fees, which shall include the rationale, facts, reasons, analysis and standards upon which the interpretation is based, as further described in Chapter 11 and the Impact Fee Administrative Procedures Manual.

*Alternative Transportation System* shall mean a mobility funding system that is substantially similar to the County's Transportation Impact Fee and consistent with Section 163.3180(5)(i), Florida Statutes that is applied in place of transportation concurrency to enable development to mitigate the transportation impacts resulting from Impact Generating Land Development site plan approvals, plat approvals, final subdivision approvals, building permits, or the functional equivalent of such approvals and from which revenue shall be used to implement the needs of the local government's plan which serves as the basis for the fee imposed.

*Ancillary Use* shall mean a structure providing a support function that is not Impact-Generating Land Development pursuant to Chapter 11, such as but not limited to a parking garage, outdoor sports stadium at a school, or private amenities within a residential development (e.g., a clubhouse or fitness center).

*Benefit District* shall mean those Benefit Districts established pursuant to Chapter 11: Impact Fees, consistent with the Impact Fee Study.



*Capital Law Enforcement Facilities* shall mean Infrastructure, including system improvements for land, buildings, improvements to land, capital equipment, and vehicles, consistent with the Impact Fee Study that is used to provide law enforcement services.

*Capital Library Facilities* shall mean Infrastructure, including system improvements for land, buildings, improvements to land, capital equipment, and collection materials that is used to provide library services, consistent with the Impact Fee Study.

*Capital Multimodal Transportation Facilities* shall mean Infrastructure, including all principal and minor arterial and collector roads shown in Map 5-B (the Future Traffic Circulation Functional Classification Map) of the Manatee County Comprehensive Plan and planned future roads meeting those classifications, system improvements for transportation planning, right-of-way, bridges, signalization, engineering, and the construction of other transportation and multimodal improvements that expand the capacity of the County's transportation facilities, any arterial or collector shown in Map 5-B (the Future Traffic Circulation Functional Classification Map) of the Manatee County Comprehensive Plan. Capital Multimodal Transportation Facilities shall not include capacity improvements to local roads as defined in Section 334.03(14), Florida Statutes, or the city street system as defined in Section 334.03(3), Florida Statutes.

*Capital Parks and Natural Resource Facilities* shall mean Infrastructure, including system improvements for land, buildings, improvements to land, public parks, recreation facilities and/or trails—and specifically including those parks, open space, recreation and trails that is used to provide public parks and recreational services, consistent with the Impact Fee Study.

*Capital Public Facility Standards* shall mean quantitative and qualitative measures of levels of service or ratios of infrastructure quantities per service unit, consistent with the Impact Fee Study.

*Capital Public Safety Facilities* shall mean Infrastructure, including system improvements for lands, buildings, improvements to land, communications equipment, EMS stations, other related buildings, apparatus, and vehicles used to respond to fire and emergency medical incidents, consistent with the Impact Fee Study.

*Commercial/Shopping Center* shall mean establishments that primarily sell merchandise, including eating/drinking places. By way of example, this category includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, and automobile dealerships. Shopping centers are an integrated group of commercial establishments that may contain non-merchandising uses, such as offices, banks, and health clubs. Many shopping centers also include out parcels (peripheral buildings or pads located on the perimeter of the center adjacent to arterial streets and major access points). All building space within a shopping center will be subject to impact fees at the Commercial/Shopping Center rate.

*Congregate Care Facility* shall mean independent living developments that provide centralized amenities such as dining, housekeeping, transportation, and organized social/recreational activities. There may be additional medical services or personal assistance. This category shall include Assisted Living (ALF) and Continuing Care Retirement Facilities.

*County Capital Facilities* shall mean Capital Parks and Natural Resources Facilities, Capital Multimodal Transportation Facilities, Capital Law Enforcement Facilities, Capital Public Safety Facilities, and Capital Library Facilities necessitated by new growth for which



Impact Fees are imposed pursuant to Chapter 11: Impact Fees.- This term shall be synonymous with the term Public Facilities in Section 163.31801, Florida Statutes.

*County Impact Fee Administrator* shall mean the Impact Fee Administrator, County Administrator, or a designee, who shall be responsible for the administration of Chapter 11: Impact Fees.

*County Impact Fee Funds* shall mean the funds established by the County pursuant to Chapter 11 to ensure Impact Fees are collected and designated for the provision of infrastructure necessitated by new Impact-Generating Land Development. County Impact Fee Funds include Accounts established pursuant to Chapter 11.

*Credit Authorization* shall mean the document approved by the Impact Fee Administrator, which grants impact fee credits to a person for the completion of non-site related improvements and which includes any conditions placed on the use of those credits.

*Daycare/School* shall mean private facilities for education and care of humans and pets, including but not limited to classrooms, offices for staff, eating areas, and indoor recreation buildings. For the purpose of impact fees, service units (e.g. employees and vehicle trips) are allocated to building floor area. This term shall not include Public School (Elementary, Middle, or High, and College/University), per definition elsewhere in this chapter.

*Development* shall mean any construction or expansion of a building, structure, or use; along with any change in use of a building, or structure, or land, that creates additional demand for public facilities.

*Development Unit* shall mean a dwelling unit, or one thousand (1,000) square feet of non-residential floor area, or lodging room, which represents an increment of new Impact-Generating Land Development, as described in the Impact Fee Study.

*Feepayer* shall mean a person commencing Impact-Generating Land Development, who is obligated to pay Impact Fees in accordance with Chapter 11: Impact Fees.

*Heavy Industrial.* (See "Impact Fees" Manufacturing.)

*Hospital*, per definition elsewhere in this chapter, and shall also include medical clinic, Free Standing Emergency Room (FSER), Urgent Care Center and other similar facilities that provide limited diagnostic and outpatient care. This category shall not include medical-dental office buildings.

*Impact Fees* shall mean the Impact Fees for each County Capital Facility, established by Chapter 11: Impact Fees.

*Impact Fee Demonstrated-Need Study* shall mean the document titled "Manatee County Impact Fee Supplement Demonstration of Extraordinary Circumstances" prepared by Benesch, and dated April 16, 2025, that expressly demonstrates the extraordinary circumstances necessitating an impact fee rate which exceeds the phase-in limitations defined in Section 163.31801, Florida Statutes.

*Impact Fee Land Use Category* shall mean those categories of land use incorporated in the Impact Fee Schedule adopted in Chapter 11, as may be identified by ITE LUC code.

*Impact Fee Schedule* shall mean a fee schedule for each separate County Capital Facility for which Impact Fees are charged.

*Impact Fee Study* shall mean the document titled "Manatee County Impact Fee Update Study" prepared by Benesch, and dated, ~~April 7, 2023~~ May 8, 2025, that sets forth



reasonable methodologies and analyses for determining the impacts of various types of development on County Capital Facilities, and for determining the cost of these County Capital Facilities necessary to meet the demands created by new development.

*Impact-Generating Land Development* shall mean the making of any material change in the use of any structure or land in a manner that increases demand on County Capital Facilities, unless exempted pursuant to Chapter 11. Temporary uses are not Impact-Generating Land Development.

*Improvements* shall mean capital-Infrastructure improvements to the applicable County Capital Facilities for which an Impact Fee is imposed including planning, engineering design, permitting, construction, inspection, land, the purchase of capital equipment, vehicles, apparatus, and financing costs. Maintenance, operations and Infrasturcture replacement are not eligible impact fee expenditures.

*Independent Impact* shall mean the study prepared pursuant to Section 1102.3. D. to support an alternative Impact Fee calculation.

*Infrastructure* shall mean a fixed capital expenditure or fixed capital outlay, excluding the cost of repairs or maintenance, associated with the construction, reconstruction, or improvement of ~~public facilities~~County Capital Facilities that have a life expectancy of at least 5 years; related land acquisition, land improvement, design, engineering, and permitting costs; and other related construction costs required to bring the public facility into service. The term also includes a fire department vehicle, an emergency medical service vehicle, a sheriff's office vehicle, a police department vehicle, a school bus as defined in Section 1006.25, Florida Statutes, and the equipment necessary to outfit the vehicle or bus for its official use as defined in Section 163.31801, Florida Statutes. For independent special fire control districts, the term includes new facilities as defined in Section 191.009(4), Florida Statutes.

*ITE LUC* means the Impact Fee Land Use Category based on the publication Trip Generation Manual, 11th Edition, 2021, as supplemented, published by the Institute of Transportation Engineers, or the most recent edition thereof.

*Light Industrial* shall mean flex-type buildings with the rear side usually accessible by a garage door. Tenant functions may include minor offices and retail/wholesale activities, but the primary use is industrial with secondary warehouse activities. Light industrial establishments may provide mechanical or chemical transformation of materials, bulk storage and machinery repair services having an emphasis on activities other than manufacturing.

*Lodging* shall mean establishments that provide sleeping accommodations such as, but not limited to, hotel, motel, and timeshare, which often include a restaurant and other on-premise amenities to be used by the guests. Impact fees for lodging are imposed per room or Recreational Vehicle (RV) pad.

*Manufacturing* shall mean establishments where the primary activity is the conversion of raw materials or parts into finished products. In addition to production of goods, manufacturing may have minor office, warehouse, and research space. Heavy industrial uses will be charged at manufacturing impact fee rate.

*Mini-Warehouse*, per definition elsewhere in this chapter, and shall include High-Cube Transload and Short-Term Storage Warehouse. This category shall not include High-Cube Fulfillment Center Warehouse, Parcel Hub Warehouse, or Cold Storage Warehouses.

*Nursing Homes*, per definition elsewhere in this chapter, and shall also include, Residential Treatment Facilities.

*Office and Other Services* shall mean establishments providing management, administrative, professional, or business services, personal and health care services, vehicular repair services; entertainment uses, and buildings providing social assistance or religious services. By way of example, Office and Other Services includes banks and business offices, animal hospital/veterinarian clinics, movie theaters, bowling alleys, and medical/dental offices.

*Public Facilities* shall have the same meaning as in Section 163.3164, Florida Statutes, and includes emergency medical, fire, and law enforcement facilities as defined in Section 163.31801, Florida Statutes.

*Site-Related Improvements* shall mean County Capital Facilities located inside or outside the boundaries of the proposed Impact-Generating Land Development, which are designed and intended to serve only the needs of that development.

*Square Feet of Floor Area* for impact fee calculations shall mean, enclosed building space that may be air conditioned, as well as exterior non-residential land use space under a permanent roof.

*System Improvements* shall mean County Capital Facilities at least partially funded by impact fees, as documented in the Impact Fee Study, which are not Site-Related Improvements.

*Vehicle Fueling Positions* shall mean the maximum number of vehicles that can be fueled simultaneously at a service station. By way of example, where a service station has two (2) fuel dispensing pumps with three (3) hoses/grades of gasoline on each side of the pump, and where only one (1) vehicle can be fueled at a time on each side of the dispensing pump, the number of fueling positions would be four (4).

