

ORDINANCE NO. 24-43

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT; PROVIDING A STATEMENT OF PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING THE MANATEE COUNTY LAND DEVELOPMENT CODE (ORDINANCE NO. 17-024, AS AMENDED, THE "CODE"); AMENDING CHAPTER 2 OF THE CODE TO PROVIDE NEW OR REVISED DEFINITIONS OF TERMS 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, and Ordinance No. 17-24, 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 is to use 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 Manatee County Board of County Commissioners (the "Board") retained the firm Benesch to study the need to update the County's existing impact fees for transportation and multimodal facilities 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 a reported title Manatee County Impact Fee Update Study, dated April 7, 2023; 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 safe facilities, library facilities, and provides support for the creation of an alternative mobility funding system in compliance with Florida case law and legislation; 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 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.
- B. The amendments to the Land Development Code set forth herein are necessary to fund the capital facilities needed in order to accommodate new development.
- C. The Planning Commission, as the County's local planning agency, held duly noticed and advertised public hearings on May 9th and 30th, 2024, as to the proposed LDC Text Amendment 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.
- D. The Board of County Commissioners held duly noticed and advertised public hearings on June 6, 2024, and August 8, 2024, to receive public comments and consider the recommendation of the Planning Commission as to the amendments within this Ordinance.
- E. The Board of County Commissioners after considering public comments, the recommendations of the Planning Commission and Planning staff, 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.

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, the Municipal Code Corporation, 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.

Section 7. Statutory Notice Requirement. Notice of the new and amended impact fees established pursuant to this Ordinance shall be provided in accordance with the requirements of the Florida Impact Fee Act on or before September 27, 2024.

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

PASSED AND DULY ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this the 8th day of August 2024.



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

BY: _____

Chairperson

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

BY:

Julissa Santana
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.

Alternative Support Structure shall mean clock towers, steeples, light poles, buildings, or similar structures that may support telecommunication facilities.

Alternative Transportation System. (See "Impact Fees.")

Amenity Center shall mean a private recreational facility, where the use includes, but is not limited to a gathering room, restroom, swimming pool, spa, splash pad, park, play equipment, tennis court, basketball court, pickleball court, handball court, shuffleboard court, putting green, gazebo, shade structure, trail, open space, or other similar uses, and not open to the general public. This facility shall not include an athletic field, golf course, driving range, paintball field, or other similar uses.

Concrete Processing, Manufacturing, or Recycling Facility shall mean a plant that combines various ingredients, including, sand, water, aggregate (rocks, gravel, etc.), fly ash, potash, and cement to produce concrete. The term includes both ready mix and central mix plants. Concrete recycling refers to the crushing of concrete from structures, roadways, etc. to be reused as gravel, sub-base, riprap, etc.

Congregate Care Facility. (See "Impact Fees.")

Conservation Area shall mean any area that has been set aside for environmental protection through conservation easements, dedicated open space, or other legal mechanism, including but not limited to wetlands, wetland buffers, and upland preservation areas.

Vehicle, Domestic shall mean any vehicle used in operation on streets or waterways and shall include but shall not be limited to automobiles, private pickup trucks, and vans, and private pleasure crafts. (See "Vehicle Repair" definition.)

Vehicle Fueling Positions. (See "Impact Fees.")

Vehicle, Junk shall mean any motor vehicle, trailer, or semi-trailer which is inoperable or would not be allowed to operate legally upon the public roads under the laws of the State of Florida in its present condition. This definition does not include vehicles used for legal competition which are in an operable condition.

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

Alternative Transportation System, shall mean a mobility funding system that is substantially similar to the County's Transportation Impact Fee and consistent with F.S. § 163.3180(5)(i) that is applied in place of transportation concurrency to enable development to mitigate the transportation impacts resulting from 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 system improvements for land, buildings, improvements to land, capital equipment, and vehicles, consistent with the Impact Fee Study.

Capital Library Facilities shall mean system improvements for land, buildings, improvements to land, capital equipment, and collection materials consistent with the Impact Fee Study.

Capital Multimodal Transportation Facilities shall mean system improvements for transportation planning, right-of-way, engineering, and the construction of multimodal improvements that expand the capacity of 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 State roads.

Capital Parks and Natural Resource Facilities shall mean system improvements for land, buildings, improvements to land, public parks, recreation facilities and/or trails—and specifically including those park, open space, recreation and trails, 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 system improvements for lands, buildings, improvements to land, communications equipment, EMS stations, other related buildings, and vehicles, 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.

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 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 ~~2015~~ Impact Fee Update Study" prepared by ~~TischlerBise~~, Benesch, and dated ~~December 3, 2015~~, April 7, 2023, 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 improvements, including planning, engineering design, permitting, construction, inspection, land, the purchase of capital equipment, vehicles, and financing costs. Maintenance, operations and infrastructure replacement are not eligible impact fee expenditures.

