

# Business Impact Estimate

Proposed ordinance's title/reference:

**ORDINANCE NO. 2025-15**

**AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF DELAND, BY ADDING THE INSTITUTIONAL OVERLAY FUTURE LAND USE DESIGNATION TO PROPERTY LOCATED AT 1200 SOUTH GARFIELD AVENUE; PROVIDING FOR SEVERABILITY AND 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 law<sup>1</sup> 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;
  - 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:

---

<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

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 will promote public health, safety and welfare by providing for a comprehensive new development impact fee structure for the next five years.**

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:

**New Development Impact Fee Costs (dwelling unit based or per 1,000 sq ft based on the category):**

**Single Family – \$4,865.00**

**Multi Family – \$3,637.00**

**Retail/Commercial – \$2,868.00**

**Office – \$1,201.00**

**Industrial/Warehousing – \$568.00**

**Public/Institutional – \$1,033.00**

**Assisted Living – \$974.00**

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

**Development Impact Fees are not new fees. The prior rates have been revised based upon the study.**

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

**There are no anticipated regulatory costs. The rates associated with the impact fee plan are fees on new development to help pay the proportional fair share of such development's demand for new or expanded facilities. Any revenues collected will not be used to fund regulatory related costs.**

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

**Businesses that expand or be newly built will be impacted by the change in impact fee rates.**

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

**The City of DeLand imposes impact fees on new development to help pay the proportional fair share of such development's demand for facilities. Impact fees are related to police, fire, general government and parks and recreation and are used to create additional service capacity for the impact created by growth. The City is entitled by law to impose such impact fees on development so long as the fees bear a proportionate relationship to the costs related to the demand on each category of service created by such development. Impact fees are a one time payment for new development to pay for its pro-rata share of the cost for new capital facilities/projects required to serve that development.**