**Figure 2-a: Fueling Position**



*Impact Fee Schedule.* (See "Impact Fees.")

*Impact Fee Study.* (See "Impact Fees.")

*Impact-Generating Land Development.* (See "Impact Fees.")

[\*\*\*]

*Transit Oriented Design (TOD)* shall mean mixed use higher density development that occurs within a walkable distance (generally ½ mile) of a transit station.

[\*\*\*]



## EXHIBIT B

### TEXT AMENDMENT TO THE LAND DEVELOPMENT CODE CHAPTER 2

The proposed text amendments are provided and shown in ~~strike-through~~ and underline format.

#### Chapter 11- IMPACT FEES

##### Section 1100. - Title, Authority, and Applicability.

This chapter shall be known and may be cited as Chapter 11: Impact Fees. The Board of County Commissioners of Manatee County has the authority to adopt this chapter pursuant to Article VIII of the Florida Constitution (1968) and Chapters 125 and 163 of the Florida Statutes. This chapter shall apply uniformly throughout the unincorporated area of Manatee County.

##### Section 1101. Legislative Findings, Reliance on the Impact Fee Study, and Intent.

- A. The Board of County Commissioners of Manatee County hereby finds that the documents titled " Manatee County Impact Fee Update Study" prepared by Benesch, and dated May 8, 2025, and the study titled "Manatee County Impact Fee Supplement Demonstration of Extraordinary Circumstances, dated April 16, 2025" prepared by Benesch ~~is~~ are based upon the most recent and localized data ~~available that was not more than four (4) years old at the time of the study and that the increased Impact Fee rates included herein were adopted within twelve (12) months of the initiation of these studies.~~ The Board ~~and~~ relies upon said ~~documents-studies~~ in the adoption of this chapter, ~~which studies are hereby approved, by the Board and incorporated herein by reference, including the assumptions, conclusions, supporting data sources, and findings therein as to the determination of the anticipated costs of needed Infrastructure improvements to the identified County Capital Facilities required to accommodate growth, which studies are on file with the Development Services Department office of the County Administrator and available for public inspection.~~
- B. This chapter is intended to implement and be consistent with the Manatee County Comprehensive Plan and is intended to be consistent with Section 163.31801, Florida Statutes, (the "Florida Impact Fee Act"). Although codified in the Land Development Code for administrative ease, Impact Fees are not land development regulations, as defined in Chapter 163, Part II, Florida Statutes, in that they do not regulate or control the development of land in the County, but merely impose a fee to fund capital facilities needed to accommodate any new development.
- C. It is the further intent of this chapter that ~~new-development~~ Impact Generating Land Development pay for its fair share of the cost of County Capital Facilities required to accommodate new development through the imposition of Impact Fees that will be used to finance, defray or reimburse all or a portion of the costs incurred by the County to construct or acquire ~~Infrastructure~~ improvements for County Capital Facilities to accommodate that new development.
- D. It is also the intent of this chapter to be consistent with the principles for allocating a fair share of the cost of new County Capital Facilities to new users as ~~established by the Florida Supreme Court and the District Courts of Appeal of Florida in the case of~~



~~Contractors and Builders Association of Pinellas County v. City of Dunedin, 329 So.2d 314 (Fla., 1976), and other cases.~~ This is accomplished by ensuring new development bears a proportionate share of the cost for Improvements to County Capital Facilities necessary to accommodate any impacts having a rational nexus to the proposed Impact Generating Land Development; ensuring such proportionate share does not exceed the cost incurred by the County for Improvements to accommodate new development; and ensuring that new development will receive sufficient benefit from the funds collected in the form of Improvements for such County Capital Facilities.

- E. It is further the intent of this chapter to establish a system for the efficient and coordinated administration of Impact Fees authorized by this chapter, including the consistent administration of payments, expenditures, appeals, credits, refunds and reviews of independent impact analysis.
- F. This chapter shall not be construed to permit the collection of Impact Fees from Impact Generating Land Development in excess of the amount reasonably anticipated to offset the demand from the Impact Generating Land Development.
- G. The State of Florida through the enactment of Sections 163.3203 and 163.31801, Florida Statutes, has found that Impact Fees are an important source of revenue for a local government to use in funding the Infrastructure improvements necessitated by new growth and that Impact Fees are an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction provided that any Impact Fee adoption or amendment must meet certain minimum standards as set out in Section 163.31801, Florida Statutes.
- H. The implementation of Impact Fees for County Capital Facilities to assist the County in funding growth-necessitated improvements is in the best interests of the citizens of Manatee County, Florida.
- I. Any Administrative Fee imposed pursuant to Section 1108.5 shall be equal to or less than the actual costs of administration and collection of the Impact Fees in accordance with Section 163.31801, Florida Statutes, or its statutory successor in function.
- J. Impact Generating Land Development will require Infrastructure improvements to the County Capital Facilities to accommodate the impacts of new development generated by such growth and maintain the Capital Public Facility Standards provided by the County Capital Facilities.
- K. The required Infrastructure improvements to the County Capital Facilities needed to accommodate existing users shall be funded by revenue sources of the county other than Impact Fees. The required Infrastructure improvements to the County Capital Facilities needed to eliminate any deficiencies shall be financed by revenues other than Impact Fees.
- L. Implementation of Impact Fees to require Impact Generating Land Development to contribute the cost of required Infrastructure improvements is an integral and vital element



of the regulatory plan of growth management incorporated in the comprehensive plan of the County.

- M. There is a rational nexus between future growth, as measured by Impact Generating Land Development, and the need to expand the County Capital Facilities through the acquisition and construction of new Infrastructure improvements in order to maintain the Capital Public Facility Standards currently provided. The Impact Fees adopted herein for each Impact Fee Land Use Category are proportional to impact expected to be generated by Impact Generating Land Development Activity.
- N. The Board expressly finds that Infrastructure improvements to the County Capital Facilities provide a benefit to all Impact Generating Land Development within the county in excess of the Impact Fees imposed and the collection of Impact Fees is a major source of funding for the county five (5) year capital improvement program. The Board has determined that ad valorem tax revenue and other revenues will not be sufficient to provide the Infrastructure improvements that are necessary to accommodate new Impact Generating Land Development within the County.
- O. In recognition that capital improvement planning is an evolving process, it is the intent of the Board that needed Infrastructure improvements to the County Capital Facilities be identified and evaluated periodically to ensure Impact Fee revenues are allocated to provide benefits to new development as required by law. By periodically reevaluating Impact Fees and planned Infrastructure improvements, the County can ensure Impact Fees are imposed equitably and lawfully and are utilized effectively based upon actual and anticipated growth needs at the time of their imposition.
- P. The Impact Fees collected by the County pursuant to this Article may be used to pay existing debt related to the construction of Infrastructure improvements or for previously approved Infrastructure improvements. The Board legislatively finds and determines that these Infrastructure improvements funded by the Impact Fees are proportional and have a rational nexus to the impacts generated by new development that contributes Impact Fees towards the funding of these facilities and that there is available capacity to serve those properties from the debt funded Infrastructure from previously approved projects.
- ~~FQ.~~ It is not the intent of this chapter to collect any Impact Fees from any new development in excess of the actual amount necessary to offset new demands for County Capital Facilities.
- ~~GR.~~ It is not the intent of this chapter that any monies collected from any Impact Fees deposited in an Impact Fee Account ever be commingled with monies from a different Impact Fee Account, or ever be used for a type of County Capital Facility or equipment different from that for which the Fees are paid, or ever be used to replace or rehabilitate existing Improvements for County Capital Facilities.
- ~~HS.~~ The "whereas clauses" and findings set forth in Ordinance No. [25-15](#) are hereby adopted as legislative findings.

## Section 1102. Impact Fee Determination.

### 1102.1. Fee Obligation.

- A. **Obligation.** Any Impact-Generating Land Development occurring within the unincorporated area of the County, unless exempted pursuant to Section 1102.2, shall be obligated to pay Impact Fees as required by this chapter. The person commencing the Impact-Generating Land Development, or such person's Successor-in-Interest, shall be obligated to pay the Impact Fees. The amount of the Fees shall be determined in accordance with Section 1102.3. A development's external, throughfare impacts will be mitigated by payment of the Alternative Transportation System fee.
- B. **Fees Levied.** The Board hereby imposes Impact Fees at the rates established pursuant to Section 1102.3.A (Fee Schedule) for all Impact-Generating Land Development.
- C. **Time Fees Paid.** Impact Fees shall be paid to the County:
1. At time of~~As a condition of~~ issuance of a Building Permit or Certificate of Completion (as the case may be) for additions/changes of use, should there be an increase in impacts on County Capital Facilities;
  2. As a condition of ~~Prior to~~ Final Plan Approval or its functional equivalent where no Building Permit is required (e.g., "AP," "FSP," etc.);
  3. As a condition of ~~Prior to~~ installation of the required improvements or Certificate of Completion release (as the case may be) for recreational vehicle parks;
  4. ~~Prior to~~As a condition of issuance of a Certificate of Occupancy or Certificate of Completion (as the case may be), for all other development.
- D. **Extension of Previous Permit.** If the Feepayer applies for an extension of a Building Permit and Impact Fees have not been paid prior to the time the extension is requested, the Impact Fees due for the development subject to the extension shall be the Impact Fees in effect at the time the extension is requested.
- E. **Change of Use.** An Impact Fee shall be due for the alteration, expansion, or replacement of a building or the construction of accessory building that results in a different use determined to generate a greater impact on the County Capital Facilities than the present use. For a building permit to allow a change of use of an existing building, the Impact Fees required to be paid shall be based on the net increase for the new use as compared to the previous use. An adjustment shall not be provided for demolition of any structure not in existence prior to the initial implementation date of a corresponding impact fee system or for the discontinuance of uses on other parcels. No refunds will be granted for a change of use with a lesser impact.
- F. **Building Additions.** An Impact Fee shall be due for the addition of a building or the construction of accessory building that generates a greater impact on the County Capital Facilities than the present impact. For a building permit to expand an existing building, the



Impact Fees required to be paid shall be based on the net increase in development units. An adjustment shall not be provided for demolition of any structure not in existence prior to the initial implementation date of corresponding impact fee system.

G. The Impact Fees shall be in addition to all other fees, charges, or assessment due for the issuance of a Building Permit, Certificate of Completion, or Certificate of Occupancy.

H. The obligation for the payment of Impact Fees shall run with the land.

I. In the event the Impact Fee is not paid as provided in Section 1102.1. D., the County may collect the Impact Fee by any other method which is authorized by law.

