



June 2, 2026 - Regular Meeting

Subject

Approval of Economic Development Incentive Programs and establishing an authorized program list, Stephanie Garrison, Government Relations Director - Countywide

Category

CONSENT AGENDA

Briefings

None

Contact and/or Presenter Information

Stephanie Garrison, Government Relations Director

Action Requested

~~Approval of Economic Development Incentive Programs and establishing an authorized program list.~~

Motion: McCann/Kruse to defer this to a time uncertain to be rewritten and further explained, 6-0.

Enabling/Regulating Authority

F.S.125.045

Applicable Advisory Board

N/A

Background Discussion

~~The Board is being asked to adopt a resolution rescinding certain previously approved economic development incentive programs and establishing an updated list of authorized programs. The action ensures clarity, improves program administration, and aligns available incentives with the County's current economic development priorities.~~

The County's Economic Development Incentive Programs have not been reviewed or updated since 2020. Based on feedback provided by the Board of County Commissioners during the Economic Development Work Session, staff is requesting approval of updated Economic Development Incentive Programs and the establishment of an authorized program list. This update is intended to provide clear direction regarding the County's available economic development incentives and to ensure the programs remain current, consistent, and aligned with the County's economic development goals.

Attorney Review

~~RLS Submitted for Review (Opinion Memo Pending)~~ Not Reviewed (No apparent legal issues)

See attached Agenda Update Memo 6.1.26

Instructions to Board Records

Please provide a copy of the agenda item to Aimee Johnson,
aimee.johnson@mymanatee.org.

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A



June 2, 2026 - Regular Meeting

Subject

Updates to Agenda - June 1, 2026

Category

ANNOUNCEMENTS

Briefings

None

Contact and/or Presenter Information

Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested

Updates incorporated appropriately

Enabling/Regulating Authority

N/A

Applicable Advisory Board

N/A

Background Discussion

Below are agenda updates (dated 6/1/26) for the meeting of June 2, 2026:

GENERIC PUBLIC COMMENTS

- This agenda item was updated with additional generic comments.

CONSENT AGENDA

Financial Management

Item 11, Execution of Change Order No. 9 to Agreement No. 19-TA002970CD, Lake Manatee Water Treatment Plant Filter Upgrade; and Adoption of Budget Amendment Resolution B-26-074, Patrick Shea, Utilities Director – District 1

- This agenda item was updated with a public comment.

Government Relations

Item 13, Approval of Economic Development Incentive Programs and establishing an authorized program list, Stephanie Garrison, Government Relations Director - Countywide

- This agenda item was updated to correct the Attorney Review Section and Background Discussion in strikethrough/underline format.

ADVERTISEMENT PUBLIC HEARINGS - LEGISLATIVE

Item 22, Adoption of Resolution R-26-043, vacating two portions of right-of-way and Acceptance of a Permanent Utilities and Drainage Easement from Terry and Nancy Noll for property located adjacent to 7104 9th Avenue Northwest, Bradenton, Florida 34209, Lisa Crabtree, Senior Real Property Specialist – District 3

- This agenda item was updated with a revised Permanent Utilities and Drainage Easement from Terry and Nancy Noll.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A



June 2, 2026 - Regular Meeting

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Approval of Economic Development Incentive Programs and establishing an authorized program list, Stephanie Garrison, Government Relations Director - Countywide

Category

CONSENT AGENDA

Briefings

None

Contact and/or Presenter Information

Stephanie Garrison, Government Relations Director

Action Requested

Approval of Economic Development Incentive Programs and establishing an authorized program list.

Enabling/Regulating Authority

F.S.125.045

Applicable Advisory Board

N/A

Background Discussion

The Board is being asked to adopt a resolution rescinding certain previously approved economic development incentive programs and establishing an updated list of authorized programs. The action ensures clarity, improves program administration, and aligns available incentives with the County's current economic development priorities.

Attorney Review

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Instructions to Board Records

Please provide a copy of the agenda item to Aimee Johnson, aimee.johnson@mymanatee.org.

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs
N/A

REVISED/REPLACED



Economic Development Incentive Policy & Program Guide

Government Relations Department

Economic Development Division

9000 Town Center Parkway

Lakewood Ranch, FL 34202

Last Updated: June 2026

OVERVIEW OF MANATEE COUNTY'S INCENTIVE PROGRAM

Manatee County's Economic Development Division is committed to providing a streamlined, business-friendly environment that supports companies from initial interest through project completion. Each project is assigned a dedicated point of contact to guide applicants through incentives, permitting, and interdepartmental coordination. This centralized approach reduces delays, improves communication, and ensures clear direction throughout the process.