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 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.

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, ~~Assisted Living Facilities (ALF), and~~ 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 fuel dispensing pumps with three hoses/grades of gasoline on each side of the pump, and where only one vehicle can be fueled at a time on each side of the dispensing pump, the number of fueling positions would be four.

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.

Transportation CLOS shall mean a certificate of level of service compliance for transportation concurrency ~~to be~~ issued pursuant to this Code prior to the County's repeal of Transportation Concurrency and adoption of an Alternative Transportation System.

Transportation CMS shall mean the concurrency management system established for transportation concurrency pursuant to F.S. § 163.3180, and the Comprehensive Plan, and implemented pursuant to this Code prior to the County's repeal of Transportation Concurrency and adoption of an Alternative Transportation System.

Travel Way. (See "Street.")

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 document titled "Manatee County ~~2015~~-Impact Fee Update Study" prepared by ~~TischlerBise~~ Benesch, and dated ~~December 3, 2015~~ April 7, 2023, is based upon the most recent and localized data and relies upon said document in the adoption of this chapter.
- 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").
- C. It is the further intent of this chapter that new 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 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; 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. 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.
- G. 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.
- H. The "whereas clauses" and findings set forth in Ordinance No. ~~15-43~~24-43 are hereby adopted as legislative findings.

Section 1102. Impact Fee Determination.

1102.1. Fee Obligation.

- A. **Obligation.** Any Impact-Generating Land Development, 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 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. Prior to Final Plan Approval or its functional equivalent where no Building Permit is required (e.g., "AP," "FSP," etc.);
 - 3. Prior to installation of the required improvements or Certificate of Completion release (as the case may be) for recreational vehicle parks;
 - 4. Prior to 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.** 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.
- F. **Building Additions.** 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.

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, 2016 and ending on April 17, 2017, the impact fee shall be eighty percent (80%) of the amount set forth in the above schedule.~~
21. During the time period commencing on April 18, 2017, and continuing through December 31, 2024, thereafter, the impact fee shall be ninety percent (90%) of the amount set forth in the above schedule. document titled "Manatee County 2015 Impact Fee Update Study" prepared by TischlerBise, and dated December 3, 2015.
2. During the time period commencing on January 1, 2025, and ending on December 31, 2025, 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.
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.

The County Impact Fee Administrator shall make a determination as to the appropriate land use designation listed in the Impact Fee Schedule, based upon the nature and intent of a proposed development. Fees shall 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 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.
- C. **Mix of Uses.** 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 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.** The County Impact Fee Administrator 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.

An Independent Impact Analysis shall be based on the most recent and localized data, 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. The County Impact Fee Administrator shall render a written decision accepting, accepting with modifications, or rejecting 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) 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, or (3) to reimburse the County for such costs. The costs of County Capital Facilities also include the costs of related planning, design, engineering and permitting of such facilities.

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. ~~Impact Fees collected before April 18, 2016, may also be utilized within incorporated areas, subject to applicable legal principles of rational nexus and rough proportionality.~~

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.

- 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 shall be refunded. Such an extension shall be made only upon a finding that within such three (3) year period, specific Improvements 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 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 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. 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.

- D. **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.
- E. **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).

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.

Any person who shall commence Impact-Generating Land Development may apply for a credit for system improvements accepted and received by the County for contribution, payment, construction, or land 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.** 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. Increases in impact fee rates 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 article.

1106.3. Application for Impact Fee Credits.

- A. **Application.** Any person eligible to receive Impact Fee credits pursuant to Section 1106.1 may submit a written application to the County Impact Fee Administrator. 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 standard to be applied in making a decision to accept, accept with modifications, or reject a credit application 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.
- C. **Approval and Credit Authorization.** The County Impact Fee Administrator shall review and 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.
- D. **Time of Credit and 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 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 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 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 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 to the standards for review of an Independent Impact Analysis (Section 1102.3.E), 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 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 a resolution providing for administrative fees to be retained by the County as payment for the expenses of collecting the fees and administering this 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 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. Five-Year Review.

At least once every five (5) years, 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 Improvements 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.

Exhibit 11-1, Impact Fee Schedule **Manatee County Impact Fee Schedule for Unincorporated Areas** **April 18, 2016**

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.)

