



Business Impact Estimate

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

ORDINANCE NO. 2026-10

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, RELATING TO IMPACT FEE COLLECTION AND THE IMPACT FEE DEFERRAL PROGRAM; AMENDING AND RENUMBERING CHAPTER 58 OF THE CODE OF THE CITY OF NORTH PORT, FLORIDA; PROVIDING FOR IMPACT FEES; PURPOSE AND AUTHORITY; DEFINITIONS; PAYMENT OF FEES; IMPACT FEE SCHEDULES; EXEMPTIONS; APPEALS, REPORTING AND REVIEWING OF FEES; REFUNDS; DEVELOPER REIMBURSEMENTS AND CREDITS; AMENDING THE DEFERRAL PROGRAM; PROVIDING FOR ELIGIBLE DEVELOPMENT, TIMING OF APPLICATION, APPLICATION CONTENTS, AGREEMENT AND PAYMENT SCHEDULE; PROVIDING FOR FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

1. Summary of the proposed ordinance

The proposed ordinance amends the Impact Fee Deferral Program and codifies process improvements to ensure that impact fee collection is administered in a professional, transparent, and consistent manner.

The public purpose of this ordinance is to advance the Economic Development and Growth Management Pillar of the City's Strategic Plan by authorizing eligible private, for-profit entities to defer payment of impact fees under specified conditions.

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

The proposed ordinance applies to private, for-profit businesses with impact fees due in connection with the issuance of building permits. The direct cost to participating businesses is the existing one-time application fee of \$100, as established in the City's adopted fee schedule. In addition to this direct cost, the ordinance is expected to generate a positive economic impact for private, for-profit entities by allowing the deferral of impact fees, thereby enabling applicants to deploy available liquid capital toward site development activities, potentially accelerating project completion and earlier inclusion of improvements on the property tax roll.

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

Based on recent building permit data, the City estimates that between 15 and 25 private, for-profit businesses per year will be eligible to participate in the program. A review of commercial building permits issued over the preceding 12 months indicates that 18 businesses would have qualified for the program under the provisions of the proposed ordinance. This estimate is subject to change based on the current volatility in the construction industry.