All incentive programs are performance-based and require compliance with established eligibility criteria and approval processes. Incentives are not intended to be layered; instead, each project is evaluated holistically and matched with the most appropriate incentive vehicle based on capital investment, job creation, industry sector, and geographic location within the County. Incentives are discretionary and not an entitlement. Approval of any incentive is at the sole discretion of the Board of County Commissioners. Incentive agreements may include performance-based provisions, including claw back or repayment requirements, if agreed upon job creation, wage, or investment targets are not met. All incentives are subject to the availability of funding and annual budget appropriations.

TARGET INDUSTRIES

Manatee County prioritizes economic development projects that align with targeted industries, including but not limited to:

- Advanced Manufacturing
- Logistics, Distribution, and Supply Chain Operations
- Life Sciences, Healthcare, and Biotechnology
- Marine and Maritime Industries, including Port-related operations
- Corporate Headquarters and Professional Services
- Aviation and Aerospace, including maintenance and operations

GEOGRAPHIC PRIORITY AREAS

Manatee County prioritizes economic development projects that support strategic growth areas and targeted redevelopment locations. Priority consideration may be given to projects located within:

- Tax Increment Financing (TIF) districts, including the Parrish Area Improvement District and Southwest County Improvement District
- Federally designated Opportunity Zones
- The Port Manatee Encouragement Zone and surrounding industrial areas
- Major employment corridors and targeted growth areas identified in the Comprehensive Plan

Projects located within these areas may receive additional consideration due to their potential to leverage existing infrastructure, support redevelopment, and maximize economic impact.

MANATEE COUNTY INCENTIVES

Manatee County's incentive programs are designed to support high-impact projects that generate long-term economic benefit, strengthen the tax base, and enhance quality of life. Priority consideration may be given to projects located within targeted redevelopment areas, TIF districts, or other strategic growth areas identified by Manatee County.

Business Scoping Services

Provides businesses with access to a coordinated team of Manatee County staff and partners to evaluate potential development sites. Information includes zoning, utilities, transportation, infrastructure, and life safety considerations. A Scoping Request Form is required.

Rapid Response Permitting (Expedited Development Services)

What it is:

A coordinated and accelerated development review process for new and expanding businesses.

Who qualifies:

Businesses locating or expanding in Manatee County with projects requiring development review.

Key requirements:

- Coordinate with Manatee County staff prior to submission
- Participate in a scoping or completeness review meeting
- Submit complete development plans

Unique conditions:

Includes a dedicated Completeness Review Meeting and expedited permitting timelines. Coordination is provided across Building and Development Services, Utilities, and Public Works.

Targeted Job Creation Grant

What it is:

A performance-based incentive for businesses creating new, high-wage jobs in Manatee County. This grant is intended as a targeted incentive for smaller-scale projects with lower capital investment and/or lower job creation levels that may not qualify for ad valorem tax exemptions, but that still meet the County's wage standards and provide local economic benefit.

Who qualifies:

Businesses expanding or relocating to Manatee County with smaller-scale projects that are not eligible for ad valorem tax exemptions, provided the project creates new jobs that meet or exceed 115% of the Manatee County average annual wage.

Key requirements:

- Jobs must exceed 115% of the Manatee County average annual wage
- Capital investment is required and must be limited to physical or structural improvements made to the facility the business will occupy
- Eligible capital improvements must be directly tied to the project and documented in a manner that allows the County to verify and quantify the investment
- Compliance with all reporting, documentation, wage verification, residency verification, and performance requirements are required

Unique conditions:

Funding is limited to positions filled by Manatee County residents, and proof of residency is required. This program is not intended to be layered with other incentives, except that it may be combined with applicable Rapid Response and Upskill Manatee Apprenticeship Program.

Customized Catalytic Projects Program

What it is:

A tailored incentive program for large-scale, high impact “game changer” projects.

Who qualifies:

Projects with significant economic impact.

Key requirements:

- Substantial capital investment
- Creation of high-quality jobs
- Demonstrated return on investment

Unique conditions:

Customized on a case-by-case basis and typically used as a primary incentive tool. Board approval required.

Suncoast Prosper (Scholarship Program)

What it is:

A collaborative initiative is designed to remove financial barriers to workforce training. It expands skilled workforce in high-need sectors to drive degree/certificate completion, which drives economic growth.

Who qualifies:

Manatee County residents attending [State College of Florida \(SCF\)](#)

Key requirements:

- Meet residency requirements
- Enroll at State College of Florida
- Apply all other forms of financial aid first

Unique conditions:

Covers remaining tuition and fees after other grants, scholarships and aid have been exhausted.

Community Character Grant Program

A public-private partnership grant program that supports projects enhancing community character, aesthetics, economic vitality, and public infrastructure. The program is intended to encourage private investment while improving public spaces, redevelopment areas, and right-of-way infrastructure.

