

**BUSINESS IMPACT ESTIMATE
 REQUIRED BY SECTION 125.66(3), FLORIDA STATUTES
 FOR PROPOSED JACKSON COUNTY ORDINANCE NO. 2026-**

Proposed Ordinance Title/Reference:	AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF JACKSON COUNTY, FLORIDA, ESTABLISHING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, PROCESSING, REVIEW, AND ISSUANCE OF DEVELOPMENT APPLICATIONS, DEVELOPMENT ORDERS, DEVELOPMENT PERMITS, BUILDING PERMITS, AND OTHER COUNTY APPROVALS FOR LARGE-SCALE DATA CENTERS AND LARGE LOAD CUSTOMER FACILITIES WITHIN THE UNINCORPORATED AREA OF JACKSON COUNTY; PROVIDING FINDINGS; PROVIDING DEFINITIONS; PROVIDING FOR APPLICABILITY; PROVIDING FOR EXCEPTIONS; PROVIDING FOR VESTED RIGHTS AND HARDSHIP RELIEF; DIRECTING COUNTY STAFF TO REVIEW AND PREPARE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE AMENDMENTS; PROVIDING THAT THE ORDINANCE DOES NOT REGULATE MATTERS WITHIN THE JURISDICTION OF THE FLORIDA PUBLIC SERVICE COMMISSION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.
Public Hearing:	June 9, 2026, 9:00 AM CDT, 2864 Madison St, Marianna, FL 32448
County Contact:	Kim Sweazy, Community Development Director, sweazyk@jacksoncountyfl.gov
Date Posted:	May 28, 2026

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.

1. Summary of the Proposed Ordinance and Public Purpose

The proposed ordinance establishes a temporary one-year moratorium within the unincorporated area of Jackson County on the acceptance, processing, review, approval, or issuance of new County applications, development approvals, development orders, development permits, building 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 or large load customer facilities.

The public purpose of the proposed ordinance is to protect the public health, safety, and welfare by allowing the County sufficient time to study, draft, notice, review, and adopt appropriate comprehensive plan policies and land development regulations addressing the unique planning, infrastructure, compatibility, environmental, water resource, emergency service, and public facility impacts associated with large-scale data centers and large load customer facilities.

The proposed ordinance is intended as a temporary planning measure. It is not intended to permanently prohibit data centers, regulate electric utility rates or tariffs, or regulate matters within the jurisdiction of the Florida Public Service Commission.

2. Estimate of Direct Economic Impact on Private, For-Profit Businesses

The proposed ordinance may have a direct economic impact on private, for-profit businesses that seek to establish, construct, expand, or intensify a large-scale data center or large load customer facility in the unincorporated area of Jackson County during the one-year moratorium period. The direct economic impact cannot be calculated with precision at this time because it depends on the number, timing, size, location, and status of any such proposed facilities, if any, and on whether any applicant asserts vested rights or seeks relief under the hardship process provided in the ordinance.

<p>a. Estimate of direct compliance costs businesses may reasonably incur if the ordinance is enacted:</p>	<p>The ordinance does not impose operational compliance standards or recurring regulatory compliance costs on existing businesses. Businesses seeking to establish, construct, expand, or intensify a covered facility during the moratorium period may incur delay-related costs, including carrying costs, financing costs, consultant costs, legal costs, engineering costs, design costs, option or contract extension costs, and costs associated with preparing any vested rights or hardship petition. These costs are project-specific and indeterminate. Existing lawful businesses not seeking covered approvals during the moratorium period are not expected to incur direct compliance costs.</p>
<p>b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible:</p>	<p>The proposed ordinance does not create a new charge or fee. Any applicant filing a vested rights or hardship request may be responsible for any generally applicable County application, review, advertising, or hearing fees if such fees are already authorized by the County Code or fee schedule. No new fee is created by the proposed ordinance.</p>

<p>c. Estimate of the County’s regulatory costs, including revenues from any new charges or fees imposed on businesses to cover such costs:</p>	<p>The County will incur staff time and possible consultant or legal review costs associated with administering the moratorium, reviewing any vested rights or hardship petitions, and preparing proposed comprehensive plan and land development code amendments. These costs are expected to be absorbed through existing staff resources unless the Board separately authorizes consultant assistance. The ordinance creates no new charge or fee and therefore is not expected to generate new revenue.</p>
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3. Good Faith Estimate of the Number of Businesses Likely to be Impacted

The County does not presently have sufficient information to identify the exact number of private, for-profit businesses likely to be impacted by the proposed ordinance. Based on the specialized nature and scale of large-scale data centers and large load customer facilities, the number of directly impacted businesses is expected to be limited to any business that, during the moratorium period, seeks County approval for a covered facility within the unincorporated area of Jackson County.

Good faith estimate: zero (0) to a small number of businesses, depending on whether any applications for covered facilities are submitted or pending during the moratorium period. This estimate should be updated before posting if County staff is aware of any pending or imminent covered applications.

4. Additional Information Deemed Useful

The proposed ordinance includes exceptions for ordinary repair and maintenance, certain interior alterations that do not increase electric load or other covered impacts, emergency work, work necessary to correct unsafe conditions or code violations, government-owned public safety or emergency communications facilities, and development authorized by final, unexpired approvals issued before the effective date of the ordinance, subject to the terms of the ordinance.

The proposed ordinance also includes a process for a person claiming vested rights or hardship relief to request review by the County. Relief may be granted only to the extent necessary to avoid unlawful impairment of vested rights or an unconstitutional taking.

The moratorium period is one year from the effective date of the ordinance, unless earlier terminated by the Board of County Commissioners. The ordinance directs County staff to review and prepare proposed comprehensive plan and land development code amendments addressing the siting, design, review, compatibility, infrastructure capacity, environmental, water resource, emergency service, and public facility impacts of large-scale data centers and large load customer facilities.

This Business Impact Estimate is based on information available to the County at the time of preparation and is intended to satisfy the requirements of section 125.66(3), Florida Statutes. The estimate is not intended to provide an exhaustive economic analysis and does not require the County to procure an accountant or other financial consultant.

5. Posting and Notice

Section 125.66(3), Florida Statutes, requires the Business Impact Estimate to be posted on the County’s website no later than the date the notice of proposed enactment is published pursuant to section 125.66(2)(a), Florida Statutes. Section 125.66(2)(a), Florida Statutes, generally requires notice of intent to consider the ordinance to be published at least ten (10) days before the meeting at which the ordinance will be considered.

Prepared by: Kim Sweazy

Title: Community Development Director

Date: May 28, 2026