### **1102.2. Exemptions.**

The following types of development shall be exempted from payment of Impact Fees:

- A. Reconstruction, expansion, or replacement of a previously existing residential structure that does not increase the number of Dwelling Units. The applicant is responsible for providing the necessary documentation to prove the existence of a prior structure at the effective date of the corresponding impact fee system or later;
- B. The replacement of a destroyed or partially destroyed non-residential building or structure with a new non-residential building or structure of the same use as the original structure, where there is no increase in development units. The applicant is responsible for providing the necessary documentation to prove the existence of a prior structure at the effective date of the corresponding impact fee system or later;
- C. Construction of accessory structures related to residential development and ancillary structures related to non-residential development, which provide support functions that are not Impact-Generating Land Development;
- D. Impact-Generating Land Development undertaken by a Federal, State, County or Municipal government or a fire district;
- E. Impact-Generating Land Development undertaken by a public school board or community college; and
- F. Impact-Generating Land Development undertaken by the Manatee County Port Authority within PDPM (Planned Development Port Manatee) provided in Section 402.18 of the Manatee County Land Development Code where the structures are owned by the Manatee County Port Authority. This exemption shall not include Impact-Generating Land Development undertaken within PDPM (Planned Development Port Manatee) where structures are owned by a person other than the Manatee County Port Authority, in which event the structure itself and any land leased by the Manatee County Port Authority to that person shall be subject to the requirements of this chapter.

### 1102.3. Calculation of Amount of Impact Fees.

The amount of Impact Fees due shall be determined pursuant to the provisions of this subsection by the County Impact Fee Administrator, as specified below:

- A. **Fee Schedule.** The Impact Fee Schedule is included in this chapter as Exhibit 11-1: Impact Fee Schedule, and incorporated herein by reference.

~~1. During the time period commencing on April 18, 2017, and continuing through December 31, 2024, the impact fee shall be ninety percent (90%) of the amount set forth in the document titled "Manatee County 2015 Impact Fee Update Study" prepared by TischlerBise, and dated December 3, 2015.~~

12. During the time period commencing on January 1, 2025, and ~~ending on December 31~~continuing through September 8, 2025, the Phase 1 ~~the first of four (4) increases to the current~~ impact fee rate shall be implemented based on the amount set forth in Exhibit 11-1, Impact Fee Schedule.

2. During the time period commencing September 9, 2025, and continuing thereafter until said time that a new impact fee schedule is adopted, the impact fee rate shall be the amount set forth in Phase 1A, per the document titled "Manatee County Impact Fee Update Study" prepared by Benesch, and dated, May 8, 2025.

~~3. During the time period commencing January 1, 2026, and ending December 31, 2028, the impact fee rate shall be subsequently increased incrementally with Phases 2, 3 and 4, over the following three (3) years at the amount set forth in Exhibit 11-1, Impact Fee Schedule.~~

~~4. During the time period commencing January 1, 2029, and continuing thereafter, the impact fee rate shall remain at the amount set forth in Phase 4 in Exhibit 11-1, Impact Fee Schedule until said time that a new impact fee schedule is adopted.~~

~~At the time of submission of a complete application for Building Permit, Certificate of Completion, or Certificate of Occupancy, as applicable pursuant to Section 1102.1 C., the County Impact Fee Administrator shall~~may make a determination as to the appropriate ~~land use designation~~Impact Fee Land Use category listed in the Impact Fee Schedule that is applicable to the Impact Generating Land Development, based upon the nature and intent of a proposed development. Fees ~~shall~~may be reduced to account for existing structures and uses. The net impact fee determination may be appealed to the Board of County Commissioners.

- B. **Uses Not Listed.** If the Impact-Generating Land Development cannot be classified into an Impact Fee Land Use Category~~is of a type not~~ listed in Exhibit 11-1: Impact Fee Schedule, then the County Impact Fee Administrator shall be responsible for determining a comparable use. If there is no comparable use, the Impact Fees shall be determined by an Independent Impact Analysis: as prescribed in subsection D of this section.



- C. **Mix of Uses.** If the Impact Generating Land Development is requested for mixed uses that fall into more than one Impact Fee Land Use Category then the Impact Fee shall may be determined by apportioning the space committed to each use within a vertically integrated building or by the primary use in a single story building. In urban areas or suburban activity centers, impact fees assessed on buildings that include a vertical mix of uses may be determined by adding together the individual uses as if each were a freestanding use or may be determined by an Independent Impact Analysis as prescribed in subsection D of this section as determined by the Impact Fee Administrator after consultation with all other appropriate providers of County Capital Facilities.
- D. **Independent Impact Analysis.** An Independent Impact Analysis may be required by the County Impact Fee Administrator if an Impact Generating Land Development cannot accurately be classified into an appropriate Impact Fee Land Use Category, an Independent Impact Analysis may be used in the event an applicant believes that its impact to the County Capital Facilities is less than the impact established in the appropriate Impact Fee Study, may allow or require Impact Fees to be determined by an Independent Impact Analysis for the proposed Impact Generating Land Development. The Independent Impact Analysis must demonstrate by competent substantial evidence that the data, assumptions, and service units used in the Impact Fee Study and reflected in Exhibit 11-1 are less accurate than the results of the Independent Impact Analysis. For purposes of any Independent Impact Analysis, the Impact Generating Land Development shall be presumed to have the maximum impact on the County Capital Facilities.

An Independent Impact Analysis shall be based on the most recent and localized data available within the past four (4) years, shall be based on the same Capital Public Facility Standards and unit costs for Improvements for County Capital Facilities used in the Impact Fee Study, and shall document the relevant methodologies and assumptions used. In the case of the Multimodal Transportation Impact Fee, the Independent Impact Analysis shall use the formulas used in the Impact Fee Study to determine travel demand and the amount of Impact Fees, but may attempt to demonstrate that alternate trip generation rates, by development type, alternate capture rates, and/or alternate trip lengths that more accurately reflect the transportation impacts of the proposed Impact-Generating Land Development. In the case of each of the other Impact Fee Components, the Independent Impact Analysis shall use the formulas used in the Impact Fee Study for the appropriate component, but may attempt to demonstrate that the number of service units per development unit vary from the rates used in the Impact Fee Study.

An Independent Impact Analysis requested by an applicant may be submitted as specified in the Impact Fee Administrative Procedures Manual. The timeframes for submission by the Applicant and review by Staff of an Independent Impact Analysis shall be as specified in the Impact Fee Administrative Procedures Manual. The County Impact Fee Administrator shall review the Independent Impact Analysis and render a written decision accepting, accepting with modifications, or rejecting the Independent Impact Analysis within 90 days of submittal.



If the County Impact Fee Administrator determines that the data, information, and assumptions in the Independent Impact Analysis comply with the requirements of this Section then the alternative Impact Fee shall be paid in lieu of the applicable Impact Fees adopted in Section 1102.3. A. If the County Impact Fee Administrator determines that the data, information, and assumptions in the Independent Impact Analysis do not comply with the requirements of this Section then the County Impact Fee Administrator shall provide written notification of rejection to the applicant and the reasons for the denial.

An applicant who submits an Independent Impact Analysis and desires the issuance of a Building Permit, Certificate of Completion, or Certificate of Occupancy prior to the resolution of a pending alternative Impact Fee shall pay the applicable Impact Fee "under protest." That payment shall not be construed as a waiver of any rights and any difference in the amount of the Impact Fee shall be paid or refunded, as appropriate, after resolution of the Independent Impact Analysis.

E. **Alternative Transportation System.** The Multi-Modal Transportation Impact Fee serves as the Alternative Transportation System fee.

## **Section 1103. Use of Impact Fee Funds.**

### **1103.1. County Impact Fee Funds and Accounts.**

- A. **Establishment of County Impact Fee Funds.** County Impact Fee Funds are hereby established for the purpose of ensuring the Impact Fees collected pursuant to this chapter are designated for the provision of infrastructure necessitated by new Impact-Generating Land Development that paid the Impact Fees. One (1) County Impact Fee Fund shall be established for each Impact Fee. These Funds shall be maintained as interest bearing accounts.
- B. **Establishment of Separate Accounts within Funds.** For those Impact Fees that have more than one Benefit District, separate Accounts, as determined by the Clerk of the Court, shall be established for each Benefit District. For those Impact Fees that have a single Benefit District, the County Impact Fee Fund established for each such Impact Fee shall be treated as a separate Account, as determined by the Clerk of the Court.
- C. **Deposit and Management of the County Impact Fee Accounts.** All Impact Fees collected by the County pursuant to this chapter shall be identified as Impact Fees and shall be promptly deposited into the appropriate Account in the County Impact Fee Funds.
- D. **Interest Earned on Fees.** Interest earned on Impact Fee proceeds in any Account in any of the County Impact Fee Funds shall be considered part of such Account, and shall be subject to the same restrictions on use applicable to the Impact Fees deposited in such Account.
- E. **Accounting and Reporting of Collections and Expenditures.** The County shall account for the collections and expenditures of all Impact Fees in accordance with applicable law, (including, without limitation, Section 163.31801(4)(b), Florida Statutes, and generally



accepted governmental accounting practices.

### **1103.2. Limitations on Expenditures of Fees in Accounts.**

The monies collected for each Impact Fee Fund shall be used only ~~((1) to provide Growth-necessitated Infrastructure improvements~~) for the same category of County Capital Facilities, (2) to pay debt service on any bonded debt used to finance the acquisition or construction of that category of County Capital Facilities provided such use is consistent with Section 163.31801, Florida Statutes, or (3) to reimburse the County for such costs. The costs of ~~County Capital Facilities Infrastructure improvements~~ also include the costs of related land acquisition, fees for professional architectural, engineering, legal, surveying, landscaping, soils testing, appraisals, construction management and other such services, planning, design, construction, acquisition, installation, engineering and permitting, site development and on-site and off-site facilities incidental to construction, drainage, utility relocation, inspections, soils and material testing, repayment of monies borrowed from any budgetary fund of the County which were used to provide Infrastructure improvement, payment of principal, interest, necessary reserves, and costs of issuance for any indebtedness issued by the County to fund Infrastructure improvements, costs related to the administration, collection, and implementation of Impact Fees, and other appropriate costs required to provide needed Infrastructure, of such facilities. Funds on deposit in the Impact Fee Funds shall not be used for any expenditure that would be classified as a maintenance, operation, or repair expense, nor shall they be used to cure any deficiencies.

### **1103.3. Money Spent on First-In/First-Out Basis.**

Monies in each Account shall be considered to be spent or encumbered in the order collected, on a first-in/first-out basis.

## **Section 1104. Benefit Districts.**

For the purpose of ensuring new development receives sufficient benefit for Impact Fees paid, the following benefit districts are established.

### **1104.1. Benefit District for All Impact Fees except Multimodal Transportation.**

For Parks and Natural Resources, Law Enforcement, Libraries and Public Safety, the Benefit District shall include the entirety of unincorporated Manatee County. Impact Fees collected on or after April 18, 2016, shall be expended within the Benefit District.