Who qualifies:

Businesses, property owners, developers, and organizations undertaking eligible placemaking, property enhancement, or infrastructure improvement projects. Projects may be prioritized if located within redevelopment areas or one of Manatee County's three TIF districts.

Key requirements:

- Demonstrate a clear public benefit
- Align with Manatee County plans, design standards, and redevelopment goals
- Demonstrate private investment or provide matching funds, if applicable
- Support improvements that enhance community appearance, economic activity, or public infrastructure
- Include long-term maintenance commitments for completed improvements, where applicable

Eligible improvements may include:

- Painting and façade upgrades
- Signage and lighting
- Public art and landscaping
- Streetscape enhancements
- Sidewalks and pedestrian improvements
- Other improvements that support placemaking, redevelopment, or public infrastructure goals

Unique conditions:

Projects must be directly tied to an approved improvement and provide a measurable public benefit. Infrastructure-related projects should demonstrate a connection to private development or investment. Projects located in TIF districts or redevelopment areas may receive priority consideration. Ineligible uses may include operating expenses, debt service, routine maintenance, or activities not directly related to the approved project.

Upskill Manatee Apprenticeship Program

What it is:

A workforce training incentive supporting apprenticeship and customized training.

Who qualifies:

Employers partnering with [CareerSource Suncoast](#).

Key requirements:

- Participation in approved training programs
- Coordination with CareerSource Suncoast
- Proof of completion required

Unique conditions:

Up to \$3,000 per position. Payment is issued upon proof of completion.

Economic Development Ad Valorem Tax Exemption (EDAVTE)

What it is:

A property tax abatement for qualifying manufacturing businesses or corporate headquarters.

Who qualifies:

Manufacturers establishing or expanding in Manatee County.

Key requirements:

- Must be approved prior to construction or equipment installation
- Must create jobs above Manatee County average wage
- Must engage in qualifying manufacturing activities

Unique conditions:

Requires separate application and Board approval. Projects started prior to approval are not eligible.

Maritime Apprenticeship Program

A workforce development initiative designed to support the maritime industry through structured apprenticeship and skills training programs.

Who qualifies:

Maritime and marine-related employers in Manatee County, including businesses engaged in boat manufacturing, marine services, logistics, and related industries, that partner with CareerSource Suncoast.

Key requirements:

- Partner with [CareerSource Suncoast](#) to identify workforce needs
- Participate in an approved apprenticeship or training program
- Provide documentation of employee participation and completion
- Maintain compliance with all program guidelines

Unique conditions:

This program is delivered in partnership with CareerSource Suncoast, which serves as the primary workforce partner and works directly with employers to design customized training programs aligned with industry needs. The program is intended to support operations at Port Manatee, including businesses located on port property and in port-adjacent areas; however, it is open to all eligible maritime-related employers throughout Manatee County. Incentives of up to \$3,000 per position may be available to offset training-related costs. Payment is issued based on proof of completion and achievement of program milestones.

ELIGIBILITY REQUIREMENTS

To be considered for Manatee County Economic Development Incentives, applicants must meet the following criteria:

Basic Eligibility

- Be a For-Profit Entity – Incentives are available only to for-profit businesses. Applicants must be legally organized, registered to operate and physically located in the State of Florida, and in good standing with all applicable regulatory agencies.
- Operate in Manatee County – The applicant must establish new operations or expand an existing presence within Manatee County.

Project Requirements

- Provide Capital Investment or Community Benefit – Projects must include substantial capital investment or demonstrate a defined community benefit aligned with County priorities.
- Create Quality Jobs – Projects must create jobs that provide measurable economic benefit, with wages competitive relative to the Manatee County average. “High wage” is defined as wages exceeding 115% of the [Manatee County average annual wage](#), unless otherwise specified.
- Demonstrate Material Impact – Applicants must show the incentive meaningfully influences the decision to locate, expand, or retain operations in Manatee County.
- Demonstrate Financial Feasibility – Projects must be viable without reliance on incentives as the sole determining factor.

Process Requirements

- Pre-Application Meeting – Applicants must meet with Manatee County staff prior to submission.
- Application Submission – A complete and accurate application, including all supporting documentation, is required.
- Adhere to Timing Requirements – Actions taken prior to application submission (e.g., public announcements, leases, hiring) may affect eligibility.
- Provide Additional Information – Applicants must submit all requested materials in a timely manner.

**Manatee County reserves the right to audit project performance, supporting documentation, and compliance with incentive agreements at any time.*

SCORING AND EVALUATION CRITERIA

To ensure consistency and transparency, Manatee County may evaluate projects based on the following factors:

- **Job Creation** – Number and quality of jobs created
- **Wage Levels** – Comparison to County average wages
- **Capital Investment** – Total private investment in the project
- **Industry Sector** – Alignment with target industries
- **Location** – Presence within priority areas (TIF, Opportunity Zones, Port)
- **Economic Impact** – Overall benefit to the local economy

Projects demonstrating strong performance across these categories may receive higher priority for incentive consideration.

