

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

Proposed Ordinance Title

ORDINANCE NO. 26-42

AN ORDINANCE MANATEE COUNTY, FLORIDA ESTABLISHING A TEMPORARY MORATORIUM ON THE SUBMISSION AND ACCEPTANCE OF APPLICATIONS FOR BUILDING PERMITS, SITE PLANS, DEVELOPMENT ORDERS, DEVELOPMENT AGREEMENTS, SPECIAL PERMIT USES, REZONINGS, AND COMPREHENSIVE PLAN AMENDMENTS RELATED TO DATA CENTERS, LARGE-SCALE DATA CENTERS AND OTHER LARGE LOAD CUSTOMERS WITHIN UNINCORPORATED MANATEE COUNTY; PROVIDING FOR AUTHORITY; LEGISLATIVE FINDINGS OF FACT; TEMPORARY MORATORIUM IMPOSED; DURATION OF TEMPORARY MORATORIUM; PROVIDING FOR SEVERABILITY; AND AN EFFECTIVE DATE.

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

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation.
- ☐ The proposed ordinance relates to the issuance or refinancing of debt.

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

- ☐ 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 4th day of September 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:

At the Regular Meeting of the Board of County Commissioners on July 28, 2026, a motion was made and carried 6-0, regarding a temporary moratorium for data centers and other large-load customers or facilities with substantial electrical, water, wastewater, or other utility demands. The temporary moratorium is in the interest of the public health, safety, and welfare since it allows the Development Services Department the time to research, study, and prepare the appropriate amendments to the Manatee County Comprehensive Plan, Land Development Code and other applicable ordinances and regulations of the County, to sufficiently address the treatment of data centers.

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:

No direct compliance costs will be incurred if the ordinance is enacted.

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

There are no current businesses subject to the proposed ordinance that will be financially responsible.

- 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 will be imposed on current businesses to cover such costs.

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

At this time, no current businesses will be impacted by the ordinance.

4. Additional Information the Board Determines May be Useful: