

## **BUSINESS IMPACT ESTIMATE FORM**

This Business Impact Estimate is given as it relates to the proposed ordinance titled:

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, FLORIDA DECLARING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, REVIEW, PROCESSING, OR APPROVAL OF APPLICATIONS FOR DEVELOPMENT PERMITS AND DEVELOPMENT ORDERS FOR DATA CENTER FACILITIES; PROVIDING FOR THE AREA OF APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

This Business Impact Estimate is prepared and posted pursuant to section 125.66(3), Florida Statutes, before the enactment of the proposed ordinance identified above.

### **Part I.**

Summary of the proposed ordinance and statement of public purpose:

The proposed ordinance establishes a temporary one-year moratorium within the unincorporated area of Jefferson County on the acceptance, processing, review, approval, or issuance of new County applications, development approvals, development orders, permits, construction plan approvals, certificates of concurrency, capacity reservations, or other County approvals for the establishment, construction, expansion, or intensification of large-scale data centers and large load customer facilities.

The purpose of the moratorium is to protect the public health, safety, and welfare by providing the County sufficient time to evaluate and address the unique land use, infrastructure, environmental, water resource, emergency service, compatibility, and public facility impacts associated with these facilities. The ordinance is intended as a temporary planning measure and is not intended to permanently prohibit data centers or regulate matters within the jurisdiction of the Florida Public Service Commission.

### **Part II.**

Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the County:

The proposed ordinance may have a direct economic impact on private, for-profit businesses seeking to establish, construct, expand, or intensify a large-scale data center or large load customer facility within the unincorporated area of Jefferson County during the one-year moratorium period. Such impacts may include delays in project approvals, deferred capital investment, increased carrying and financing costs, postponement of

construction activities, and other costs associated with the temporary suspension of County development review and permitting processes.

- a. Estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted:

The proposed ordinance does not impose direct compliance costs on existing businesses because it does not establish new operational standards, reporting requirements, licensing obligations, inspection requirements, or regulatory mandates. Existing lawfully established businesses may continue to operate in accordance with applicable laws and regulations.

Businesses seeking approval of a covered facility during the moratorium period may incur indirect costs associated with project delays, including financing expenses, property carrying costs, consultant and legal fees, contract extension costs, and other development-related expenses. Such costs will vary considerably based upon the size, complexity, location, and development status of a particular project and therefore cannot be reasonably quantified by the County at this time.

- b. Identification of any new charges or fees on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:

The proposed ordinance does not establish any new fee, charge, assessment, or financial obligation applicable to businesses.

- 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.

The County may incur administrative costs associated with implementing and administering the moratorium, including staff review, legal analysis, processing of any vested rights or hardship requests, public notice requirements, stakeholder outreach, and the preparation and consideration of potential amendments to the Comprehensive Plan and Land Development Code.

At this time, such costs are expected to be absorbed within existing departmental budgets and staff resources unless the Board of County Commissioners separately authorizes the use of outside consultants or specialized professional services.

**Part III.**

Good Faith Estimate of the number of businesses likely to be impacted by the ordinance:

The County does not presently possess sufficient information to determine the exact number of private, for-profit businesses that may be affected by the proposed ordinance. The ordinance applies only to large-scale data center facilities and large load customer facilities seeking new County approvals within the unincorporated area of Jefferson County during the temporary moratorium period.

Because these facilities represent a specialized and relatively uncommon form of development, the number of businesses potentially affected is expected to be limited. As of the date of this Business Impact Estimate, the County is not aware of any pending applications for facilities that would be subject to the moratorium. However, the County cannot determine whether applications may be submitted during the effective period of the ordinance.