HOW TO APPLY

Manatee County's Economic Development Incentive process is designed to be clear, transparent, and business-friendly. To ensure efficient review, applicants are strongly encouraged to engage with Manatee County staff early in the process and maintain open communication throughout.

Step 1: Early Coordination

Businesses considering incentives should contact the Economic Development Division as early as possible. Early engagement helps confirm eligibility, identify the most appropriate programs, and avoid actions that could impact qualification.

Step 2: Pre-Application Meeting

Prior to submission, applicants should participate in a pre-application meeting with Manatee County staff. This meeting provides an opportunity to review the project, discuss eligibility criteria, outline the process and identify any additional steps such as Rapid Response permitting or other required approvals.

Step 3: Application Submission

Applicants must submit a complete and accurate incentive application, including all required supporting documentation such as a project narrative and any materials requested by staff. Incomplete applications may delay review.

Step 4: Staff Review and Evaluation

Manatee County staff will evaluate the application based on eligibility, economic impact, and alignment with Manatee County priorities. Additional information or clarification may be requested during this stage.

Step 5: Board Consideration (if applicable)

Some incentives require approval by the Board of County Commissioners. Qualified projects will be scheduled for a public meeting, where the Board will review and make a final determination.

Step 6: Agreement and Ongoing Compliance

Approved projects may be required to enter into a formal agreement outlining performance. Manatee County reserves the right to audit project performance, supporting documentation, and compliance with incentive agreements at any time.

SPECIAL DISTRICTS

Special Districts in Manatee County play a key role in supporting targeted redevelopment, infrastructure investment, and long-term economic growth. These districts - such as Tax Increment Financing (TIF) districts and other designated areas - are established by ordinance and guided by County policies to focus resources in priority areas. Information on district boundaries, maps, and data can be accessed through the County's GIS Interactive Map Gallery and open data portal, while governing documents - including ordinances, resolutions, and codes - are available through the Manatee County Code of Ordinances, Land Development Code, Comprehensive Plan, and official Clerk of Court records.

Parrish Area Improvement District

The Parrish Area Improvement District (TIF), established in 2022, is a Manatee County initiative designed to support redevelopment and infrastructure improvements in the Parrish area. The district utilizes Tax Increment Financing (TIF), which reinvests a portion of increased property tax revenues generated within the district back into the area to support long-term economic growth.

- Funds infrastructure and redevelopment improvements, including roads, utilities, sidewalks, lighting, parks, and building rehabilitation
- Financed through increases in property values above the base year 2022, with revenues deposited into a dedicated trust fund
- Funds are allocated annually by the County to support redevelopment and attract private investment
- Encompasses the Parrish area surrounding the Village of Parrish and is administered by Manatee County in coordination with stakeholders

Southwest County Improvement District

The Southwest County Improvement District (SWD), established in 2014, supports redevelopment and infrastructure improvements across a large portion of southwest Manatee County. Through its Tax Increment Financing (TIF) structure, the district reinvests growth in property tax revenues into public infrastructure and redevelopment projects to promote long-term economic development.

- Supports infrastructure improvements such as roads, utilities, sidewalks, lighting, parks, and maintenance of County-owned assets
- Funded by incremental increases in property tax revenues, with a minimum of 50% allocated to a dedicated trust fund
- Funds are distributed annually by the Board of County Commissioners
- Covers a broad area generally extending from the Gulf Coast to U.S. 301 and from Bradenton's southern boundary to the Sarasota County line
- Replaced prior Community Redevelopment Areas (CRAs), with remaining CRA funds supporting ongoing projects

Port Manatee Encouragement Zone

The Port Manatee Encouragement Zone is a strategic initiative designed to promote employment-focused development and strengthen the County's economic base around Port Manatee. The program integrates land use tools and incentives to encourage port-related and industrial growth.

Florida International Gateway (FIG)

A large overlay area (over 2,000 acres) that allows for a broader mix of uses, including light industrial and port-related development.

Planned Development Encouragement Zone (PDEZ): A zoning district that supports port-compatible uses such as manufacturing, warehousing, and distribution, with streamlined administrative approvals

This program serves as a coordinated land use and economic development strategy to:

- Encourage development of vacant or underutilized land near the port
- Attract businesses and jobs in logistics, manufacturing, and related industries
- Improve efficiency by simplifying approvals and expanding allowable uses

OPPORTUNITY ZONES

Opportunity Zones are federally designated census tracts intended to stimulate private investment, job creation, and economic development in economically distressed communities. Established through the Tax Cuts and Jobs Act of 2017, the program provides tax incentives for investors who reinvest capital gains into Qualified Opportunity Funds that support eligible projects within designated areas. Manatee County contains multiple designated Opportunity Zones that provide strategic opportunities for redevelopment, business expansion, and long-term investment. These areas are intended to attract private capital to support projects such as commercial development, industrial uses, workforce housing, and infrastructure improvements.