### **1104.2. Multimodal Transportation Benefit Districts.**

Four (4) Multimodal Transportation Benefit Districts are established: (1) the Northwest Multimodal Transportation Benefit District, (2) the Northeast Multimodal Transportation Benefit District, (3) the Southwest Multimodal Transportation Benefit District, and (4) the Southeast Multimodal Transportation Benefit District. The boundaries of all four (4) Multimodal Transportation Benefit Districts are shown on Exhibit 11-2: Multimodal Transportation Benefit Districts, which is incorporated herein by reference. Multimodal Transportation Impact Fees collected on and after January 1, 2025, may be spent on improvements located outside the Benefit District in which the

Impact-Generating Land Developments that paid the Impact Fees are located if the Board first makes a written determination that such expenditure will sufficiently benefit the Impact-Generating Land Developments located within the Multimodal Transportation Benefit District and that such expenditure will comply with the requirements of applicable law.

- A. **Within Benefit District.** Multimodal Transportation Impact Fees collected before January 1, 2025, shall be expended within the Multimodal Transportation Benefit District from which the Fees have been collected, except as authorized pursuant to Section 1104.2.B.
- B. **Outside Benefit District.** Multimodal Transportation Impact Fees collected prior to January 1, 2025, may be spent on improvements located outside the Benefit District in which the Impact-Generating Land Developments that paid the Impact Fees are located if the Board first makes a written determination that such expenditure will sufficiently benefit the Impact-Generating Land Developments located within the Multimodal Transportation Benefit District and that such expenditure will comply with the requirements of applicable law. These projects will be presented to the Board as part of the Capital Improvement Program discussed under Section 1108.3.

#### ***1104.3. Impact Fee Administration.***

The County Impact Fee Administrator shall be responsible for ensuring that Impact Fee collections and expenditures are in accordance with the Land Development Code.

#### ***1104.4—1104.6. Reserved.***

### **Section 1105. Impact Fee Refunds.**

#### ***1105.1. Timeliness of Impact Fee Commitments and Expenditures.***

- A. **Encumbrance of Expenditure within seven (7) Years.** Any Impact Fees collected that have not been spent or encumbered within seven (7) years after the Certificate of Occupancy was issued shall be eligible to be refunded to the Feepayer or the Feepayer's Successor-in-Interest, along with interest at the portfolio year-end rate per annum since the date of payment, except as otherwise noted in this section.
- B. **Extension of Time.** The Board may by resolution extend for up to three (3) years the date at which Impact Fees ~~may~~shall be refunded. Such an extension shall be made only upon a finding that within such three (3) year period, specific Infrastructure ~~im~~provements for County Capital Facilities are planned and will be constructed that will sufficiently benefit the Impact-Generating Land Development for which the Impact Fees were paid. In the case of such an extension, any Impact Fees collected that have not been spent or encumbered within such extension period ~~shall~~may be refunded to the Feepayer or the Feepayer's Successor-in-Interest, along with interest at the portfolio year-end rate per annum since the date of payment.
- C. **Refund.** ~~In order to~~To be eligible to receive a refund of Impact Fees, the Feepayer or the Feepayer's Successor-in-Interest ~~shall be required to~~must submit an application for such



refund to the County Impact Fee Administrator within one hundred eighty (180) days of the time identified in subsection A. or B., as applicable. If the Feepayer or the Feepayer's Successor-in-Interest does not timely apply for a refund, the funds shall remain in the impact fee account until spent and the Feepayer shall have no further right to a refund.

**D. Application.** The application shall contain:

1. A notarized sworn statement that the Feepayer is the then current owner of the property on behalf of which the Impact Fee was paid;
2. A copy of the dated receipt issued for payment of the Impact Fee or such other documentation as would indicate proper payment of the Impact Fee;
3. A certified copy of the latest recorded deed for the property; and
4. A copy of the most recent ad valorem tax bill.

The County Impact Fee Administrator shall review the application and determine whether an Impact Fee refund is warranted. The County Impact Fee Administrator shall approve the refund application if it is determined that the Feepayer has paid Impact Fees the County has not spent within the period of time permitted under this section. Refunds for proceeds not timely expended shall be made by the County Impact Fee Administrator within one (1) year following the seventh year from the date on which the Certificate of Occupancy was issued for the Impact-Generating Land Development or the expiration date of the extension, whichever is later. If the Feepayer or the Feepayer's Successor-in-Interest does not apply for a refund, the funds shall remain in the impact fee account until spent. If the County Impact Fee Administrator determines that a refund is not warranted, the Feepayer shall be notified in writing of such denial and the reasons therefore.

**DE. Successors-in-Interest.** If the Successor-in-Interest claims a refund of Impact Fees, the County Impact Fee Administrator shall require written documentation that such rights have been conveyed to the claimant prior to issuing the requested refund.

**EE. Payment and Interest.** ~~The County Impact Fee Administrator shall approve the refund application if it is determined that the Feepayer has paid Impact Fees the County has not spent within the period of time permitted under this section.~~ The refund shall include the Impact Fees paid plus interest at the portfolio year-end rate per annum, less any applicable administrative fees adopted pursuant to Section 1108.5 (Administrative Fee). Any approved refunds for proceeds not timely expended shall be made by the County Impact Fee Administrator within ninety (90) days of the application for refund.

**1105.2. Failure to Initiate Development and Mistakes.**

If Impact Fees are calculated and paid based on a mistake or misrepresentation, they shall be recalculated. Any amounts overpaid by a Feepayer shall be refunded by the County within ninety (90) days. If a Feepayer has paid Impact Fees required by this chapter and has obtained a Building Permit, and the Building Permit for which the Fee was paid later expires without the



possibility of further extension, then the Feepayer or the Feepayer's Successor-in-Interest shall be entitled to a refund of the Fees paid, without interest, and less any applicable administrative fees adopted pursuant to Section 1108.5 (Administrative Fee). In order to be eligible to receive a refund of Impact Fees, the Feepayer or the Feepayer's Successor-in-Interest shall be required to submit an application for such refund to the County Impact Fee Administrator within ninety (90) days after the expiration of the Building Permit for which the Fee was paid. If a Successor-in-Interest claims a refund of Impact Fees, the County Impact Fee Administrator shall require written documentation that such rights have been conveyed to the claimant prior to issuing the requested refund.

### **1105.3. Limitation.**

After Impact Fees have been paid pursuant to this chapter, no refund of any part of the Fees shall be made if the Impact-Generating Land Development for which the Fees were paid is later demolished, destroyed, or is altered, reconstructed or reconfigured so as to reduce the size of the development or the number of service units in the development.

## **Section 1106. Credits for System Improvements.**

### **1106.1. Improvements Eligible for Credits.**

Subject to the terms and conditions of this Section, Any person who shall commence Impact-Generating Land Development may apply for a credit for ~~Infrastructure system~~ improvements ~~donated to and~~ accepted and received by the County for contributions, payments, construction, or ~~land donations~~ made pursuant to a development order or written agreement issued by the County.

### **1106.2. General Standards.**

All awards of Impact Fee credits shall be subject to the following requirements:

- A. **Credit.** All donations eligible for Impact Fee credits must be an integral part of the County Capital Facility for which the credit is granted and shall only be made for contributions that will accommodate growth within the County. Credits granted under this Section shall run with the land, but may be assigned to other developments within the same Benefit District or to development within an adjoining Benefit District if the contribution that generated the credit will provide direct benefit to the assignee development in the adjoining Benefit District. ~~Impact Fee credits shall be directly attributable to and approved for a contribution, payment, construction or land dedication that conforms to the requirements of this section.~~
- B. **Options for Use of Credits.** Impact Fee credits may be utilized consistent with one (1) of the three (3) following options:
  - 1. Impact Fee credits may be used to offset Impact Fees due and owing for an applicable Impact Fee of the development project for which contribution, construction, or dedication of land for County Capital Facilities is made and credit



accepted pursuant to this section.

2. Subject to the terms of an agreement with the County, credit may be used in the form of a refund of Impact Fee funds to the developer/owner from future Impact Fees to be paid for Building Permits issued for the development project for which the contribution, construction, or dedication of land is made. Refunds for credits pursuant to this subsection are not transferable. In no case shall the refund be greater than the amount of Impact Fees paid.
3. Impact Fee credits may be assigned or transferred to any entity and used to offset Impact Fees due and owing for an applicable Impact Fee of any development project located in the same, or to the extent required by Florida Statute, "adjacent", Benefit District as the development project for which the contribution, construction of improvements, or dedication of land for County Capital Facilities was made and for which the credit was accepted pursuant to this Section 1106.

C. Consistent with Subsection 163.3180(5)(h) F.S., transportation impact fee credits shall be provided for proportionate share payments made to satisfy transportation concurrency requirements. Such credits shall be provided pursuant to the terms of a binding development agreement between the County and the applicant.

~~D. If Impact Fee increases in impact fee rates are increased after a credit is granted pursuant to this Section, the credit holder shall be entitled to the full benefit of the intensity or density of development prepaid by the credit amount as of the date the credit was established must ensure the holders of any impact fee credits created under this chapter, but in existence before a fee increase, receive the full benefit of the intensity or density prepaid by the credit balance as of the date it was first established, including credits granted under Section 163.3180 or Section 380.06, Florida Statutes, after the original effective date of this articleChapter.~~

#### **1106.3. Application for Impact Fee Credits.**

- A. **Application.** Any person ~~seeking eligible to receive~~ Impact Fee credits pursuant to Section 1106.1 ~~may shall~~ submit a written application with a proposed plan of donation to the County Impact Fee Administrator in accordance with any such deadline specified in a development order or written agreement issued by the County. The quantity of infrastructure to be provided and amount of credits requested shall be included in the application, and the appropriate documentation supporting the valuation or estimate shall accompany the application.
- B. **Standards.** The ~~determination of whether standard to be applied in making a decision~~ to accept, accept with modifications, or reject a credit application shall based on the following standards:
  1. Any land or other Infrastructure to be donated shall be an integral part of the County Capital Facilities that is scheduled for future acquisition in the next five years or may reasonably be useful to the County Capital Facility for which a credit is sought;

2. All donations shall be conveyed to the County by appropriate instrument in a form acceptable to the County.
3. The proposed donation shall be whether the credit will result in a reduction of the costs to the County of constructing County Capital Facilities, by an amount at least equal to the value of the credit;
4. The proposed donation-, when viewed in conjunction with other existing plans, will not adversely impact the cash flow or liquidity of the Impact Fee Funds in such a way as to interfere or frustrate other planned or on-going Infrastructure improvements; and
5. The proposed plan is consistent with the public interest.

C. **Approval and Credit Authorization.** The County Impact Fee Administrator shall review and the application to determine if it meets the requirements of this Section. approve or deny each application. For all applications receiving approval, the County shall issue a Credit Authorization identifying the contribution, construction or dedication of land for which credit is provided, the amount of the approved credit, how credit is to be provided, and any other relevant terms and conditions. For all applications receiving a denial, the County Impact Fee Administrator shall notify the applicant in writing of the denial and the reason therefore.

