



Business Impact Estimate

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

ORDINANCE NO. 2026-15

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, CREATING THE DEPENDENT SPECIAL DISTRICT KNOWN AS THE ACTIVITY CENTER 6 AND 10 INFRASTRUCTURE DISTRICT; PROVIDING LEGISLATIVE FINDINGS AND INTENT; ESTABLISHING THE DISTRICT AS A NON-AD VALOREM SPECIAL ASSESSMENT DISTRICT WITHIN CHAPTER 66 OF THE CODE OF THE CITY OF NORTH PORT, FLORIDA; DEFINING THE DISTRICT'S STATUS AS A DEPENDENT SPECIAL DISTRICT AND IDENTIFYING ITS PURPOSE, POWERS, FUNCTIONS, DUTIES, BOUNDARIES, AUTHORITY, GOVERNANCE, FINANCING METHODS, AND COMPREHENSIVE PLAN CONSISTENCY AS REQUIRED BY SECTION 189.02, FLORIDA STATUTES; PROVIDING FOR THE PLANNING, DESIGN, LAND ACQUISITION, CONSTRUCTION, EXPANSION, MAINTENANCE, OPERATION, AND ALL OTHER ASSOCIATED COSTS OF CERTAIN PUBLIC INFRASTRUCTURE AND RELATED FACILITIES, INCLUDING BUT NOT LIMITED TO ROAD, STORMWATER, POTABLE WATER, WASTEWATER, RECLAIMED WATER, ELECTRIC, GAS, FIBER/COMMUNICATION UTILITIES, PUBLIC SAFETY FACILITIES, SOLID WASTE FACILITIES, MULTIMODAL FACILITIES AND PARKS AND RECREATION FACILITIES AND ALL OTHER ASSOCIATED COSTS; PROVIDING FOR THE LEVY AND COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS TO FUND THE COSTS OF THE DEPENDENT SPECIAL DISTRICT; PROVIDING FOR USE OF THE UNIFORM METHOD OF COLLECTION PURSUANT TO SECTION 197.3632, FLORIDA STATUTES, BY SEPARATE RESOLUTION; PROVIDING FOR LIENS AND REVENUE SHORTFALLS; PROVIDING FOR GOVERNANCE BY THE CITY COMMISSION; PROVIDING FOR A DISTRICT DIRECTOR APPOINTED BY THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE; PROVIDING FOR FINANCES, CLAIMS, CONSISTENCY WITH THE COMPREHENSIVE PLAN, MEETINGS, ATTORNEY TO THE BOARD, RIGHT-OF-WAY USE PERMITS, PROHIBITION OF HAZARDOUS ACTIVITIES, FEES, FINES, AND PENALTIES; AMENDING THE CODE OF THE CITY OF NORTH PORT, FLORIDA, SECTION 66-98 THROUGH 66-117; PROVIDING FOR FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

1. Summary of the proposed ordinance

Ordinance No. 2026-15, which would create the "Activity Centers 6 and 10 Infrastructure District" as a dependent special district of the City of North Port pursuant to Chapters 166, 170, and 189, Florida Statutes. Adoption of Ordinance No. 2026-15 is necessary for staff to prepare and present a Resolution of Intent to use the Uniform Method of Collection pursuant to Section 197.3632, Florida Statutes, beginning in Fiscal Year 2027, as directed by the City Commission. Adoption of Ordinance No. 2026-15 does not enact any assessments on properties, and any potential future

assessments would be determined by methodology studies and would require future Commission action.

The proposed Ordinance No. 2026-15 is intended to initiate a long-term governance and financing framework for infrastructure planning and improvements necessary to support the planned development and buildout of Activity Centers 6 and 10, including identifying supportive infrastructure associated with the proposed Interstate 75 interchange at Yorkshire Street and Raintree Boulevard. The ordinance recognizes Activity Centers 6 and 10 as key areas for future commercial, industrial, employment, mixed-use, and high-intensity workforce development identified within the City's Comprehensive Plan and Unified Land Development Code.

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

- (a) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted;**
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and**
- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.**

This proposed ordinance has no direct economic impact on private, for-profit businesses in the City.

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

This proposed ordinance imposes no new charges or fees on businesses.

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

None.