

## **Business Impact Estimate**

**Directions:** Pursuant to Fla. Stat. s. 125.66(3)(c), as most recently amended by Ch. 2024-145, Laws of Florida, the County is required to prepare a Business Impact Statement for a range of ordinances. A list of ordinance exemptions is provided below. Please check all exemption boxes that apply to the proposed ordinance and provide the name/title date where indicated below.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
  - a. Development orders and development permits, as those terms are defined in Fla. Stat. s. 163.3164;
  - b. Comprehensive plan amendments and land development regulation amendments initiated by an application submitted by a private party other than the municipality;
  - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Prepared by: Michelle Miller, Planning Manager  
Printed Name/Title/Department

Date: 05/12/2026

*Regardless of whether any of the boxes are checked, Include this completed page in the agenda packet.*

*If none of the boxes above are checked, complete the attached Business Impact Statement, and include the completed Business Impact Statement as part of the agenda package. **The completed Statement must be posted on the County's web site not later than the time notice of the proposed ordinance is published.***

# BUSINESS IMPACT STATEMENT

This Business Impact Estimate is provided in accordance with s. 125.66(3)(c), Florida Statutes. This Business Impact Estimate may be revised following its initial posting.

## ORDINANCE TITLE

AN ORDINANCE AMENDING HERNANDO COUNTY CODE TO IMPOSE A MORATORIUM ON THE PROCESSING OF APPLICATIONS FOR DEVELOPMENT ORDERS AND DEVELOPMENT PERMITS FOR DATA CENTERS FOR A PERIOD OF 365 DAYS, UNLESS EXTENDED OR TERMINATED; ENACTING A TEMPORARY MORATORIUM ON DATA CENTERS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

## ORDINANCE SUMMARY *(must include a statement of the public purpose, such as serving the public health, safety, morals, or welfare):*

Data centers are a rapidly growing and evolving land use that typically requires substantial electricity and water usage for cooling and related operations, often generate a significant amount of noise, and can take up a very large amount of land.

As this development pressure was unanticipated, existing ordinances and development standards do not adequately address the unique infrastructure demands, impacts to neighboring property owners, and operational characteristics of newer data centers.

Additionally, potential cumulative impacts of data centers on the County's water and wastewater systems, groundwater resources, wastewater infrastructure, and electrical grid are not yet fully understood.

The Planning Division is requesting authorization for a temporary moratorium on the processing of development orders and/or development permits for these data centers to evaluate land use compatibility and impacts to critical public facilities through a collaborative effort with internal County departments and external Agencies responsible for the provision of these services. Prior to the end date of the moratorium, the Planning Division intends to bring any necessary amendments to the Comprehensive Plan and/or revisions to the Land Development Regulations to the Board of County Commissioners.

ESTIMATE OF THE DIRECT ECONOMIC IMPACT OF THE PROPOSED ORDINANCE ON PRIVATE, FOR-PROFIT BUSINESSES IN THE COUNTY, IF ANY:

None at this time as no applications have been submitted for data centers.

ESTIMATE OF DIRECT COMPLIANCE COSTS THAT BUSINESSES MAY REASONABLY INCUR:

None at this time.

DESCRIPTION OF NEW CHARGES/FEEs IMPOSED BY THE PROPOSED ORDINANCE OR FOR WHICH BUSINESSES WILL BE FINANCIALLY RESPONSIBLE:

None.

ESTIMATE OF THE COUNTY'S REGULATORY COSTS, INCLUDING ESTIMATED REVENUES FROM ANY NEW CHARGES OR FEES TO COVER SUCH COSTS:

None.

GOOD FAITH ESTIMATE OF THE NUMBER OF BUSINESSES LIKELY TO BE IMPACTED BY THE PROPOSED ORDINANCE:

None.

ADDITIONAL INFORMATION THE GOVERNING BODY DEEMS USEFUL (IF ANY):

No direct impact anticipated as no applications for development orders or development permits in place for data centers.