D. **Time of Credit and Valuation.** Any credit granted pursuant to the Section shall be applied to reduce the appropriate Impact Fee on a dollar-for-dollar basis at fair market value and shall be determined according to the following standards of valuation:

1. *Land Dedications.* Credits for land dedications shall be awarded after the land has been dedicated to the County in a form acceptable to the County at no cost to the County. When such conditions have been met, the County Impact Fee Administrator shall issue the Credit Authorization stating the amount of credit available.
2. *Improvements.* Approved credits for acquisition or construction of other Infrastructure improvements shall be awarded after (a) all required construction has been completed and has been accepted by the County, (b) a suitable warranty bond has been received and approved by the County, and (c) all design, construction, inspection, testing, bonding and acceptance procedures have been completed in compliance with all applicable requirements of the County (and the State of Florida, if applicable).
3. *Valuation.* The value of any dedication of land for County Capital Facilities for which credit is sought or has been approved shall be based on pre-development value, not post development value, and calculated as of the earliest point in the development approval process when the need for the contribution, construction of improvements, or dedication of land was identified and made a condition of approval. The valuation of any non-land Infrastructure to be donated shall be



based on the actual cost of construction or installation as certified by a professional engineer or architect or supported by a vendor quotation or invoice or other documentation satisfactory to the County Impact Fee Administrator.  
~~contribution or construction of improvements shall be based on actual and reasonable costs incurred, documented to the satisfaction of the County Impact Fee Administrator.~~

## **Section 1107. Appeals.**

### **1107.1. General.**

A Feepayer may appeal a decision of the County Impact Fee Administrator ~~to the Board on, on or a request for an~~ Administrative Interpretation, ~~as described in the in the~~ Impact Fee Administrative Procedures Manual. ~~to the Board on a request for an administrative Interpretation, Independent Impact Analysis, or a Refund, or an Application for Credit,~~ or any other decision made pursuant to this Chapter, by filing an appeal, in writing, with the County Impact Fee Administrator, within sixty (60) calendar days of the decision. The appeal shall include a written notice stating in detail the grounds of the appeal. The County Impact Fee Administrator shall place the appeal on the Board's agenda for a regularly scheduled meeting, and forward the record of the matter that is on appeal to the Board. The appellate process provided for herein does not apply to educational facilities impact fees, governed by Article VII, Division 2 of Chapter 2-29 of the Manatee County Code of Ordinances.

### **1107.2. Record.**

The record considered by the Board shall be the record of the determination relating to the imposition of Impact Fees to the particular Impact Generating Land Development, denial of an Independent Impact Analysis, denial of an exemption, denial of a refund request, or any dispute concerning application for credits ~~application for Administrative Interpretation, Independent Impact Analysis, the Application for Impact Fee Credit, or the request for impact fee refund~~ (as the case may be).

### **1107.3. Notice.**

Within forty-five (45) days after receipt of a complete application and notice of appeal, the County Impact Fee Administrator shall schedule a public hearing. Published notice of the public hearing shall be given in accordance with the requirements of Section 312. Mailed and posted notices shall not be required.

### **1107.4. Hearing on Appeal.**

At the hearing on the appeal, the Board shall provide the appellant an opportunity to identify the grounds for an appeal and the basis for the County Impact Fee Administrator's error on the decision, based on the record. The County Impact Fee Administrator, other County staff involved in the decision, and the appellant shall be allowed to respond, based on the record. After the presentations, the Board may hear from any other person, and then based on the testimony heard at the hearing and the record, the Board shall affirm, modify or reverse the decision of the County Impact Fee Administrator based on the standards in Section 1107.5 (Standards).

#### **1107.5. Standards.**

To reverse a decision of the County Impact Fee Administrator, the Board shall find that there is a clear and demonstrable error in the application of the facts in the record relating to application of Impact Fees to the Impact Generating Land Development activity (Section 1102), to the standards for review of an Independent Impact Analysis (Section 1102.3.E), Exemption (Section 1102), Refund (Section 1105), or Request for Credit (Section 1106) (as the case may be). If the Board reverses or modifies the decision, it shall provide the County Impact Fee Administrator clear direction on the decision. In no case shall the Board have the authority to negotiate the amount of the Impact Fees or waive the Impact Fees. The decision of the Board shall be final.

#### **1107.6. Form of Decision.**

The Board's decision on the appeal shall be in writing and shall include findings of fact and the application of those facts to the relevant standards.

### **Section 1108. Miscellaneous Provisions.**

#### **1108.1. No Expenditure for Routine Maintenance, Rehabilitation or Replacement.**

No monies from the County Impact Fee Funds shall be spent for periodic or routine maintenance, rehabilitation or replacement of any facility of any type.

#### **1108.2. Construction of Site-Related Improvements.**

Nothing in this chapter shall restrict the County from requiring an applicant for an Application for Development Approval to construct Site-Related Improvements, or other reasonable project improvements required to serve the applicant's project, whether or not such improvements are of a type for which credits would otherwise be available under Section 1106. Such Site-Related Improvements shall not be eligible for credits pursuant to Section 1106.

#### **1108.3. Capital Improvements Program.**

At least once during each fiscal year of the County, the County Administrator or a designee shall present to the Board a proposed capital improvements program for the Capital Parks and Natural Resources Facilities, Capital Multimodal Transportation Facilities, Capital Law Enforcement Facilities, Capital Library Facilities, and Capital Public Safety Facilities. Such capital improvements program may earmark legally available impact fees to be used to fund their respective Capital Facilities. The Board shall accept, modify or reject the proposed capital improvements program. Any monies, including any accrued interest, not assigned to specific projects within such capital improvements program, or not expended pursuant to Section 1103 for eligible County Capital Facilities, shall be retained in the same Account until the next fiscal year.

#### **1108.4. Administrative Procedures.**

The Board may adopt by resolution Administrative Procedures to implement this chapter.



#### **1108.5. Administrative Fee.**

The Board may adopt an ~~an Administrative Fee resolution providing for administrative fees~~ to be retained by the County as payment for the expenses of collecting the fees and administering this ~~e~~Chapter. Pursuant to Section 163.31801(4)(c), Florida Statutes, in no case shall the administrative fees adopted by the Board exceed the actual costs to the County of paying such expenses. ,

#### **1108.6. Affordable Housing.**

Manatee County may pay from legally available funds any Impact or Facilities Investment Fees, as defined in Section 2-31-206, County Code, charged against any Impact-Generating Land Development that has entered into a Land Use Restriction Agreement ensuring that the Impact-Generating Land Development meets those standards established by Manatee County for an affordable housing project.

The Board may, by resolution, provide for an exception or waiver for Impact Fees charged against any Impact-Generating Land Development that has entered into a Land Use Restriction Agreement (LURA) ensuring that the Impact-Generating Land Development meets those standards established by Manatee County for an affordable housing project. Pursuant to Florida Statute Section 163.31801(11), the County is not required to use any revenues to offset the impact for the development or construction of housing that is affordable, as defined in Section 420.9071, Florida Statute.

#### **1108.7. ~~Four~~ Five-Year Review.**

~~This Chapter and the Impact Fee Study adopted in Section 1101 shall be reviewed by the County At least once every four five (45) years. This review shall consider, but not be limited to, all components of the Impact Fee Study. The purpose of this review is to demonstrate that the Impact Fees do not exceed reasonably anticipated costs associated with growth necessitated improvements to the County Capital Facilities. In the event the review of this Chapter and the Impact Fee Study required by this section alters or changes the assumptions, conclusions and findings of the Impact Fee Study then said study shall be amended and updated to reflect the assumptions, conclusions and findings of such reviews and the applicable Impact Fees shall be amended in accordance therewith. Once a new Impact Fee study is initiated, if the Impact Fee rates are going to be increased, those increases must be adopted within twelve (12) months. , the County Impact Fee Administrator, after consultation with all other appropriate providers of County Capital Facilities, shall recommend to the Board whether any changes should be made to Exhibit 11-1: Impact Fee Schedule, and other sections of this chapter to reflect changes in the factors that affect the fee schedule.~~

#### **1108.8. Borrowing of Funds from Non-Impact Fee Source.**

If the Board borrows funds from non-impact fee sources for the funding of Infrastructure ~~i~~mprovements for County Capital Facilities with the intent of repaying those funds with Impact Fees, the following procedures shall apply. The Board shall adopt a resolution finding that the Improvements for County Capital Facilities for which the funds are borrowed shall mitigate needs



created by Impact-Generating Land Development. The Board shall adopt a resolution providing for the appropriation and expenditure of Impact Fee funds in order to reimburse the source of the borrowed funds in the same manner that the Impact Fees would otherwise be expended.

#### **1108.9. Enforcement.**

Knowingly furnishing false information to any governmental official on any matter related to the administration of this chapter shall constitute a violation of this chapter. Violations of this chapter shall be prosecuted in the same manner as misdemeanors are prosecuted and upon conviction, shall be punishable by a fine not to exceed five hundred dollars (\$500.00) or by imprisonment in the county jail not to exceed sixty (60) days or by both such fine and imprisonment; however, in addition to or in lieu of any criminal prosecution, the County shall have the power to sue for legal and equitable relief in Circuit Court to enforce the provisions of this chapter.

#### **1108.10. Definitions.**

Unique terms related to impact fees are in Chapter 2 of the Land Development Code.

#### **1108.11. Notice.**

In accordance with Section 1108.11 of the Manatee County Land Development Code, no later than June 9, 2025, the County Impact Fee Administrator is hereby directed to publish a notice once in a newspaper of general circulation within the County which notice shall include: Upon adoption of any ordinance establishing increased impact fee rates, the County Impact Fee Administrator shall publish a notice within the County, which notice shall include: (A) a brief and general description of the Impact Fees; (B) a description of the geographic areas in which the Impact Fees will be collected; (C) the Impact Fee rates to be imposed for each Impact Fee Land Use Category; (D) the date that the updated Impact Fee rates will go into effect for all Building Permit applications received on September 9, 2025 and thereafter. of implementation of the Impact Fee rates set forth in the notice, which date shall not be earlier than ninety (90) days after the date of publication of the notice. In the County's discretion, The published notice required by this Section shall be published in a newspaper of general circulation or on a publicly accessible government agency website, pursuant to applicable law, if available. may be provided in the manner authorized in Sections 50.011 and 50.0311, Florida Statutes.

#### **1108.12. Accounting and Reporting.**

The County shall submit with its annual financial report required under Section 218.32, F.S. or its financial audit report required under Section 218.39, F.S. a separate affidavit signed by its chief financial officer attesting, to the best of his or her knowledge, that all Impact Fees were collected and expended by the County in full compliance with the spending period provision provided in this Chapter and that funds expended from each Impact Fee Fund were used only to acquire, construct, or improve specific Infrastructure needs. The revenues realized from Impact Fees imposed pursuant to this Chapter shall be identified in the County's budget as a separate account as required by state law. The County shall maintain adequate records to justify all expenditures



from any Impact Fee Fund and any accounts established within such fund and shall provide for reporting of Impact Fee rates, collections, expenditures, and affordable housing exemptions, if any, in accordance with state law.