	Law Enf.	Libraries	Multi-Modal Transportation				Parks & Natural Resrcs	Public Safety	Admin. Surchg.	Total Fee			
			NE District	NW District	SE District	SW District				NE District	NW District	SE District	SW District
RESIDENTIAL (Per Housing Unit)													
1,000 sq ft or less	\$222	\$119	\$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	\$6,093	\$5,888	\$4,917	\$4,236
1,301—1,700 sq ft	\$473	\$253	\$6,092	\$5,812	\$4,485	\$3,541	\$1,144	\$255	\$118	\$8,335	\$8,055	\$6,728	\$5,784
1,701—2,200 sq ft	\$596	\$319	\$7,657	\$7,304	\$5,636	\$4,450	\$1,442	\$321	\$149	\$10,484	\$10,131	\$8,463	\$7,277
2,201 or more sq ft	\$744	\$399	\$9,541	\$9,102	\$7,024	\$5,543	\$1,801	\$401	\$186	\$13,072	\$12,633	\$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	\$9,330	\$0	\$149	\$75	\$13,856	\$13,256	\$10,415	\$10,145
Office & Other Services	\$231	\$0	\$5,104	\$4,869	\$3,757	\$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	\$1,156	\$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	\$1,906	\$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	\$3,225	\$4,076	\$2,374	\$2,307	\$0	\$123	\$62	\$3,556	\$3,407	\$2,705	\$2,638
Nursing Home	\$159	\$0	\$3,517	\$3,355	\$2,589	\$2,516	\$0	\$177	\$89	\$3,942	\$3,780	\$3,014	\$2,941
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 ⁽¹⁾	\$118	\$0	\$2,605	\$2,485	\$1,917	\$1,864	\$0	\$33	\$17	\$2,773	\$2,653	\$2,085	\$2,032

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

Land Use	Unit	Alternative Transportation System				Law Enf.	Libraries	Parks & Natural Resrcs	Public Safety	Admin	TOTAL FEE				
		NE District	NW District	SE District	SW District						NE District	NW District	SE District	SW District	
Residential: (Per Housing Unit)															
Single Family Detached/Attached/Townhome:															
750 sq ft or less	du	\$2,899	\$2,765	\$2,133	\$1,689	\$225.00	\$120.25	\$544.50	\$121.50	\$49	\$3,959.25	\$3,825.25	\$3,193.25	\$2,749.25	
751 - 1,000 sq ft	du	\$2,899	\$2,765	\$2,133	\$1,689	\$225.00	\$120.25	\$544.50	\$121.50	\$66	\$3,976.25	\$3,842.25	\$3,210.25	\$2,766.25	
1,001 - 1,300 sq ft	du	\$4,511	\$4,303	\$3,319	\$2,630	\$349.75	\$185.75	\$846.00	\$179.50	\$108	\$6,180.00	\$5,972.00	\$4,988.00	\$4,299.00	
1,301 - 1,700 sq ft	du	\$6,168	\$5,884	\$4,541	\$3,585	\$479.25	\$244.75	\$1,158.75	\$239.00	\$124	\$8,413.75	\$8,129.75	\$6,786.75	\$5,830.75	
1,701 sq ft or more	du	\$7,752	\$7,395	\$5,706	\$4,505	\$602.75	\$306.00	\$1,460.25	\$298.50	\$141	\$10,560.50	\$10,203.50	\$8,514.50	\$7,313.50	
Multi-Family:															
750 sq ft or less	du	\$2,692	\$2,602	\$2,133	\$1,689	\$225.00	\$120.25	\$544.50	\$120.75	\$49	\$3,751.50	\$3,661.50	\$3,192.50	\$2,748.50	
751 - 1,000 sq ft	du	\$2,899	\$2,765	\$2,133	\$1,689	\$225.00	\$120.25	\$544.50	\$121.50	\$66	\$3,976.25	\$3,842.25	\$3,210.25	\$2,766.25	
1,001 - 1,300 sq ft	du	\$4,395	\$4,256	\$3,319	\$2,630	\$349.75	\$177.00	\$846.00	\$172.00	\$108	\$6,047.75	\$5,908.75	\$4,971.75	\$4,282.75	
1,301 sq ft or more	du	\$5,803	\$5,614	\$4,541	\$3,585	\$477.75	\$234.75	\$1,158.75	\$228.00	\$124	\$8,026.25	\$7,837.25	\$6,764.25	\$5,808.25	
Mobile Home Park	du	\$2,899	\$2,765	\$2,133	\$1,689	\$225.00	\$120.25	\$544.50	\$119.75	\$27	\$3,935.50	\$3,801.50	\$3,169.50	\$2,725.50	
Non-Residential: (Per 1,000 sq ft unless otherwise stated)															
Congregate Care/Assisted Living	du	\$1,149	\$1,149	\$1,149	\$1,149	\$225.00				\$121.50	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$5,607.50	\$5,368.50	\$4,242.50	\$4,135.50	
Commercial/Shopping Center less than 40,000 sfgla	1,000 sf	\$8,355	\$8,355	\$8,355	\$8,355	\$598.50				\$150.75	\$9,195.25	\$9,195.25	\$9,195.25	\$9,195.25	
Commercial/Shopping Center 40,000 to 150,000 sfgla	1,000 sf	\$12,885	\$12,480	\$9,720	\$9,446	\$598.50				\$150.75	\$13,736.25	\$13,331.25	\$10,571.25	\$10,297.25	
Commercial/Shopping Center greater than 150,000 sfgla	1,000 sf	\$13,108	\$12,596	\$9,720	\$9,446	\$558.25				\$150.75	\$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	\$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	\$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	\$7,307.00	\$6,991.00	\$5,495.00	\$5,353.00	