Program Overview

- Encourages reinvestment of capital gains into designated areas to promote economic growth and job creation
- Investments are made through Qualified Opportunity Funds, which must allocate a substantial portion of assets into eligible Opportunity Zone projects
- Eligible investments may include operating businesses, real estate development, and infrastructure-related projects

Investor Benefits

- **Tax Deferral:** Capital gains taxes may be deferred until the earlier of the sale of the investment or December 31, 2026
- **Potential Tax Reduction:** Long-term investments may receive reductions in deferred gains

- **Tax Exemption:** Investments held for at least 10 years may be eligible for exemption from federal capital gains taxes on new earnings

Local Alignment with County Incentives

Opportunity Zones complement Manatee County’s broader economic development strategy by aligning with local incentive programs and targeted investment areas. Projects located within Opportunity Zones may also be eligible for County support, including:

- **Rapid Response Permitting** to accelerate development timelines
- **Targeted Job Creation Grant** to support job growth and workforce investment
- **Customized Catalytic Projects Program** for large-scale, high-impact developments
- **Business Improvement Program** for infrastructure and public-private partnership projects within TIF districts
- **Placemaking & Community Enhancement Grant Program** to enhance community character and redevelopment efforts

Opportunity Zones also align geographically and strategically with key initiatives such as the Parrish Area Improvement District (TIF), the Southwest County Improvement District, and the Port Manatee Encouragement Zone, creating a coordinated approach to economic development and investment attraction.

Opportunity Zone 2.0 – Future Considerations

Opportunity Zone designations are expected to be reconsidered at the federal level, with a new round of designations anticipated in 2027 (“Opportunity Zone 2.0”). As part of this process, Manatee County is proactively identifying priority areas for potential inclusion.

Manatee County is recommending several census tracts for consideration. Recommended tracts reflect areas with strong potential for redevelopment, infrastructure investment, and job creation, while also aligning with local planning efforts and economic development priorities.

Please note that Opportunity Zone designations are determined at the federal level through the State of Florida, and final boundaries and eligibility may change. As such, the information provided in this guide is subject to modification based on future federal and state action

Maps and Resources

Information on Opportunity Zone boundaries and eligible census tracts can be accessed through:

- Manatee County GIS and Open Data Portal
- Federal Opportunity Zone mapping tools (U.S. Department of Housing and Urban Development)

Summary

Opportunity Zones serve as a key economic development tool by leveraging private investment to revitalize targeted areas, expand business activity, and create jobs. When combined with Manatee County's local incentives and strategic initiatives, these zones provide a coordinated framework to support sustainable and long-term economic growth.

DEFINITIONS

For the purposes of this guidebook, the following definitions apply:

- **Capital Investment** – The total investment made by a business in land, buildings, machinery, equipment, and other fixed assets within Manatee County.
- **High-Wage Job** – A job that pays at least 115% of the Manatee County average annual wage, unless otherwise specified.
- **Target Industry** – An industry sector identified by Manatee County as a priority for economic development based on job creation, wage levels, and economic impact.
- **Economic Impact** – The measurable effect of a project on the local economy, including job creation, wages, capital investment, and indirect/induced economic activity.
- **Redevelopment Area** – A designated area targeted for revitalization, including TIF districts, Opportunity Zones, and other areas identified by the County.

CONTACT & PROJECT INTAKE

Businesses interested in locating, expanding, or applying for incentives in Manatee County are encouraged to contact the Economic Development Division early in the planning process to determine eligibility and streamline review.

Manatee County Economic Development Division

Government Relations Department

9000 Town Center Parkway

Lakewood Ranch, FL 34202

 Business@mymanatee.org

 (941) 748-4501

 [Economic Development Division Homepage](#)

ENABLING AUTHORITY

Manatee County's Economic Development Incentive Programs are authorized pursuant to applicable provisions of Florida law, including the Florida Constitution and Florida Statutes, as well as local ordinances, resolutions, and policies adopted by the Manatee County Board of County Commissioners.

State Authority

The County's ability to support economic development activities, including the provision of incentives, infrastructure improvements, and workforce initiatives, is derived from, but not limited to, the following:

- Section 125.045, Florida Statutes – Authorizes counties to expend public funds to attract and retain business enterprises and support economic development activities.
- Section 125.01, Florida Statutes – Grants general powers to counties, including authority to provide infrastructure, utilities, and public improvements that support economic development.
- Section 196.1995, Florida Statutes – Provides authority for the Economic Development Ad Valorem Tax Exemption (EDAVTE) for qualifying businesses, subject to voter approval and Board authorization.
- Chapter 163, Part III, Florida Statutes – Community Redevelopment Act, which governs Community Redevelopment Areas (CRAs) and the use of Tax Increment Financing (TIF) to support redevelopment activities.
- Chapter 445, Florida Statutes – Workforce Services, supporting partnerships with workforce development organizations and training programs.