**Exhibit 11-1, Impact Fee Schedule  
Manatee County Impact Fee Schedule for Unincorporated Areas**

~~Impact Fee Schedule to be assessed April 18, 2017, through December 31, 2024, per section 1102.3.A.1. (The Manatee County 2015 Impact Fee Update Study prepared by TischlerBise, and dated December 3, 2015.)~~

~~Fee Schedule to be deleted~~

	Law Enf.	Libraries	Multi-Modal Transportation				Parks & Natural Resrcs	Public Safety	Admin. Surchg.	Total Fee				
			NE District		SW District					NE District		SW District		
			District	District	District	District								
RESIDENTIAL (Per Housing Unit)														
1,000 sq ft or less	\$222	\$140	\$2,863	\$2,731	\$2,107	\$1,689	\$538	\$120	\$55	\$3,917	\$3,785	\$3,161	\$2,723	
1,001—1,300 sq ft	\$345	\$185	\$4,455	\$4,250	\$3,279	\$2,598	\$836	\$186	\$86	\$5,093	\$4,888	\$4,917	\$4,236	
1,301—1,700 sq ft	\$473	\$253	\$6,095	\$5,812	\$4,485	\$3,541	\$1,144	\$255	\$115	\$6,335	\$6,055	\$6,728	\$5,784	
1,701—2,200 sq ft	\$596	\$319	\$7,657	\$7,294	\$5,636	\$4,450	\$1,442	\$321	\$149	\$7,484	\$7,031	\$8,463	\$7,277	
2,201 or more sq ft	\$744	\$399	\$9,541	\$9,102	\$7,024	\$5,543	\$1,801	\$401	\$186	\$9,372	\$8,833	\$10,555	\$9,074	
NON-RESIDENTIAL (Per 1,000 sq ft unless otherwise stated)														
Commercial/Shop Ctr	\$591	\$0	\$13,041	\$12,441	\$9,600	\$7,200	\$0	\$149	\$75	\$13,856	\$13,256	\$10,415	\$7,850	
Office & Other Services	\$231	\$0	\$5,104	\$4,869	\$3,750	\$3,651	\$0	\$177	\$89	\$5,601	\$5,366	\$4,254	\$4,148	
Hospital	\$277	\$0	\$6,117	\$5,836	\$4,503	\$4,377	\$0	\$177	\$89	\$6,660	\$6,379	\$5,046	\$4,920	
Mini-Warehouse	\$52	\$0	\$1,150	\$1,103	\$851	\$827	\$0	\$123	\$62	\$1,393	\$1,340	\$1,088	\$1,064	
Warehouse	\$74	\$0	\$1,647	\$1,571	\$1,212	\$1,178	\$0	\$123	\$62	\$1,836	\$1,830	\$1,471	\$1,437	
Manufacturing	\$80	\$0	\$1,767	\$1,686	\$1,301	\$1,264	\$0	\$123	\$62	\$2,032	\$1,951	\$1,566	\$1,529	
Light Industrial	\$146	\$0	\$3,325	\$3,076	\$2,374	\$2,307	\$0	\$123	\$62	\$3,556	\$3,405	\$2,705	\$2,638	
Nursing Home	\$159	\$0	\$3,517	\$3,355	\$2,589	\$2,516	\$0	\$177	\$89	\$3,942	\$3,780	\$2,914	\$2,841	
Day Care/School	\$213	\$0	\$4,712	\$4,495	\$3,469	\$3,371	\$0	\$177	\$89	\$5,191	\$4,974	\$3,948	\$3,850	
Lodging <sup>(1)</sup>	\$118	\$0	\$2,605	\$2,485	\$1,917	\$1,864	\$0	\$33	\$17	\$2,773	\$2,653	\$2,085	\$2,038	

PHASE 1 - Except as otherwise provided in this Chapter, all Impact Generating Land Development within the unincorporated area of the County shall pay the Impact Fees set forth below at the time established in Section 1102. C.



**PHASE I - January 1, 2025 through December 31, 2025**

Land Use	Unit	Alternative Transportation System				Low Ent.	Libraries	Parks & Natural Resour.	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/gle	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/gle	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/gle	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	

**Fee Schedule to be deleted**

**PHASE II - January 1, 2026 through December 31, 2026**

Land Use	Unit	Alternative Transportation System				Low Ent.	Libraries	Parks & Natural Resour.	Public Safety	Admin	TOTAL FEE				
		NE District	NW District	SE District	SW District						NE District	NW District	SE District	SW District	
<b>Residential (Per Housing Unit)</b>															
<b>Single Family Detached/Attached/Townhome:</b>															
750 sq ft or less	du	\$3,223	\$3,072	\$2,470	\$1,877	\$250.00	\$133.00	\$605.00	\$133.00	\$52	\$4,389.00	\$4,248.00	\$3,548.00	\$3,057.00	
751 - 1,000 sq ft	du	\$3,223	\$3,072	\$2,470	\$1,877	\$250.00	\$133.00	\$605.00	\$133.00	\$69	\$4,406.00	\$4,265.00	\$3,565.00	\$3,074.00	
1,001 - 1,300 sq ft	du	\$5,012	\$4,780	\$3,800	\$3,571	\$380.00	\$204.00	\$940.00	\$204.00	\$119	\$6,391.00	\$6,158.00	\$5,120.00	\$4,742.00	
1,301 - 1,700 sq ft	du	\$6,855	\$6,588	\$5,081	\$4,881	\$512.50	\$263.50	\$1,187.50	\$263.50	\$136	\$8,194.00	\$7,921.00	\$6,704.00	\$6,408.00	
1,701 sq ft or more	du	\$8,535	\$8,175	\$6,340	\$6,090	\$649.50	\$325.00	\$1,472.50	\$325.00	\$156	\$10,000.00	\$9,635.00	\$8,011.00	\$7,686.00	
<b>Multi-Family:</b>															
750 sq ft or less	du	\$2,807	\$2,747	\$2,270	\$1,877	\$250.00	\$133.00	\$605.00	\$133.00	\$52	\$3,986.00	\$3,926.00	\$3,246.00	\$2,755.00	
751 - 1,000 sq ft	du	\$3,223	\$3,072	\$2,470	\$1,877	\$250.00	\$133.00	\$605.00	\$133.00	\$69	\$4,406.00	\$4,265.00	\$3,565.00	\$3,074.00	
1,001 - 1,300 sq ft	du	\$4,780	\$4,548	\$3,580	\$3,380	\$380.00	\$204.00	\$940.00	\$204.00	\$119	\$6,597.00	\$6,365.00	\$5,327.00	\$4,949.00	
1,301 - 1,700 sq ft	du	\$6,329	\$6,097	\$4,620	\$4,420	\$512.50	\$263.50	\$1,187.50	\$263.50	\$136	\$8,544.00	\$8,312.00	\$7,064.00	\$6,708.00	
1,701 sq ft or more	du	\$8,013	\$7,771	\$5,936	\$5,686	\$649.50	\$325.00	\$1,472.50	\$325.00	\$156	\$10,311.00	\$10,079.00	\$8,531.00	\$8,281.00	
<b>Non-Residential (Per 1,000 sq ft unless otherwise stated)</b>															
Congregate Care/Assisted Living	du	\$1,149	\$1,149	\$1,149	\$1,149	\$250.00			\$133.00	\$15	\$1,549.00	\$1,549.00	\$1,549.00	\$1,549.00	
Light Industrial	1,000 sf	\$3,429	\$3,268	\$2,512	\$2,421	\$150.00			\$94.00	\$26	\$3,699.00	\$3,538.00	\$2,772.00	\$2,681.00	
Manufacturing	1,000 sf	\$1,985	\$1,893	\$1,468	\$1,421	\$81.00			\$109.00	\$15	\$2,195.00	\$2,103.00	\$1,678.00	\$1,631.00	
Warehouse	1,000 sf	\$1,648	\$1,556	\$1,231	\$1,194	\$54.00			\$22.00	\$13	\$1,760.00	\$1,668.00	\$1,343.00	\$1,306.00	
Mini-Warehouse	1,000 sf	\$1,044	\$1,007	\$806	\$789	\$22.00			\$9.00	\$9	\$1,084.00	\$1,047.00	\$846.00	\$830.00	
Lodging	room/pad	\$2,470	\$2,378	\$1,952	\$1,915	\$132.50			\$37.50	\$20	\$2,640.00	\$2,548.00	\$2,123.00	\$2,086.00	
Day Care/School	1,000 sf	\$5,003	\$4,783	\$3,703	\$3,594	\$216.00			\$152.00	\$38	\$5,491.00	\$5,271.00	\$4,191.00	\$4,082.00	
Hospital	1,000 sf	\$6,803	\$6,583	\$5,003	\$4,894	\$311.00			\$178.75	\$49	\$7,491.75	\$7,271.75	\$5,891.75	\$5,782.75	
Nursing Home	1,000 sf	\$3,105	\$3,006	\$2,487	\$2,426	\$178.75			\$178.75	\$29	\$3,714.00	\$3,615.00	\$3,096.00	\$3,035.00	
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/gle	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/gle	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/gle	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.	\$7,829	\$7,476	\$5,816	\$5,658	\$381.00			\$86.00	\$59	\$8,314.00	\$7,961.00	\$6,301.00	\$6,143.00	
Gas Station w/Convenience Store 2,000 to 5,499 sq ft	fuel pos.	\$7,829	\$7,476	\$5,816	\$5,658	\$381.00			\$86.00	\$59	\$8,314.00	\$7,961.00	\$6,301.00	\$6,143.00	
Gas Station w/Convenience Store 5,500+ sq ft	fuel pos.	\$7,829	\$7,476	\$5,816	\$5,658	\$381.00			\$86.00	\$59	\$8,314.00	\$7,961.00	\$6,301.00	\$6,143.00	

