Development Services
Comprehensive Planning
1112 Manatee Avenue West
Bradenton, Florida
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 26-21 / LDCT-26-03 – PARKING MINIMUMS

COUNTY-INITIATED LAND DEVELOPMENT CODE TEXT AMENDMENT

PLN2604-0157

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING THE MANATEE COUNTY LAND DEVELOPMENT CODE; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING CHAPTER 10, TRANSPORTATION MANAGEMENT, SECTION 1005, OFF-STREET PARKING, SUBSECTION 1005.4, EXPANSION OR REDUCTION IN NUMBER OF REQUIRED PARKING SPACES, REVISING STANDARDS IN THIS SUBSECTION RELATED TO REQUIRED PARKING SPACES; PROVIDING FOR OTHER AMENDMENTS AS MAY BE NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR CODIFICATION; PROVIDING FOR APPLICABILITY; 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, 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.

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*

- ☐ 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 4th day of November 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 revise standards in Chapter 10 – Transportation Management specifically Section 1005 – Off Street Parking, subsection 1005.4 Reduction in Required Parking Spaces. This amendment is intended to correct issues with requirements in the code related to parking minimums and their corresponding parking maximums. The intent of the amendment is to ensure parking requirements meet market demands of non-residential uses. Considerations include transit availability, required overparking, required under-parking, and proximity of services to dwelling units. Parking reductions will result in numerous benefits including reductions in impervious surface and greater transit ridership. To mitigate potential negative results of having parking increases, new design standards that encourage accessible and high-quality space are added herein. Overall, this amendment increases flexibility in relation to parking requirements.

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:

Private for-profit businesses will not incur any compliance costs.

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

There will be no charges or fees associated with this 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:

There will be no regulatory costs, revenues, new charges, or fees associated with this amendment.

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

The proposed amendment does not impact businesses economically.

3. Additional Information the Board Determines May be Useful:

None.