Constitutional Authority

Article VII, Section 10, Florida Constitution – Authorizes the use of public funds for valid public purposes, including economic development activities, where a demonstrated public benefit exists.

Local Authority

Manatee County's economic development programs are further guided and implemented through locally adopted ordinances, resolutions, and policies, including but not limited to:

- Manatee County Code of Ordinances
- Local economic development incentive policies and procedures
- Community Redevelopment Area (CRA) and Tax Increment Financing (TIF) district authorizations
- Manatee County Local Vendor Preference Ordinance (Ordinance No. 08-43)

General Authority Statement

All economic development incentives are administered in accordance with applicable laws, policies, and funding availability. The Manatee County Board of County Commissioners retains full authority and discretion to approve, modify, or deny any incentive program or request, consistent with the County's economic development objectives and the public interest.

APPROVAL AUTHORITY

The Manatee County Board of County Commissioners retains full authority and discretion over all economic development incentive programs and awards. The Board may, at its sole discretion, create, modify, approve, or deny any incentive program or individual request, regardless of alignment with existing program guidelines. The Board also reserves the right to evaluate opportunities on a case-by-case basis and approve customized incentive packages to advance the County's economic development objectives and serve the public interest.

Certain projects may be eligible for administrative approval by the Department Director or County Administration, as authorized by the Board and consistent with established policies and funding thresholds. These approvals are generally limited to incentives that meet predefined criteria and do not require formal Board action. All projects - whether administratively approved or Board-approved - are evaluated based on job creation, capital investment, wage levels, industry sector, and overall economic impact. Approval is not guaranteed and remains subject to Board discretion, funding availability, and compliance with Manatee County policies and applicable laws. Approved projects must comply with all applicable local, state, and federal requirements and may be required to enter into a formal agreement outlining performance measures, compliance standards, and reporting obligations.

ELIGIBLE AND INELIGIBLE USES

Eligible uses of economic development incentives may include:

- Capital improvements and building construction
- Infrastructure improvements, including utilities, roads, and site development
- Workforce training and apprenticeship programs
- Public-private partnership improvements that provide a public benefit

Ineligible uses may include:

- General operating expenses
- Debt service or refinancing
- Land acquisition (unless specifically approved as part of a project)
- Expenses not directly related to the approved economic development project



Economic Development Division
Incentive Application

Section 1: Eligibility Guidelines for Economic Development Incentives

Eligibility Requirements:

- Be a for-profit entity in good standing, legally organized and registered to operate in Florida.
- Establish or expand operations in Manatee County.
- Make a significant capital investment or provide a defined community benefit aligned with County priorities.
- Create quality jobs with competitive wages relative to the Manatee County average.
- Provide high-wage jobs ([≥115% of the County average annual wage](#)), unless otherwise specified.
- Demonstrate the incentive has a material impact on the decision to locate, expand, or retain operations.
- Show the project is financially viable without relying solely on incentives.
- Participate in a pre-application meeting with County staff.
- Submit a complete application with all required documentation.

- Comply with timing requirements, noting that prior actions may affect eligibility.
- Provide additional information as requested in a timely manner
- Manatee County reserves the right to audit project performance, supporting documentation, and compliance with incentive agreements at any time.

Section 2: Requested Incentives

Check all that apply:

- ☐ Business Scoping Services
- ☐ Rapid Response Permitting
- ☐ Placemaking & Community Enhancement Grant Program
- ☐ Targeted Job Creation Grant
- ☐ Customized Catalytic Projects Program
- ☐ Business Improvement Program
- ☐ Upskill Manatee Apprenticeship Program
- ☐ Maritime Apprenticeship Program
- ☐ Suncoast Prosper Scholarship Program
- ☐ Economic Development Ad Valorem Tax Exemption (EDVATE)

(Additional Application Required)

Section 3: Company And Contact Information

Company Name: Click or tap here to enter text.

Legal Structure: Sole Proprietorship | LLC | S-Corporation | C-Corporation

Description of Product or Service: Click or tap here to enter text.

Industry or NAICS Code: Click or tap here to enter text.

Company Address: Click or tap here to enter text.

Company Contact: Click or tap here to enter text.

Section 4: Project Details

Proposed Location and Address: Click or tap here to enter text.

Description of Proposed Use (Operations and Construction): Click or tap here to enter text.