**Fee Schedule to be deleted**

**PHASE III - January 1, 2027 through December 31, 2027**

Land Use	Unit	Alternative Transportation System				Public & Resource	Public Safety	Admission	TOTAL FEE			
		At District	At District	At District	At District				At District	At District	At District	At District
<b>Residential (see Housing Unit)</b>												
Single Family Detached/Attached/Townhouse												
750 sq ft or less	du	\$3,343	\$3,379	\$2,807	\$2,065	\$275.00	\$186.75	\$605.50	\$148.50	\$460.75	\$2,807.25	\$1,880.75
751 - 1,000 sq ft	du	\$3,343	\$3,379	\$2,807	\$2,065	\$275.00	\$186.75	\$605.50	\$148.50	\$460.75	\$2,807.25	\$1,880.75
1,001 - 1,500 sq ft	du	\$5,113	\$5,239	\$4,057	\$3,214	\$427.25	\$273.25	\$1,034.00	\$206.50	\$727.50	\$4,057.25	\$2,739.25
1,501 - 2,000 sq ft	du	\$7,130	\$7,240	\$5,510	\$4,181	\$585.75	\$378.25	\$1,416.75	\$273.25	\$1,143.50	\$5,510.25	\$3,785.25
2,001 sq ft or more	du	\$8,474	\$8,619	\$6,574	\$5,036	\$736.25	\$464.00	\$1,784.25	\$327.50	\$1,456.75	\$6,574.25	\$4,456.25
<b>Mobile Home Park</b>												
750 sq ft or less	du	\$3,343	\$3,379	\$2,807	\$2,065	\$275.00	\$186.75	\$605.50	\$148.50	\$460.75	\$2,807.25	\$1,880.75
751 - 1,000 sq ft	du	\$3,343	\$3,379	\$2,807	\$2,065	\$275.00	\$186.75	\$605.50	\$148.50	\$460.75	\$2,807.25	\$1,880.75
1,001 - 1,500 sq ft	du	\$5,113	\$5,239	\$4,057	\$3,214	\$427.25	\$273.25	\$1,034.00	\$206.50	\$727.50	\$4,057.25	\$2,739.25
1,501 sq ft or more	du	\$7,130	\$7,240	\$5,510	\$4,181	\$585.75	\$378.25	\$1,416.75	\$273.25	\$1,143.50	\$5,510.25	\$3,785.25
<b>Non-Residential (Over 1,000 sq ft unless otherwise stated)</b>												
Corporate/Car Wash/Industrial	du	\$1,149	\$1,149	\$1,149	\$1,149	\$275.00			\$148.50	\$148.50	\$1,545.50	\$1,545.50
Light Industrial	1,000 sf	\$3,991	\$3,991	\$2,991	\$2,991	\$179.75			\$94.88	\$94.88	\$3,991.75	\$3,146.75
Manufacturing	1,000 sf	\$2,184	\$2,024	\$1,809	\$1,564				\$109.00	\$109.00	\$2,184.00	\$1,755.00
Warehouse	1,000 sf	\$1,732	\$1,732	\$1,409	\$1,409				\$86.60	\$86.60	\$1,732.00	\$1,345.40
Religious/Assembly	1,000 sf	\$1,046	\$1,046	\$879	\$879	\$27.00			\$50.00	\$50.00	\$1,046.00	\$829.00
Lodging	room/parl	\$2,484	\$2,484	\$2,111	\$1,779	\$145.75			\$41.25	\$41.25	\$2,484.00	\$2,111.00
Day Care/Child	1,000 sf	\$5,831	\$5,831	\$4,471	\$3,647	\$264.00			\$152.00	\$152.00	\$5,831.00	\$4,639.00
Hospital	1,000 sf	\$7,149	\$7,221	\$5,472	\$5,415	\$342.00			\$218.25	\$218.25	\$7,149.25	\$6,615.25
Nursing Home	1,000 sf	\$3,375	\$3,375	\$3,104	\$3,111	\$196.75			\$117.25	\$117.25	\$3,375.25	\$3,160.25
Office & Other Services	1,000 sf	\$6,312	\$6,312	\$4,848	\$4,848	\$278.00			\$171.00	\$171.00	\$6,312.00	\$5,469.00
Commercial/Shopping Center less than 60,000 sq ft	1,000 sf	\$7,719	\$8,151	\$6,151	\$6,151	\$731.50			\$384.25	\$384.25	\$8,151.75	\$6,961.75
Commercial/Shopping Center 60,000 to 150,000 sq ft	1,000 sf	\$15,181	\$15,044	\$11,880	\$11,545	\$713.50			\$504.25	\$504.25	\$15,044.25	\$13,835.25
Commercial/Shopping Center greater than 150,000 sq ft	1,000 sf	\$15,875	\$15,795	\$11,880	\$11,545	\$610.75			\$584.25	\$584.25	\$15,795.25	\$14,211.25
Gas Station w/Convenience Store < 2,000 sq ft	fuel pos	\$8,193	\$8,036	\$6,178	\$6,034	\$178.50			\$94.50	\$94.50	\$8,036.00	\$6,941.00
Gas Station w/Convenience Store 2,000 to 5,000 sq ft	fuel pos	\$8,193	\$8,036	\$6,178	\$6,034	\$278.50			\$94.50	\$94.50	\$8,036.00	\$6,941.00
Gas Station w/Convenience Store > 5,000 sq ft	fuel pos	\$8,193	\$8,036	\$6,178	\$6,034	\$378.50			\$94.50	\$94.50	\$8,036.00	\$6,941.00

**Fee Schedule to be deleted**

**PHASE IV - January 1, 2028 through to said time a new impact fee schedule is adopted**

Land Use	Unit	Alternative Transportation System				Public & Resource	Public Safety	Admission	TOTAL FEE			
		At District	At District	At District	At District				At District	At District	At District	At District
<b>Residential (see Housing Unit)</b>												
Single Family Detached/Attached/Townhouse												
750 sq ft or less	du	\$3,385	\$3,407	\$2,844	\$2,253	\$300	\$180	\$720	\$162	\$558	\$3,407.25	\$2,440.25
751 - 1,000 sq ft	du	\$3,385	\$3,407	\$2,844	\$2,253	\$300	\$180	\$720	\$162	\$558	\$3,407.25	\$2,440.25
1,001 - 1,500 sq ft	du	\$5,015	\$5,117	\$4,426	\$3,507	\$400	\$240	\$1,200	\$270	\$930	\$5,117.25	\$4,027.25
1,501 - 2,000 sq ft	du	\$6,224	\$6,346	\$5,454	\$4,363	\$500	\$300	\$1,500	\$360	\$1,140	\$6,346.25	\$5,006.25
2,001 sq ft or more	du	\$7,534	\$7,666	\$6,562	\$5,251	\$600	\$360	\$1,800	\$450	\$1,350	\$7,666.25	\$6,161.25
<b>Mobile Home Park</b>												
750 sq ft or less	du	\$3,385	\$3,407	\$2,844	\$2,253	\$300	\$180	\$720	\$162	\$558	\$3,407.25	\$2,440.25
751 - 1,000 sq ft	du	\$3,385	\$3,407	\$2,844	\$2,253	\$300	\$180	\$720	\$162	\$558	\$3,407.25	\$2,440.25
1,001 - 1,500 sq ft	du	\$5,015	\$5,117	\$4,426	\$3,507	\$400	\$240	\$1,200	\$270	\$930	\$5,117.25	\$4,027.25
1,501 sq ft or more	du	\$6,224	\$6,346	\$5,454	\$4,363	\$500	\$300	\$1,500	\$360	\$1,140	\$6,346.25	\$5,006.25
<b>Non-Residential (Over 1,000 sq ft unless otherwise stated)</b>												
Corporate/Car Wash/Industrial	du	\$1,195	\$1,195	\$1,195	\$1,195	\$300			\$162	\$162	\$1,195.00	\$1,195.00
Light Industrial	1,000 sf	\$4,154	\$4,154	\$3,295	\$3,295	\$180			\$90	\$90	\$4,154.00	\$3,975.00
Manufacturing	1,000 sf	\$2,385	\$2,275	\$1,754	\$1,701	\$100			\$109	\$109	\$2,385.00	\$2,166.00
Warehouse	1,000 sf	\$1,816	\$1,816	\$1,436	\$1,436				\$86	\$86	\$1,816.00	\$1,644.00
Religious/Assembly	1,000 sf	\$1,046	\$1,046	\$879	\$879	\$27.00			\$50	\$50	\$1,046.00	\$946.00
Lodging	room/parl	\$2,507	\$2,507	\$2,127	\$1,747	\$150			\$45	\$45	\$2,507.00	\$2,127.00
Day Care/Child	1,000 sf	\$6,383	\$6,383	\$4,903	\$4,513	\$286			\$152	\$152	\$6,383.00	\$5,579.00
Hospital	1,000 sf	\$7,251	\$7,331	\$5,491	\$5,491	\$378			\$218	\$218	\$7,331.00	\$6,555.00
Nursing Home	1,000 sf	\$3,442	\$3,442	\$3,162	\$3,162	\$214			\$117	\$117	\$3,442.00	\$3,225.00
Office & Other Services	1,000 sf	\$6,693	\$6,693	\$5,073	\$5,073	\$312			\$181	\$181	\$6,693.00	\$5,991.00
Commercial/Shopping Center less than 60,000 sq ft	1,000 sf	\$8,193	\$8,193	\$6,178	\$6,178	\$731.50			\$384.25	\$384.25	\$8,193.25	\$7,113.25
Commercial/Shopping Center 60,000 to 150,000 sq ft	1,000 sf	\$15,181	\$15,181	\$11,880	\$11,880	\$713.50			\$504.25	\$504.25	\$15,181.25	\$13,872.25
Commercial/Shopping Center greater than 150,000 sq ft	1,000 sf	\$15,228	\$15,228	\$11,880	\$11,880	\$610.75			\$584.25	\$584.25	\$15,228.25	\$13,913.25
Gas Station w/Convenience Store < 2,000 sq ft	fuel pos	\$8,193	\$8,193	\$6,178	\$6,178	\$178.50			\$94.50	\$94.50	\$8,193.00	\$7,113.00
Gas Station w/Convenience Store 2,000 to 5,000 sq ft	fuel pos	\$8,193	\$8,193	\$6,178	\$6,178	\$278.50			\$94.50	\$94.50	\$8,193.00	\$7,113.00
Gas Station w/Convenience Store > 5,000 sq ft	fuel pos	\$8,193	\$8,193	\$6,178	\$6,178	\$378.50			\$94.50	\$94.50	\$8,193.00	\$7,113.00

**PHASE 1A - Except as otherwise provided in this Chapter, effective September 9, 2025, all Impact Generating Land Development within the unincorporated area of the County shall pay the Impact Fees set forth below at the time established in Section 1102. C.**

