

Development Services

Public Hearing

9000 Town Center Parkway, Lakewood Ranch, FL 34202

Phone number: (941) 748-4501



BUSINESS IMPACT ESTIMATE

In accordance with Section 125.66(3)(a), Florida Statutes, a Business Impact Statement (BIS) 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).

County-Initiated Land Development Code Text Amendment: Exemption from Minimum Lot Sizes within the Urban Service Area - Ordinance 26-10

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING THE MANATEE COUNTY LAND DEVELOPMENT CODE (AS AMENDED, THE "CODE"); PROVIDING FOR PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING CHAPTER 1. GENERAL PROVISIONS SECTION 107.8, NONCONFORMING LOTS, CHAPTER 4. ZONING SECTION 401.3 BULK AND DIMENSIONAL REGULATIONS, SECTION 401.4, AREA, HEIGHT, BULK AND PLACEMENT REGULATIONS, TABLE 4-5. BULK AND DIMENSIONAL STANDARDS FOR AGRICULTURAL AND SINGLE-FAMILY DISTRICTS, TABLE 4-6, SCHEDULE OF BULK AND DIMENSIONAL STANDARDS FOR DUPLEX AND MULTI-FAMILY RESIDENTIAL DISTRICTS, TABLE 4-7, SCHEDULE OF BULK AND DIMENSIONAL STANDARDS FOR MOBILE HOME DISTRICTS, TABLE 4-8, SCHEDULE OF BULK AND DIMENSIONAL STANDARDS FOR OFFICE, COMMERCIAL AND MIXED-USE DISTRICTS, TABLE 4-9, SCHEDULE OF BULK AND DIMENSIONAL STANDARDS FOR INDUSTRIAL, EXTRACTION AND INSTITUTIONAL DISTRICTS, ADDING A NEW SECTION: SECTION 401.6, MINIMUM LOT SIZE EXEMPTION WITHIN THE URBAN SERVICE AREA HEREINAFTER THE "MINIMUM LOT SIZE EXEMPTION"; PROVIDING FOR OTHER AMENDMENTS AS MAY BE NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR CODIFICATION; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR A LIMITED PERIOD OF TIME WITHIN WHICH APPLICANTS MAY SUBMIT APPLICATIONS FOR THE MINIMUM LOT SIZE EXEMPTION; AND PROVIDING AN EFFECTIVE DATE.

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

VACANT
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

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 BIS information for this proposed ordinance on its website for public viewing and consideration on this 20th day of August 2026:

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

The proposed Land Development Code Text (LDCT) Amendment is to amend the LDC provisions relating to minimum lot size requirements as requested by the Board of County Commissioners. This LDCT is proposed as a pilot program for applicable unplatted parcels within the Urban Service Area as defined in "Map K" of the Comprehensive Plan. The intention is to encourage development and revitalization within the Urban Service Area by better utilizing available space and providing for both commercial and residential uses on lots which do not meet the current minimum lot size standards. Contained therein are a set of reasonable exceptions in which the removal of minimum lot size standards will not be permitted for safety and compatibility reasons.

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

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

Not applicable for this text amendment.

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

Not applicable for this text amendment.

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

Not applicable for this text amendment.

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

This is not predicted to financially impact businesses in any significant way.

4. Additional Information the Board Determines May be Useful:

This text amendment is not inherently business-focused and is unlikely to have any related costs to county businesses or citizens.