



Business Impact Estimate

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

ORDINANCE NO. 2025-11

AN ORDINANCE OF THE CITY OF NORTH PORT, FLORIDA, RELATING TO IMPACT FEES AND IMPACT FEE MITIGATION PROGRAMS; AMENDING AND RENUMBERING CHAPTER 58 OF THE CODE OF THE CITY OF NORTH PORT, FLORIDA; PROVIDING FOR IMPACT FEES; PURPOSE AND AUTHORITY; DEFINITIONS; APPLICABILITY, FEE DETERMINATION, IMPACT FEE ACCOUNTS, AND USE OF FEES; PAYMENT OF FEES; ISSUANCE OF CERTIFICATE OF OCCUPANCY, CERTIFICATE OF COMPLETION, OR TEMPORARY CERTIFICATE OF OCCUPANCY, CALCULATION OF FEES, IMPACT FEE SCHEDULES; EXEMPTIONS; REDUCTIONS FOR AFFORDABLE HOUSING; APPEALS, REPORTING AND REVIEWING OF FEES; DEVELOPER REIMBURSEMENTS AND CREDITS; AMENDING THE DEFERRAL PROGRAM; PROVIDING FOR ELIGIBLE DEVELOPMENT, TIMING OF APPLICATION, APPLICATION CONTENTS, AGREEMENT AND PAYMENT SCHEDULE; CREATING A TARGETED INDUSTRY BUSINESS INCENTIVE PROGRAM; PROVIDING FOR PROGRAM PURPOSE, PROGRAM CRITERIA, APPLICATION PROCESS, AGREEMENT, COMPLIANCE, CITY MANAGER AND CITY COMMISSION REVIEW, AVAILABLE FUNDS; PROVIDING FOR FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

1. Summary of the proposed ordinance

This proposed ordinance would update the Impact Fee Deferral Program and create a Targeted Industry Incentive Program.

The public purpose of this proposed ordinance is to achieve the goals in the Economic Development and Growth Management Pillar of the Strategic Plan by allowing private corporations to defer payment of Impact Fees through the deferral program and/or waive portions of the total amount paid through the Incentive Program.

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

This proposed ordinance applies to private, for-profit businesses that have Impact Fees due on a completed building permit. The direct cost of this ordinance is the \$100 application fee for the Deferral Program and a \$100 application fee for the Incentive Program. These fees are currently codified in the City wide fee schedule.

In addition to the direct costs of the two programs, there is a positive economic benefit to private corporations. The deferment and waiver of Impact Fees will allow for applicants to utilize their liquid capital on site development and would lead to bringing buildings online quicker and as a result being added to the tax rolls quicker.

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

Based on building permit data from fiscal year 2023, the City estimates that 21 private, for-profit businesses would qualify for the deferral program and 11 private, for-profit businesses would qualify for the incentive program and, therefore, would potentially be subject to this proposed ordinance. This estimate is subject to change based on the current volatility in the construction industry.