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

Land Use	Unit	Alternative Transportation System				Low Enf.	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	\$3,221	\$3,072	\$2,370	\$1,877	\$250.00	\$133.50	\$605.00	\$135.00	\$55	\$4,399.50	\$4,250.50	\$3,548.50	\$3,055.50	
751 - 1,000 sq ft	du	\$3,221	\$3,072	\$2,370	\$1,877	\$250.00	\$133.50	\$605.00	\$135.00	\$74	\$4,418.50	\$4,269.50	\$3,567.50	\$3,074.50	
1,001 - 1,300 sq ft	du	\$5,012	\$4,781	\$3,688	\$2,922	\$388.50	\$204.50	\$940.00	\$192.00	\$115	\$6,852.00	\$6,621.00	\$5,528.00	\$4,762.00	
1,301 - 1,700 sq ft	du	\$6,853	\$6,538	\$5,045	\$3,983	\$532.50	\$261.50	\$1,287.50	\$248.00	\$136	\$9,318.50	\$9,003.50	\$7,510.50	\$6,448.50	
1,701 sq ft or more	du	\$8,613	\$8,217	\$6,340	\$5,005	\$669.50	\$325.00	\$1,622.50	\$308.00	\$156	\$11,694.00	\$11,298.00	\$9,421.00	\$8,086.00	
Multi-Family:															
750 sq ft or less	du	\$2,807	\$2,747	\$2,370	\$1,877	\$250.00	\$133.50	\$605.00	\$133.50	\$55	\$3,984.00	\$3,924.00	\$3,547.00	\$3,054.00	
751 - 1,000 sq ft	du	\$3,221	\$3,072	\$2,370	\$1,877	\$250.00	\$133.50	\$605.00	\$135.00	\$74	\$4,418.50	\$4,269.50	\$3,567.50	\$3,074.50	
1,001 - 1,300 sq ft	du	\$4,780	\$4,687	\$3,688	\$2,922	\$388.50	\$187.00	\$940.00	\$177.00	\$115	\$6,587.50	\$6,494.50	\$5,495.50	\$4,729.50	
1,301 sq ft or more	du	\$6,123	\$5,997	\$5,045	\$3,983	\$529.50	\$241.50	\$1,287.50	\$228.00	\$135	\$8,544.50	\$8,418.50	\$7,466.50	\$6,404.50	
Mobile Home Park	du	\$3,221	\$3,072	\$2,370	\$1,877	\$250.00	\$133.50	\$605.00	\$131.50	\$30	\$4,371.00	\$4,222.00	\$3,520.00	\$3,027.00	
Non-Residential: (Per 1,000 sq ft unless otherwise stated)															
Congregate Care/Assisted Living	du	\$1,149	\$1,149	\$1,149	\$1,149	\$250.00				\$135.00	\$15	\$1,549.00	\$1,549.00	\$1,549.00	
Light Industrial	1,000 sf	\$3,628	\$3,460	\$2,671	\$2,594	\$163.50				\$94.00	\$29	\$3,914.50	\$3,746.50	\$2,957.50	
Manufacturing	1,000 sf	\$1,987	\$1,895	\$1,463	\$1,422	\$90.00				\$109.00	\$16	\$2,202.00	\$2,110.00	\$1,678.00	
Warehouse	1,000 sf	\$1,648	\$1,614	\$1,363	\$1,324	\$54.00				\$22.00	\$14	\$1,738.00	\$1,704.00	\$1,453.00	
Mini-Warehouse	1,000 sf	\$1,044	\$1,020	\$906	\$896	\$22.00				\$9.00	\$9	\$1,084.00	\$1,060.00	\$946.00	
Lodging	room/pad	\$2,425	\$2,371	\$2,115	\$2,092	\$132.50				\$37.50	\$23	\$2,618.00	\$2,564.00	\$2,308.00	
Day Care/School	1,000 sf	\$5,301	\$5,057	\$3,902	\$3,792	\$240.00				\$152.00	\$42	\$5,735.00	\$5,491.00	\$4,226.00	
Hospital	1,000 sf	\$6,881	\$6,564	\$5,065	\$4,923	\$311.00				\$198.50	\$54	\$7,444.50	\$7,127.50	\$5,628.50	
Nursing Home	1,000 sf	\$3,305	\$3,232	\$2,887	\$2,830	\$178.50				\$198.50	\$32	\$3,714.00	\$3,641.00	\$3,296.00	
Office & Other Services	1,000 sf	\$5,742	\$5,477	\$4,225	\$4,107	\$260.00				\$170.00	\$45	\$6,217.00	\$5,952.00	\$4,700.00	
Commercial/Shopping Center less than 40,000 sf/la	1,000 sf	\$8,355	\$8,355	\$8,355	\$8,355	\$665.00				\$167.50	\$92	\$9,279.50	\$9,279.50	\$9,279.50	
Commercial/Shopping Center 40,000 to 150,000 sf/la	1,000 sf	\$14,034	\$13,764	\$10,800	\$10,495	\$665.00				\$167.50	\$113	\$14,979.50	\$14,709.50	\$11,745.50	
Commercial/Shopping Center greater than 150,000 sf/la	1,000 sf	\$14,479	\$13,995	\$10,800	\$10,495	\$584.50				\$167.50	\$112	\$15,343.00	\$14,859.00	\$11,664.00	
Gas Station w/Convenience Store <2,000 sq ft	fuel pos.	\$7,629	\$7,278	\$5,616	\$5,458	\$345.00				\$86.00	\$59	\$8,119.00	\$7,768.00	\$6,106.00	
Gas Station w/Convenience Store 2,000 to 5,499 sq ft	fuel pos.	\$7,629	\$7,278	\$5,616	\$5,458	\$345.00				\$86.00	\$59	\$8,119.00	\$7,768.00	\$6,106.00	
Gas Station w/Convenience Store 5,500+ sq ft	fuel pos.	\$7,629	\$7,278	\$5,616	\$5,458	\$345.00				\$86.00	\$59	\$8,119.00	\$7,768.00	\$6,106.00	

