

Development Services

Comprehensive Planning

1112 Manatee Ave W.

Phone number: (941) 748-4501



BUSINESS IMPACT ESTIMATE

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

ORDINANCE NO. 25-17 COUNTY-INITIATED COMPREHENSIVE PLAN TEXT AMENDMENT REPEAL OF ORDINANCE 21-12

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLANNING, AMENDING MANATEE COUNTY ORDINANCE NO. 89-01, AS AMENDED (THE MANATEE COUNTY COMPREHENSIVE PLAN); PROVIDING A PURPOSE AND INTENT; PROVIDING FINDINGS TO FURTHER THE INTENT OF THE COMPREHENSIVE PLAN TO PRESERVE LAND EAST OF THE FUTURE DEVELOPMENT AREA BOUNDARY(FDAB) FOR PRIMARILY AGRICULTURAL USES AND TO CONTAIN URBAN SPRAWL; PROVIDING FOR A COUNTY-INITIATED TEXT AMENDMENT TO ELEMENT 2, FUTURE LAND USE, AMENDING AND RESTATING POLICY 2.1.2.2, UNDER OBJECTIVE 2.1.2, GEOGRAPHIC EXTENT OF FUTURE DEVELOPMENT TO DELETE AN EXCEPTION FOR ELIGIBLE NEW DEVELOPMENT PROPOSED FOR LANDS EAST OF AND COTERMINOUS AND CONTIGUOUS TO THE FUTURE DEVELOPMENT AREA BOUNDARY (FDAB) MEETING SPECIFIED CRITERIA; DELETING POLICY 2.1.2.8; AMENDING POLICY 2.10.1.4 TO DELETE REFERENCE TO POLICY 2.1.2.8; AMENDING ELEMENT 9, PUBLIC FACILITIES, OBJECTIVE 9.2.1, CONCURRENCY, BY DELETING POLICY 9.2.1.5; AMENDING OBJECTIVE 9.6.1, DEVELOPMENT REQUIREMENTS, POLICY 9.6.1.1 TO DELETE REFERENCE TO POLICY 2.1.2.8; PROVIDING FOR AMENDMENTS AS NECESSARY TO MAINTAIN INTERNAL CONSISTENCY; REPEALING ORDINANCES IN CONFLICT INCLUDING, WITHOUT LIMITATION ORDINANCE NO. 21-12; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The following types of ordinances are exempt from the BIE requirement under Section 125.66(3)(c), Florida Statutes. As such, if one or more boxes are checked below,

CAROL ANN
FELTS
District 1

AMANDA
BALLARD
District 2

TAL
SIDDIQUE
District 3

MIKE
RAHN
District 4

DR. BOB
MCCANN
District 5

JASON
BEARDEN
At Large

GEORGE W.
KRUSE
At Large

Manatee County believes that a BIE is not required by state law for the proposed ordinance referenced above. Manatee County reserves the right to revise this BIE following an initial posting. Notwithstanding, Manatee County is preparing this BIE to prevent an inadvertent procedural issue from impacting the enactment of this proposed Ordinance. Manatee County reserves the right to revise this BIE following its initial posting and to discontinue providing this information for proposed ordinances believed to be exempt under state law.

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

Consistent with the posting requirement set forth in Section 125.66(3)(a), Florida Statutes, the County hereby publishes the following BIE information for this proposed ordinance on its website for public viewing and consideration on this 7th day of August 2025:

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

The proposed County-Initiative Comprehensive Plan Text Amendment seeks to amend Element 2 - Future Land Use and Element 9 – Public Facilities and repeal Ordinance No 21-12 which was Approved on November 18, 2021. The repeal is necessary in order to preserve Manatee County's Agricultural Heritage.

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

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

At this time, it would be difficult to provide “an estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the county” and “an estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted”. The agricultural and environmental lands protection benefits the County for a long-range period of time.

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

There are no new charges or fees associated with this proposed County-Initiated Text Amendment.

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

No regulatory costs or revenues are anticipated.

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

At this time, it would be difficult to provide “a good faith estimate on the number of businesses likely to be impacted by the ordinance.”

4. Additional Information the Board Determines May be Useful:

At this time, there is not any additional information.