Building Type:

- ☐ New Construction
- ☐ Relocation to Existing Building
- ☐ Expansion
- ☐ Renovation or Remodel
- ☐ Other: Click or tap here to enter text.

Total Acres: Click or tap here to enter text.

Utilities and Operations: Click or tap here to enter text.

Water Usage (low/high): Click or tap here to enter text.

Electrical Requirements: Click or tap here to enter text.

Hours of Operation: Click or tap here to enter text.

Daily Vehicle or Truck Trips: Click or tap here to enter text.

Number of Current employees: Click or tap here to enter text.

Potential Adverse Impacts (noise, odor, vibration, glare): Click or tap here to enter text.

Outside Storage: Click or tap here to enter text.

Critical Timelines:

- Decision Period: Click or tap here to enter text.
- Construction Commencement: Click or tap here to enter text.
- Operational Date: Click or tap here to enter text.
- Design and Construction Consultants: Click or tap here to enter text.
- Name: Click or tap here to enter text.
- Company: Click or tap here to enter text.
- Role: Click or tap here to enter text.
- Email: Click or tap here to enter text.

Section 5: Scoping Meeting Request

A scoping meeting is required for participation in the Rapid Response Permitting. A scoping meeting will determine eligibility for Rapid Response Permitting. Once qualified, a dedicated County team will assist in keeping the project on schedule.

Required Attachments for Scoping Meeting:

- Expected Permit Type: PSP | FSP | Rezone | Building | Other
- Project schematics (if available)
- Project narrative
- Conceptual site plan
- Boundary survey (if available)
- Other supporting materials
- List of meeting attendees, including:
 - Company Representative Name, Phone, Email
 - Design Professional or Contractor Name, Phone, Email

Section 6: Capital Investment & Economic Impact

Total Estimated Capital Investment: Click or tap here to enter text.

Local Taxable Sales (annual): Click or tap here to enter text.

Taxable Purchases (annual): Click or tap here to enter text.

Projected New Full-Time Jobs by Year: Click or tap here to enter text.

Year	# of New Jobs	Average Annual W-2 Wage
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

Capital Investment by Year and Category: [Click or tap here to enter text.](#)

Year	Land Purchase	Building Purchase	Building Lease	New Construction	Renovation/ Remodel	Machinery & Equipment	Other
Click or tap here to enter text.							
Click or tap here to enter text.							
Click or tap here							

to enter text.							
Click or tap here to enter text.							

Employment Requirement: All positions must be full-time, directly employed by the applicant/project company, and include benefits. Part-time or FTE positions are not eligible. Employers must provide W-2 documentation verifying residency and full-time employment for each position.

Section 7: Required Attachments Checklist

- Project renderings or conceptual site plan
- Project narrative
- Boundary survey (if available)
- Other supporting materials
- List of meeting attendees and contact information

Section 8: Written Request for Confidentiality

Qualifying economic development projects may request confidentiality under Section 288.075, Florida Statutes. All documents and information submitted may be kept confidential to the extent allowed by law.

Caveat: Confidentiality will be void if the applicant or representative publicly announces the project, or if/when the BOCC approves the project for incentives or other programs requiring disclosure by Florida State law or County policy.

Applicant Name: Click or tap here to enter text.

Company Name: Click or tap here to enter text.

Title: Click or tap here to enter text.

Email: Click or tap here to enter text.

Phone: Click or tap here to enter text.

Signature (or Electronic Signature): Click or tap here to enter text.

Date: Click or tap here to enter text.

Section 9: Certification

I certify that the information provided in this application is true, complete, and accurate to the best of my knowledge. I understand that any false, misleading, or incomplete statements may result in disqualification of this application, denial of permits, or revocation of any incentives, approvals, or benefits granted by Manatee County or the Board of County Commissioners (BOCC).

I acknowledge that this application is submitted voluntarily and may be relied upon by Manatee County, the BOCC, and their authorized representatives in evaluating eligibility for economic development programs, permitting, and incentives in accordance with Florida law, including Chapters 163 and 288, Florida Statutes. I affirm that I am authorized to submit this application on behalf of the applicant and accept responsibility for the accuracy, completeness, and authenticity of all materials provided.

Applicant Name: Click or tap here to enter text.

Company Name: Click or tap here to enter text.

Title: Click or tap here to enter text.

Email: Click or tap here to enter text.

Phone: Click or tap here to enter text.

Signature (or Electronic Signature): Click or tap here to enter text.

Date: Click or tap here to enter text.

Section 10: Public Disclosure and Project Announcement

Purpose

Manatee County promotes economic development projects through public communications to highlight investment, job creation, and community impact. This section ensures applicants acknowledge and authorize such communications while allowing for the identification of confidential information.

Disclosure and Authorization

By submitting this application and upon approval of the project, the applicant acknowledges and agrees that Manatee County may publicly announce and promote the project.

