

ORDINANCE NO 22-97
COUNTY INITIATED CODE OF ORDINANCES TEXT AMENDMENT
ARTICLE 1 OF CHAPTER 2-6 – BUILDINGS AND BUILDING REGULATIONS –
APPENDIX “Q” – TINY HOUSES

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, REGARDING TINY HOUSES; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FINDINGS; AMENDING ARTICLE I OF CHAPTER 2-6 OF THE MANATEE COUNTY CODE OF ORDINANCES, BUILDINGS AND BUILDING REGULATIONS OF UNINCORPORATED MANATEE COUNTY, ADOPTING FLORIDA BUILDING CODE – RESIDENTIAL, APPENDIX “Q” – TINY HOUSES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

Section 1. Purpose and Intent. This Ordinance is enacted to carry out the purpose and intent of, Chapter 125, Florida Statutes, as amended.

Section 2. Findings. The Board of County Commissioners relies upon the following findings in the adoption of this Ordinance:

1. Section 125.01, Florida Statutes, authorizes the Board of County Commissioners of Manatee County, Florida (the Board), to exercise powers that are not inconsistent with general or special law.
2. The Director of Development Services of Manatee County has recommended that the Code of Ordinances amended to adopt Appendix Q – Tiny Houses of the Florida Building Code, which will apply to building construction taking place in the unincorporated portions of Manatee County (the County).
3. The Board held a duly noticed public hearing on December 15, 2022, and found and determined that the adoption of Appendix Q, Florida Building Code, via Ordinance No. 22-97 is being adopted without local changes, thus not constituting a technical amendment to the Florida Building Code.
4. The Board finds that adopting Ordinance 22-97 will foster and preserve the public health, safety and welfare, aid in the harmonious, orderly and progressive development of the County and thus serves a valid public purpose.

Section 3. Amendment to the Code of Ordinances. ARTICLE I of Chapter 2-6 of the Manatee County Code of Ordinances is hereby amended as set forth in Exhibit “A” of this Ordinance.

Section 4. Codification. The publisher of the County’s Code of Laws, CIVICPLUS, is directed to incorporate the amendments in Section 3 of this Ordinance into the Code of Ordinances.

Section 5. Applicability. The amendments set forth in this Ordinance shall apply to all applications, decisions or controversies pending before the County upon the effective date hereof or filed or initiated thereafter.

Section 6. Severability. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 7. Effective Date. This Ordinance shall become effective as provided by law.

PASSED AND DULY ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this 15th day of December 2022.

**BOARD OF COUNTY
COMMISSIONERS OF MANATEE COUNTY,
FLORIDA**

By: _____
Kevin Van Ostenbridge, Chairperson

ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court and Comptroller

By: _____
Deputy Clerk

Exhibit “A”

Section 2-6-1 of the Manatee County Code of Ordinances is hereby amended as follows, where the underlined text constitutes an addition and the stricken text constitutes a deletion:

Chapter 2-6 BUILDINGS AND BUILDING REGULATIONS¹

ARTICLE I. IN GENERAL

Sec. 2-6-1. Building Code adopted.

- (a) The Florida Building Code as referenced by Florida Statute section 553.73 is hereby adopted for use in the unincorporated portions of Manatee County. The county is authorized to adopt permit and other related fees and charges by separate ordinance and resolution.
- (b) The Florida Building Code - Residential, Appendix “Q” – Tiny Houses is hereby adopted by reference for use in the unincorporated portions of Manatee County.
- ~~(b)(c)~~ Wherever the term "Building Code" is contained in a county ordinance, resolution, or other official document for the purposes of referencing the building code officially adopted by Manatee County, any such reference is hereby deemed to refer to the most current Florida Building Code as adopted by the county or as may be deemed automatically adopted by the county under Florida law.

¹Cross reference(s)—Buildings and building regulations, Ch. 1-6; fire prevention and protection, Ch. 1-10; housing, Ch. 1-15; cemeteries, Ch. 2-9; drainage and flood control, Ch. 2-10; garbage and trash, Ch. 2-16; housing, Ch. 2-17; mining and reclamation, Ch. 2-20; municipal service taxing districts or units, Ch. 2-23; planning and development, Ch. 2-25; streets, sidewalks and public ways, Ch. 2-28; street numbering system, § 2-28-1; water, sewers and sewage disposal, Ch. 2-31; building and construction, Ch. 3-8.