



Business Impact Estimate

This Business Impact Estimate is provided in accordance with Florida Statutes Section 166.041(4).

ORDINANCE NO. 2026-25

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, ESTABLISHING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, PROCESSING, REVIEW, APPROVAL, OR ISSUANCE OF BUILDING PERMITS, REZONINGS, SITE PLANS, CONDITIONAL USE APPROVALS, VARIANCES, COMPREHENSIVE PLAN AMENDMENTS, OR OTHER CITY APPROVALS FOR THE CONSTRUCTION, ESTABLISHMENT, EXPANSION, OR INTENSIFICATION OF DATA CENTERS, DATA CENTER FACILITIES, LARGE-SCALE DATA CENTERS, AND LARGE LOAD CUSTOMER FACILITIES WITHIN THE MUNICIPAL LIMITS OF THE CITY OF NORTH PORT; PROVIDING EXCEPTIONS; DIRECTING STUDY AND EVALUATION OF DATA CENTER IMPACT; PROVIDING FOR ENFORCEMENT; PROVIDING FOR NOTICE; PROVIDING FOR FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

1. Summary of the proposed ordinance

The proposed ordinance establishes a temporary moratorium of eighteen (18) months on the acceptance, processing, review, approval, or issuance of building permits, rezonings, site plans conditional use approvals, variances, comprehensive plan amendments, and other City approvals that would authorize the construction, establishment, expansion, or intensification of a Data Center. The ordinance also directs City staff to review the City's Unified Land Development Code ("ULDC") and related development regulations, and prepare proposed amendments addressing the siting, design, review, compatibility, infrastructure capacity, environmental impacts, water resource impacts, emergency service impacts, public safety impacts, and public facility impacts of Data Centers. Finally, the ordinance allows for exceptions to an applicant who believes the impact of the moratorium would create an extraordinary hardship.

The public purpose of the proposed ordinance is to preserve the status quo while the City staff, consultants, and legal counsel review the City's ULDC and related regulations and prepare appropriate amendments to address Data Centers. The moratorium serves the public health, safety, and welfare by allowing time for this process to occur.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any, including:

Any direct economic impact would be limited to prospective applicants seeking to establish, construct, expand, or intensify a Data Center during the moratorium period, who would experience delay in application processing. The City cannot reasonably quantify those costs at this time, as they would depend on project-specific facts not currently known.

No direct compliance costs are anticipated for existing or prospective businesses. The ordinance imposes no affirmative compliance obligations.

The proposed imposes a \$750.00 fee for any party wishing to seek relief from the ordinance.

3. The City's good faith estimate of the number of businesses likely to be impacted by the proposed ordinance

Minimal. There are currently no Data Centers in the City and the City has only received one development application for a Data Center.

4. Additional information the governing body deems useful, if any

The proposed ordinance is temporary and does not determine whether Data Centers will ultimately be permitted, conditionally permitted, or prohibited. Chapter 2026-65, Laws of Florida, preserves local government authority over comprehensive planning and land development regulation for Data Centers.