

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

<b>Proposed Ordinance Title/Reference:</b>	AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF JACKSON COUNTY, FLORIDA, PROHIBITING DATA CENTERS AND ASSOCIATED FACILITIES WITHIN THE UNINCORPORATED AREA OF JACKSON COUNTY; PROVIDING FINDINGS; PROVIDING DEFINITIONS; PROVIDING FOR APPLICABILITY; 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.
<b>Public Hearing:</b>	June 23, 2026, 9:00 AM CDT, 2864 Madison St, Marianna, FL
<b>County Contact:</b>	Kim Sweazy, Community Development Director, 850-482-9637, sweazyk@jacksoncountyfl.gov
<b>Date Posted:</b>	June 15, 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 prohibits data centers and associated facilities within the unincorporated area of Jackson County. The prohibition applies to data centers generally and is not limited to facilities meeting any minimum electric load threshold. The ordinance also prohibits the County from accepting, processing, reviewing, approving, or issuing County approvals for the establishment, construction, expansion, intensification, or operation of a data center or associated facility.

Associated facilities include accessory, ancillary, adjacent, appurtenant, colocated, and supporting structures, equipment, improvements, and uses designed, intended, constructed, operated, or used to support, serve, house, cool, power, secure, connect, or otherwise function in connection with a data center. The ordinance includes exclusions for ordinary computer rooms, server rooms, network closets, telecommunications rooms, public utility infrastructure, and internal information technology facilities that are accessory to and used primarily in support of a lawful principal use and are not operated as separate commercial or industrial data center uses.

The public purpose of the proposed ordinance is to protect the public health, safety, and welfare by addressing land use compatibility, infrastructure capacity, water demand, wastewater capacity,

cooling infrastructure, environmental impacts, emergency service needs, public facility impacts, backup power systems, fuel storage, security infrastructure, and related impacts associated with data centers and associated facilities. The ordinance is intended to operate as a land development and land use regulation and is not intended to regulate electric utility rates, tariffs, service agreements, interconnection requirements, electric service curtailment, or other matters within the jurisdiction of the Florida Public Service Commission or any other state or federal agency.

**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, intensify, or operate a data center or associated facility within the unincorporated area of Jackson County. The direct economic impact cannot be calculated with precision at this time because it depends on the number, timing, size, location, status, and business plans of any proposed data center or associated facility, if any, and on whether any applicant asserts vested rights or other legal entitlement to proceed.

<p><b>a. Estimate of direct compliance costs businesses may reasonably incur if the ordinance is enacted:</b></p>	<p>The ordinance does not impose recurring reporting, inspection, licensing, testing, monitoring, or operational compliance standards on existing businesses that do not establish, construct, expand, intensify, or operate a data center or associated facility. Businesses seeking to establish or expand a covered facility may incur costs associated with inability to proceed in the unincorporated area of the County, including due diligence costs, redesign costs, relocation costs, transaction costs, consultant costs, engineering costs, legal costs, financing costs, option or contract extension costs, and costs associated with preparing any vested rights request. These costs are project-specific and indeterminate.</p>
<p><b>b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible:</b></p>	<p>The proposed ordinance does not create a new County charge or fee on businesses. Existing generally applicable County application, review, advertising, or hearing fees may apply to any vested rights determination or other request if such fees are already authorized by the County Code or adopted fee schedule. No new fee is created by the proposed ordinance.</p>
<p><b>c. Estimate of the County’s regulatory costs, including revenues from any new charges or fees imposed on businesses to cover such costs:</b></p>	<p>The County may incur administrative, legal, planning, publication, website posting, and staff review costs associated with implementing the ordinance, responding to inquiries, reviewing any</p>

	vested rights requests, and administering the prohibition. These costs are expected to be absorbed through existing staff resources unless the Board separately authorizes outside legal, planning, engineering, or consultant assistance. The ordinance creates no new charge or fee and therefore is not expected to generate new revenue.
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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. The businesses most likely to be impacted are those that may seek County approval to establish, construct, expand, intensify, or operate a data center or associated facility within the unincorporated area of Jackson County.

Good faith estimate: zero (0) to a small number of businesses, depending on whether any data center operators, developers, property owners, colocation providers, artificial intelligence computing operators, cryptocurrency mining operators, cloud computing providers, or related businesses seek to establish or expand covered facilities within the unincorporated area of Jackson County. This estimate should be updated before posting if County staff is aware of any pending or imminent covered applications or inquiries.

**4. Additional Information Deemed Useful**

The proposed ordinance is broader than a temporary moratorium. It establishes a prohibition on data centers and associated facilities within the unincorporated area of Jackson County unless and until repealed or amended by ordinance of the Board of County Commissioners.

The proposed ordinance includes exceptions and exclusions intended to avoid unintended impacts on ordinary business, governmental, institutional, educational, medical, financial, agricultural, industrial, and public facility operations that maintain internal computer rooms, server rooms, network closets, telecommunications rooms, or information technology facilities as accessory components of otherwise lawful principal uses.

The proposed ordinance also includes language preserving vested rights protected by law. Any person claiming vested rights may seek a determination through the process identified in the ordinance. Relief may be granted only to the extent required by law.

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.