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

Land Use	Unit	Alternative Transportation System				Low Enf.	Libraries	Parks & Natural Resear	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/Attached/Townhome															
750 sq ft or less	du	\$3,543	\$3,379	\$2,607	\$2,065	\$275.00	\$146.75	\$665.50	\$148.50	\$60	\$4,838.75	\$4,674.75	\$3,902.75	\$3,360.75	
751 - 1,000 sq ft	du	\$3,543	\$3,379	\$2,607	\$2,065	\$275.00	\$146.75	\$665.50	\$148.50	\$75	\$4,853.75	\$4,689.75	\$3,917.75	\$3,375.75	
1,001 - 1,300 sq ft	du	\$5,513	\$5,259	\$4,057	\$3,214	\$427.25	\$223.25	\$1,034.00	\$204.50	\$115	\$7,517.00	\$7,263.00	\$6,061.00	\$5,218.00	
1,301 - 1,700 sq ft	du	\$7,538	\$7,192	\$5,550	\$4,381	\$585.75	\$278.25	\$1,416.25	\$257.00	\$147	\$10,222.25	\$9,876.25	\$8,234.25	\$7,065.25	
1,701 sq ft or more	du	\$9,474	\$9,039	\$6,974	\$5,506	\$736.25	\$344.00	\$1,784.75	\$317.50	\$171	\$12,827.50	\$12,392.50	\$10,327.50	\$8,859.50	
Multi-Family:															
750 sq ft or less	du	\$2,922	\$2,892	\$2,607	\$2,065	\$275.00	\$146.75	\$665.50	\$146.25	\$60	\$4,215.50	\$4,185.50	\$3,900.50	\$3,358.50	
751 - 1,000 sq ft	du	\$3,543	\$3,379	\$2,607	\$2,065	\$275.00	\$146.75	\$665.50	\$148.50	\$75	\$4,853.75	\$4,689.75	\$3,917.75	\$3,375.75	
1,001 - 1,300 sq ft	du	\$5,165	\$5,118	\$4,057	\$3,214	\$427.25	\$197.00	\$1,034.00	\$182.00	\$115	\$7,120.25	\$7,073.25	\$6,012.25	\$5,169.25	
1,301 sq ft or more	du	\$6,444	\$6,381	\$5,550	\$4,381	\$581.25	\$248.25	\$1,416.25	\$228.00	\$147	\$9,064.75	\$9,001.75	\$8,170.75	\$7,001.75	
Mobile Home Park	du	\$3,543	\$3,379	\$2,607	\$2,065	\$275.00	\$146.76	\$665.50	\$143.25	\$33	\$4,806.51	\$4,642.51	\$3,870.51	\$3,328.51	
Non-Residential: (Per 1,000 sq ft unless otherwise stated)															
Congregate Care/Assisted Living	du	\$1,149	\$1,149	\$1,149	\$1,149	\$275.00			\$148.50	\$16	\$1,588.50	\$1,588.50	\$1,588.50	\$1,588.50	
Light Industrial	1,000 sf	\$3,991	\$3,806	\$2,938	\$2,854	\$179.75			\$94.00	\$31	\$4,295.75	\$4,110.75	\$3,242.75	\$3,158.75	
Manufacturing	1,000 sf	\$2,186	\$2,085	\$1,609	\$1,564	\$99.00			\$109.00	\$18	\$2,412.00	\$2,311.00	\$1,835.00	\$1,790.00	
Warehouse	1,000 sf	\$1,732	\$1,715	\$1,499	\$1,457	\$54.00			\$22.00	\$15	\$1,823.00	\$1,806.00	\$1,590.00	\$1,548.00	
Mini-Warehouse	1,000 sf	\$1,046	\$1,034	\$977	\$972	\$22.00			\$9.00	\$10	\$1,087.00	\$1,075.00	\$1,018.00	\$1,013.00	
Lodging	room/pad	\$2,466	\$2,439	\$2,311	\$2,299	\$145.75			\$41.25	\$25	\$2,678.00	\$2,651.00	\$2,523.00	\$2,511.00	
Day Care/School	1,000 sf	\$5,831	\$5,563	\$4,292	\$4,171	\$264.00			\$152.00	\$46	\$6,293.00	\$6,025.00	\$4,754.00	\$4,633.00	
Hospital	1,000 sf	\$7,569	\$7,221	\$5,572	\$5,415	\$342.00			\$218.25	\$60	\$8,189.25	\$7,841.25	\$6,192.25	\$5,035.25	
Nursing Home	1,000 sf	\$3,375	\$3,338	\$3,166	\$3,113	\$196.25			\$218.25	\$35	\$3,824.50	\$3,787.50	\$3,615.50	\$3,562.50	
Office & Other Services	1,000 sf	\$6,316	\$6,025	\$4,648	\$4,518	\$286.00			\$175.50	\$50	\$6,827.50	\$6,536.50	\$5,159.50	\$5,029.50	
Commercial/Shopping Center less than 40,000 sf/la	1,000 sf	\$8,355	\$8,355	\$8,355	\$8,355	\$731.50			\$184.25	\$93	\$9,363.75	\$9,363.75	\$9,363.75	\$9,363.75	
Commercial/Shopping Center 40,000 to 150,000 sf/la	1,000 sf	\$15,183	\$15,048	\$11,880	\$11,545	\$731.50			\$184.25	\$125	\$16,223.75	\$16,088.75	\$12,920.75	\$12,585.75	
Commercial/Shopping Center greater than 150,000 sf/la	1,000 sf	\$15,851	\$15,395	\$11,880	\$11,545	\$610.75			\$184.25	\$123	\$16,769.00	\$16,313.00	\$12,798.00	\$12,463.00	
Gas Station w/Convenience Store <2,000 sq ft	fuel pos.	\$8,392	\$8,006	\$6,178	\$6,004	\$379.50			\$94.50	\$65	\$8,931.00	\$8,545.00	\$6,717.00	\$6,543.00	
Gas Station w/Convenience Store 2,000 to 5,499 sq ft	fuel pos.	\$8,392	\$8,006	\$6,178	\$6,004	\$379.50			\$94.50	\$65	\$8,931.00	\$8,545.00	\$6,717.00	\$6,543.00	
Gas Station w/Convenience Store 5,500+ sq ft	fuel pos.	\$8,392	\$8,006	\$6,178	\$6,004	\$379.50			\$94.50	\$65	\$8,931.00	\$8,545.00	\$6,717.00	\$6,543.00	