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



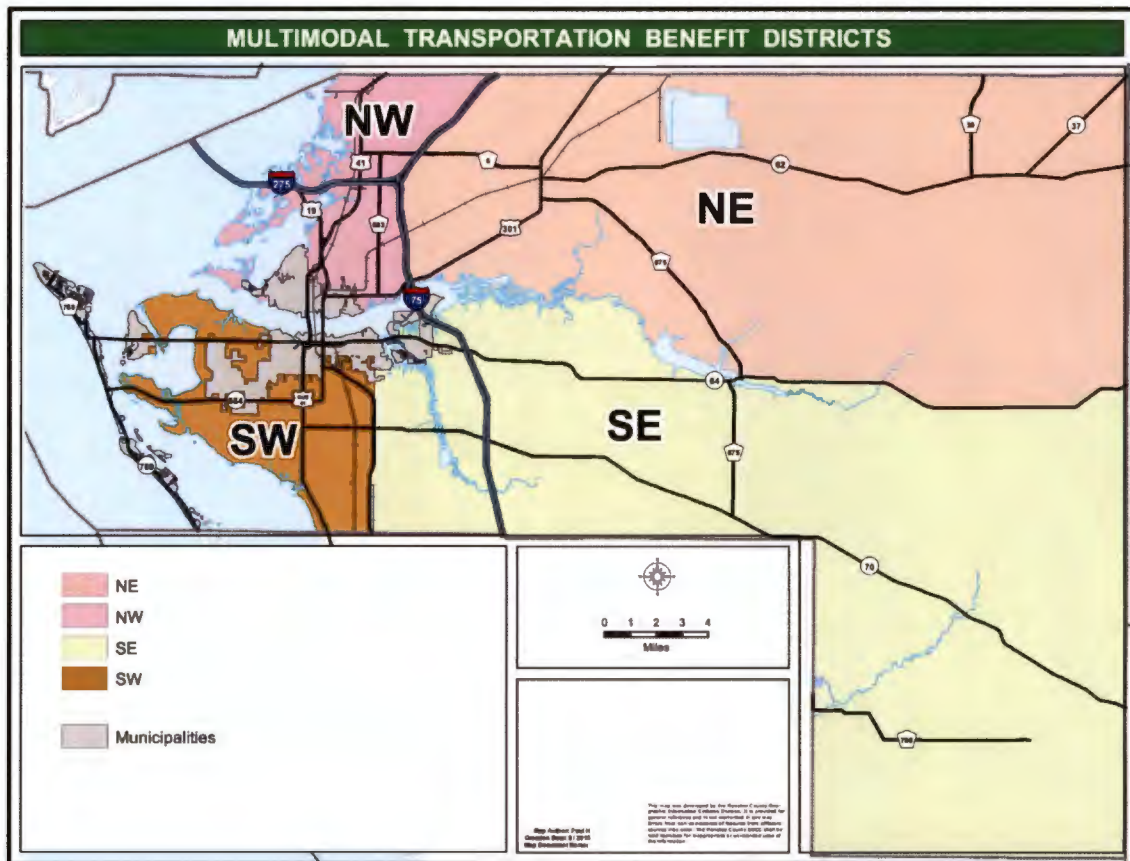
**PHASE IA – September 9, 2025**

Impact Fee Land Use	Unit	Alternative Transportation System				Low Enf.	Libraries	Parks & Natural Resrcs	Public Safety	Admin	TOTAL FEE				
Residential:(Per Housing Unit)		NE District	NW District	SE District	SW District						NE District	NW District	SE District	SW District	
Single Family Detached:															
750 sq ft or less	du	\$7,439	\$7,439	\$7,439	\$7,439	\$566	\$242	\$2,544	\$200	\$119	\$11,110	\$11,110	\$11,110	\$11,110	
751 - 1,000 sq ft	du	\$9,648	\$9,648	\$9,648	\$9,648	\$583	\$249	\$2,614	\$206	\$155	\$13,455	\$13,455	\$13,455	\$13,455	
1,001 - 1,300 sq ft	du	\$12,226	\$12,226	\$12,226	\$12,226	\$600	\$255	\$2,684	\$210	\$203	\$16,178	\$16,178	\$16,178	\$16,178	
1,301 - 1,700 sq ft	du	\$15,628	\$15,628	\$15,628	\$15,628	\$695	\$295	\$3,105	\$244	\$240	\$20,207	\$20,207	\$20,207	\$20,207	
1,701 sq ft or more	du	\$19,768	\$19,768	\$19,768	\$19,768	\$986	\$419	\$4,404	\$345	\$295	\$26,217	\$26,217	\$26,217	\$26,217	
Single Family Attached/Townhome/Duplex															
750 sq ft or less	du	\$6,843	\$6,843	\$6,843	\$6,843	\$566	\$242	\$2,544	\$200	\$114	\$10,509	\$10,509	\$10,509	\$10,509	
751 - 1,000 sq ft	du	\$8,862	\$8,862	\$8,862	\$8,862	\$583	\$249	\$2,614	\$206	\$148	\$12,662	\$12,662	\$12,662	\$12,662	
1,001 - 1,300 sq ft	du	\$11,223	\$11,223	\$11,223	\$11,223	\$600	\$255	\$2,684	\$210	\$194	\$15,166	\$15,166	\$15,166	\$15,166	
1,301 - 1,700 sq ft	du	\$14,333	\$14,333	\$14,333	\$14,333	\$695	\$295	\$3,105	\$244	\$228	\$18,900	\$18,900	\$18,900	\$18,900	
1,701 sq ft or more	du	\$18,117	\$18,117	\$18,117	\$18,117	\$986	\$419	\$4,404	\$345	\$280	\$24,551	\$24,551	\$24,551	\$24,551	
Multi-Family:															
750 sq ft or less	du	\$5,184	\$5,184	\$5,184	\$5,184	\$510	\$194	\$2,035	\$160	\$93	\$8,176	\$8,176	\$8,176	\$8,176	
751 - 1,000 sq ft	du	\$6,704	\$6,704	\$6,704	\$6,704	\$527	\$200	\$2,105	\$166	\$123	\$9,825	\$9,825	\$9,825	\$9,825	
1,001 - 1,300 sq ft	du	\$8,504	\$8,504	\$8,504	\$8,504	\$538	\$205	\$2,158	\$170	\$163	\$11,738	\$11,738	\$11,738	\$11,738	
1,301 sq ft or more	du	\$13,749	\$13,749	\$13,749	\$13,749	\$622	\$239	\$2,509	\$198	\$216	\$17,533	\$17,533	\$17,533	\$17,533	
1,701 sq ft or more	du	\$13,749	\$13,749	\$13,749	\$13,749	\$622	\$239	\$2,509	\$198	\$218	\$17,535	\$17,535	\$17,535	\$17,535	
Mobile Home Park:															
750 sq ft or less	du	\$6,693	\$6,693	\$6,693	\$6,693	\$454	\$194	\$2,035	\$160	\$106	\$9,642	\$9,642	\$9,642	\$9,642	
751 - 1,000 sq ft	du	\$6,693	\$6,693	\$6,693	\$6,693	\$454	\$194	\$2,035	\$160	\$121	\$9,657	\$9,657	\$9,657	\$9,657	
1,001 - 1,300 sq ft	du	\$6,693	\$6,693	\$6,693	\$6,693	\$454	\$194	\$2,035	\$160	\$145	\$9,681	\$9,681	\$9,681	\$9,681	
1,301 sq ft or more	du	\$6,693	\$6,693	\$6,693	\$6,693	\$454	\$194	\$2,035	\$160	\$146	\$9,682	\$9,682	\$9,682	\$9,682	
1,701 sq ft or more	du	\$6,693	\$6,693	\$6,693	\$6,693	\$454	\$194	\$2,035	\$160	\$148	\$9,684	\$9,684	\$9,684	\$9,684	

<b>Non-Residential: (Per 1,000 sq ft or portion thereof unless otherwise stated)</b>														
Congregate Care/Assisted Living	du	\$1,788	\$1,788	\$1,788	\$1,788	\$542			\$187	\$23	\$2,540	\$2,540	\$2,540	\$2,540
Light Industrial	1,000 sf	\$8,059	\$8,059	\$8,059	\$8,059	\$254			\$93	\$76	\$8,482	\$8,482	\$8,482	\$8,482
Manufacturing	1,000 sf	\$7,867	\$7,867	\$7,867	\$7,867	\$299			\$110	\$74	\$8,350	\$8,350	\$8,350	\$8,350
Warehouse	1,000 sf	\$3,385	\$3,385	\$3,385	\$3,385	\$68			\$25	\$31	\$3,509	\$3,509	\$3,509	\$3,509
Mini-Warehouse	1,000 sf	\$1,641	\$1,641	\$1,641	\$1,641	\$17			\$6	\$15	\$1,679	\$1,679	\$1,679	\$1,679
Lodging	room/pad	\$3,911	\$3,911	\$3,911	\$3,911	\$587			\$216	\$42	\$4,756	\$4,756	\$4,756	\$4,756
Day Care/School	1,000 sf	\$25,301	\$25,301	\$25,301	\$25,301	\$480			\$176	\$234	\$26,191	\$26,191	\$26,191	\$26,191
Hospital	1,000 sf	\$19,490	\$19,490	\$19,490	\$19,490	\$722			\$265	\$184	\$20,661	\$20,661	\$20,661	\$20,661
Nursing Home	1,000 sf	\$5,385	\$5,385	\$5,385	\$5,385	\$1,456			\$535	\$66	\$7,442	\$7,442	\$7,442	\$7,442
Office & Other Services	1,000 sf	\$17,953	\$17,953	\$17,953	\$17,953	\$536			\$197	\$168	\$18,854	\$18,854	\$18,854	\$18,854
Commercial/Shopping Center less than 40,000 sf/gla	1,000 sf	\$13,174	\$13,174	\$13,174	\$13,174	\$1,112			\$409	\$132	\$14,827	\$14,827	\$14,827	\$14,827
Commercial/Shopping Center 40,000 to 150,000 sf/gla	1,000 sf	\$25,660	\$25,660	\$25,660	\$25,660	\$1,546			\$568	\$250	\$28,024	\$28,024	\$28,024	\$28,024
Commercial/Shopping Center greater than 150,000 sf/gla	1,000 sf	\$26,929	\$26,929	\$26,929	\$26,929	\$1,061			\$390	\$255	\$28,635	\$28,635	\$28,635	\$28,635
Gas Station w/Convenience Store <2,000 sq ft	fuel pos.	\$25,812	\$25,812	\$25,812	\$25,812	\$745			\$274	\$241	\$27,072	\$27,072	\$27,072	\$27,072
Gas Station w/Convenience Store 2,000 to 5,499 sq ft	fuel pos.	\$39,673	\$39,673	\$39,673	\$39,673	\$1,174			\$431	\$372	\$41,650	\$41,650	\$41,650	\$41,650
Gas Station w/Convenience Store 5,500+ sq ft	fuel pos.	\$51,887	\$51,887	\$51,887	\$51,887	\$1,525			\$562	\$486	\$54,464	\$54,464	\$54,464	\$54,464

- Rates shown on this schedule are the rates supported by Florida Statute Section 163.31801(6)(g).
- Medical offices are assessed at the Office rate.
- Residential land uses are assessed per dwelling unit.
- Mobile Homes located elsewhere than a Mobile Home Park are assessed at the Single Family Detached dwelling unit rate.
- Lodging is assessed per room.
- Gas stations are assessed per fueling position.

### Exhibit 11-2, Multimodal Transportation Benefit Districts







## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

June 6, 2025

Angelina Colonnese  
Clerk of the Circuit Court  
Manatee County  
1115 Manatee Ave W  
Bradenton, FL 34205

Dear Angelina Colonnese:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. 25-15, which was filed in this office on June 6, 2025.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/dp