Such communications may include, but are not limited to:

- Press releases
- Public announcements
- Presentations to the Board of County Commissioners
- Marketing materials and reports
- Digital and social media communications

The County may reference general project information, including:

- Company name
- Project description and scope
- Location
- Capital investment
- Job creation and wage information

Applicants may identify any information considered confidential or proprietary at the time of submission. Manatee County will make reasonable efforts to protect such information; however, all records are subject to disclosure in accordance with Chapter 119, Florida Statutes (Public Records Law), and other applicable laws.

Acknowledgment

☐ I acknowledge and agree with the terms outlined above regarding public disclosure and project announcement.

☐ I have identified any confidential or proprietary information within this application.

Applicant Certification

By signing below, I certify that I am authorized to submit this application on behalf of the company and agree to the terms stated above.

Applicant Name: Click or tap here to enter text.

Company Name: Click or tap here to enter text.

Title: Click or tap here to enter text.

Email: Click or tap here to enter text.

Phone: Click or tap here to enter text.

Signature (or Electronic Signature): Click or tap here to enter text.

Date: Click or tap here to enter text.

This application is subject to Chapter 119, Florida Statutes. Incentives are contingent upon funding availability and approval by the Board of County Commissioners. This acknowledgment may be executed electronically and shall be considered legally binding.



Pre-Application Meeting | Scoping Meeting

The following information is required to schedule a scoping/pre-application meeting:

Project Name: Click or tap here to enter text.

Company Name and Contact Information: Click or tap here to enter text.

Project Description: Click or tap here to enter text.

Scope of Work: Click or tap here to enter text.

Deliverables: Click or tap here to enter text.

Qualifications: Click or tap here to enter text.

Schedule of Project: Click or tap here to enter text.

Applicant Name: Click or tap here to enter text.

Company Name: Click or tap here to enter text.

Title: Click or tap here to enter text.

Email: Click or tap here to enter text.

Phone: Click or tap here to enter text.

Signature (or Electronic Signature): Click or tap here to enter text.

Date: Click or tap here to enter text.

CONTACT & PROJECT INTAKE

Businesses interested in locating, expanding, or applying for incentives in Manatee County are encouraged to contact the Economic Development Division early in the planning process to determine eligibility and streamline review.

Manatee County Economic Development Division

Government Relations Department

9000 Town Center Parkway

Lakewood Ranch, FL 34202

 Business@mymanatee.org

 (941) 748-4501

 [Economic Development Division Homepage](#)

Based on the recent Manatee County economic development and incentive resolutions, the county's average annual wage threshold is **\$\$\$60,771**. Manatee Clerk +1

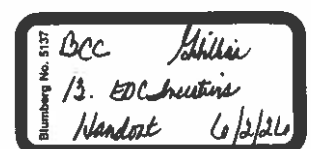
At 115% of the county average, the required minimum wage is **\\\$69,886.65** per year.

This annual amount breaks down to:

- **Monthly:** **\\\$5,823.89**
- **Weekly:** **\\\$1,343.97**
- **Hourly:** **\\\$33.60** (assuming a 40-hour workweek, $\\$69,886.65 \div 2,080$ hours)

Estimated Annual Deductions

- **Federal Income Tax:** **≈\$7,515**
- **Social Security (6.2%):** **\$4,333**
- **Medicare (1.45%):** **\$1,013**
- **Total Taxes:** **≈\$12,861**
- **Estimated Net Salary:** **≈\$57,025** IRS (.gov) +1



These are results for at 25% of my take home pay of \$57,494.56 per year what the *max i could* spend on rest

Search instead for at 25% of my take home pay of \$57,494.56 per year what the max i could spend on rest

◆ AI Overview

To calculate your maximum spending limit, we can break down your annual and monthly figures:

- **Annual Limit:** $57,494.56 \times 0.25 = \$14,373.64$
- **Monthly Limit:** $\frac{\$14,373.64}{12} = \$1,197.80$

This means you can spend a maximum of **\$14,373.64 per year** (or **\$1,197.80 per month**) at 25% of your take-home pay.

At this price point, you are generally looking at older properties, specialized housing models, or shared living arrangements.

Here is a realistic breakdown of what a \$1,200 monthly budget delivers in the local market:

1. Studios and "Compact" One-Bedrooms

Standard, modern apartment complexes are priced out at this budget, but older, established units do exist.

- **What you get:** Typically between 350 to 600 square feet. These are usually located in older single-story duplexes, converted historic properties, or mid-century apartment blocks.
- **Primary Locations:** Mostly concentrated in central and western Bradenton, close to the urban core, or parts of Bayshore Gardens. Newer developments in areas like Lakewood Ranch or Parrish are completely off the table at this price.