

Business Impact Estimate

Proposed ordinance's title/reference:

ORDINANCE NO. 2024 – 11

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA AUTHORIZING THE COLLECTION OF A CONCURRENCY AND FAIR SHARE CHARGE RELATED TO THE CITY'S PROJECT TO EXPAND SANITARY SEWER AND POTABLE WATER CAPACITY IN THE DOWNTOWN AREA IN ORDER TO ALLOW FOR ADDITIONAL DEVELOPMENT AND RE-DEVELOPMENT IN A DEFINED AREA OF THE DOWNTOWN; PROVIDING FOR IMPOSITION, COLLECTION, AND ADJUSTMENT; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- 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. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

¹ See Section 166.041(4)(c), Florida Statutes.

- c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The proposed ordinance imposes an additional sanitary sewer development fee in the amount of \$1,750 per equivalent residential unit (ERU) for property in a specific area of the City's core downtown area. The additional fee is to offset a portion of the cost that the City's utility fund will pay for a project to construct additional sanitary sewer transmission capacity in this area. Without this project, property in this area would be required to install much of the project components themselves and this would effectively prevent development and redevelopment of property in this area. This payment is akin to a proportionate fair share payment. The public purpose is to allow for development and redevelopment within the City's urban core and more fairly apportion the cost of the sewer transmission improvements for the users of the additional transmission capacity.

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

(a) An estimate of direct compliance costs that businesses may reasonably incur:

There is zero cost to existing businesses. This project will actually decrease costs for property owners who seek to develop or redevelop property in the affected area.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:

\$1,750.00 for each new residential unit constructed in the affected area.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The City does not anticipate any regulatory costs associated with this ordinance.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The estimated number of businesses that may be impacted by the proposed ordinance is 0.

4. Additional information the governing body deems useful (if any):
N/A