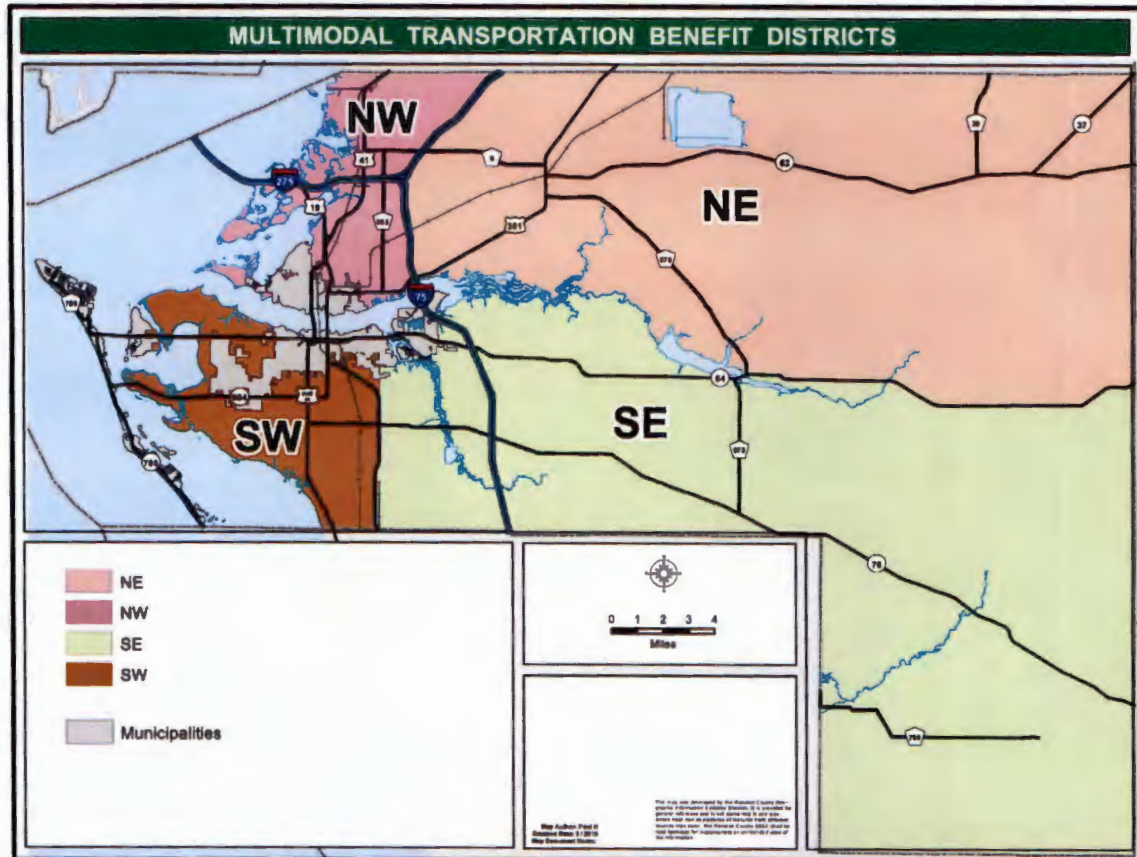
PHASE IV - January 1, 2028 through to said time a new impact fee schedule is adopted

Land Use	Unit	Alternative Transportation System				Law Enf.	Libraries	Parks & Natural Resrcs	Public Safety	Admin	TOTAL FEE				
		NE District	NW District	SE District	SW District						NE District	NW District	SE District	SW District	
Residential: (Per Housing Unit)															
Single Family Detached/Attached/Townhome:															
750 sq ft or less	du	\$3,865	\$3,687	\$2,844	\$2,253	\$300	\$160	\$726	\$162	\$66	\$5,279	\$5,101	\$4,258	\$3,667	
751 - 1,000 sq ft	du	\$3,865	\$3,687	\$2,844	\$2,253	\$300	\$160	\$726	\$162	\$75	\$5,288	\$5,110	\$4,267	\$3,676	
1,001 - 1,300 sq ft	du	\$6,015	\$5,737	\$4,426	\$3,507	\$466	\$242	\$1,128	\$217	\$115	\$8,183	\$7,905	\$6,594	\$5,675	
1,301 - 1,700 sq ft	du	\$8,224	\$7,846	\$6,055	\$4,780	\$639	\$295	\$1,545	\$266	\$159	\$11,128	\$10,750	\$8,959	\$7,684	
1,701 sq ft or more	du	\$10,336	\$9,861	\$7,608	\$6,007	\$803	\$363	\$1,947	\$327	\$186	\$13,962	\$13,487	\$11,234	\$9,633	
Multi-Family:															
750 sq ft or less	du	\$3,037	\$3,037	\$2,844	\$2,253	\$300	\$160	\$726	\$159	\$66	\$4,448	\$4,448	\$4,255	\$3,664	
751 - 1,000 sq ft	du	\$3,865	\$3,687	\$2,844	\$2,253	\$300	\$160	\$726	\$162	\$75	\$5,288	\$5,110	\$4,267	\$3,676	
1,001 - 1,300 sq ft	du	\$5,550	\$5,550	\$4,426	\$3,507	\$466	\$207	\$1,128	\$187	\$115	\$7,653	\$7,653	\$6,529	\$5,610	
1,301 sq ft or more	du	\$6,765	\$6,765	\$6,055	\$4,780	\$633	\$255	\$1,545	\$228	\$158	\$9,584	\$9,584	\$8,874	\$7,599	
Mobile Home Park	du	\$3,865	\$3,687	\$2,844	\$2,253	\$300	\$160	\$726	\$155	\$36	\$5,242	\$5,064	\$4,221	\$3,630	
Non-Residential: (Per 1,000 sq ft unless otherwise stated)															
Congregate Care/Assisted Living	du	\$1,149	\$1,149	\$1,149	\$1,149	\$300			\$162	\$16	\$1,627	\$1,627	\$1,627	\$1,627	
Light Industrial	1,000 sf	\$4,354	\$4,152	\$3,205	\$3,114	\$196			\$94	\$34	\$4,678	\$4,476	\$3,529	\$3,438	
Manufacturing	1,000 sf	\$2,385	\$2,275	\$1,756	\$1,707	\$108			\$109	\$19	\$2,621	\$2,511	\$1,992	\$1,943	
Warehouse	1,000 sf	\$1,816	\$1,816	\$1,636	\$1,590	\$54			\$22	\$17	\$1,909	\$1,909	\$1,729	\$1,683	
Mini-Warehouse	1,000 sf	\$1,048	\$1,048	\$1,048	\$1,048	\$22			\$9	\$11	\$1,090	\$1,090	\$1,090	\$1,090	
Lodging	room/pad	\$2,507	\$2,507	\$2,507	\$2,507	\$159			\$45	\$27	\$2,738	\$2,738	\$2,738	\$2,738	
Day Care/School	1,000 sf	\$6,361	\$6,069	\$4,683	\$4,551	\$288			\$152	\$50	\$6,851	\$6,559	\$5,173	\$5,041	
Hospital	1,000 sf	\$8,257	\$7,878	\$6,079	\$5,908	\$373			\$238	\$65	\$8,933	\$8,554	\$6,755	\$6,584	
Nursing Home	1,000 sf	\$3,445	\$3,445	\$3,445	\$3,396	\$214			\$238	\$38	\$3,935	\$3,935	\$3,935	\$3,886	
Office & Other Services	1,000 sf	\$6,891	\$6,573	\$5,071	\$4,929	\$312			\$181	\$54	\$7,438	\$7,120	\$5,618	\$5,476	
Commercial/Shopping Center less than 40,000 sf/gla	1,000 sf	\$8,355	\$8,355	\$8,355	\$8,355	\$798			\$201	\$94	\$9,448	\$9,448	\$9,448	\$9,448	
Commercial/Shopping Center 40,000 to 150,000 sf/gla	1,000 sf	\$16,332	\$16,332	\$12,960	\$12,595	\$798			\$201	\$136	\$17,467	\$17,467	\$14,095	\$13,730	
Commercial/Shopping Center greater than 150,000 sf/gla	1,000 sf	\$17,223	\$16,795	\$12,960	\$12,595	\$637			\$201	\$134	\$18,195	\$17,767	\$13,932	\$13,567	
Gas Station w/Convenience Store <2,000 sq ft	fuel pos.	\$9,155	\$8,734	\$6,740	\$6,551	\$414			\$103	\$71	\$9,743	\$9,322	\$7,328	\$7,139	
Gas Station w/Convenience Store 2,000 to 5,499 sq ft	fuel pos.	\$9,155	\$8,734	\$6,740	\$6,551	\$414			\$103	\$71	\$9,743	\$9,322	\$7,328	\$7,139	
Gas Station w/Convenience Store 5,500+ sq ft	fuel pos.	\$9,155	\$8,734	\$6,740	\$6,551	\$414			\$103	\$71	\$9,743	\$9,322	\$7,328	\$7,139	

Notes

- Rates shown on this schedule are ~~100% of~~ the rates supported by Florida Statute Section 163.31801(6)(c) ~~the December 3, 2015 TischlerBise impact fee study for Manatee County.~~
- Medical offices are assessed at the Office rate.
- ~~Nursing homes, assisted living facilities, and residential treatment facilities are assessed at the Nursing Home rate.~~
- ~~Hospitals are assessed per 1,000 square foot.~~
- 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.
- Non-Residential land uses are assessed per 1,000 square feet unless otherwise specified.
- 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

August 8, 2024

Honorable Angelina Colonnese
Clerk of the Circuit Court
Manatee County
Post Office Box 25400
Bradenton, FL 34206

Dear Honorable 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. 24-43, which was filed in this office on August 8, 2024.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/wlh

From: [Municode Ords Admin](#)
To: [Julissa Santana](#)
Subject: RE: Manatee County, FL Code of Ordinances - 1981(10428) OrdLink/OrdBank, Manatee County, FL Land Development Code - 2016(12202) OrdBank, Manatee County, FL Comprehensive Plan - 2017(15530) OrdBank
Date: Thursday, August 8, 2024 4:32:14 PM
Attachments: [image002.png](#)
[image003.png](#)

[**NOTICE:** This message originated outside of Manatee County Clerk's Office -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

We have received your file.

Thank you and have a nice day,

Ords Administrator • **CivicPlus**
MunicodeOrds@civicplus.com
1-800-262-2633
P.O. Box 2235
Tallahassee, FL 32316

-
When available, please send all documents in WORD format to MunicodeOrds@civicplus.com. However, if WORD format is not available, we welcome any document format including PDF.

ems (she/her/hers)
civicplus.com



Governments

Powering and Empowering Local

From: Julissa Santana <Julissa.Santana@ManateeClerk.com>
Sent: Thursday, August 8, 2024 2:22 PM
To: Municode Ords Admin <MunicodeOrds@civicplus.com>
Subject: MANATEE COUNTY ORDINANCE 24-43

Please find attached Manatee County Ordinance 24-43 adopted 8/8/24.

Julissa Santana
Board Records, Tax Deeds, and Value Adjustment Board
For Angelina "Angel" Colonnese
Manatee County Clerk of the Circuit Court & Comptroller
www.ManateeClerk.com
1115 Manatee Ave W, Bradenton, FL 34205
(941) 749-1800 Ext. 4180
To Protect the Public Trust through Integrity and Transparency