



CITY OF DELAND
WORKSHOP OF THE CITY COMMISSION
AUGUST 18, 2025 AT 6:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE

AGENDA

CALL TO ORDER

ROLL CALL

NEW BUSINESS

1. Presentation re Impact Fee Study Update.

CITY COMMISSION

ADJOURNMENT

The DeLand City Commission holds its regular meetings on the first and third Mondays of each month at 7:00 p.m. in the DeLand City Commission Chambers, 120 South Florida Avenue, DeLand. Notice of special meetings, workshops, changes in dates, times or locations are provided by separate Public Notices, which are posted at City Hall and on the City's web site.

The City of DeLand may take action on any matter during this meeting, including items that are not set forth within this agenda.

Public participation is encouraged on any matter on the agenda. If you desire to be recognized by the Mayor, please fill out a Speaker's Card and present it to the City Clerk.

Minutes of the DeLand City Commission meetings are not transcribed verbatim. If any person decides to appeal a decision made by the City Commission with respect to any matter considered at a public meeting or hearing, he/she will need a record of the proceedings including all testimony and evidence upon which the appeal is to be based. To that end, such person will want to ensure that a verbatim record of the proceedings is made by a court reporter, at the person's own expense.

In accordance with the American Disabilities Act, persons needing a special accommodation in order to participate in the proceedings should notify the City Clerk's Office at least 48 hours in advance of the meeting: 626-7132.

Assisted Listening System receivers are available for the hearing impaired, and can be obtained from the City Clerk.

If you wish to obtain information regarding the City Commission's Agenda, please call the City Clerk's Office: 626-7132.

We respectfully request that all pagers and cell phones be turned OFF during City Commission meetings.

Electronic Information! City Commission agendas and short form minutes are now available on the City's web page: www.deland.org.

City of DeLand

2025 Municipal Impact Fee Study

August 18, 2025



Extraordinary Circumstance Workshops

- Based on recommendations from the 2025 Municipal Impact Fee Study by Raftelis
- City will consider adopting a fee schedule as it relates to police, fire, parks & recreation, and general government impact fees
- The fire and parks & recreation fees are increasing based on several primary factors:
 - › Recent considerable population growth
 - › Large scale improvements to meet the needs of growth
 - › Inflationary cost pressures on capital improvements
- It is recommended to adopt the fees as calculated

Impact Fee Study Objectives

- Update City's Police, Fire, Parks and Recreation, and General Government impact fees
- Update the cost allocation methodology
- Review historical (“embedded”) assets and planned improvements to meet demands of growth
- By updating impact fees, the City minimizes the cost burden of new facilities, needed for growth, on existing residents and businesses
- Follow statutory parameters and case law
 - › F.S. 163.31801

Impact Fee Basics

- One-time charges established to recover costs of infrastructure and capital equipment needed to accommodate demands of new growth
 - › Impact fees do not fund replacement of existing assets
 - › Impact fees do not correct deficiencies in level of service
 - › Impact fees do not fund operations and maintenance costs
- Three requirements (rational nexus test)
 - › Need (system not project-level improvements)
 - › Benefit (short range infrastructure)
 - › Proportionate

Impact Fee Methodology

- Total Capital Costs
 - › Existing investment into facilities & vehicles
 - › Future investment into growth capacity
- Allocate to Residential and Non-residential
 - › Using functional population / census data
- Divide Capital Costs by Functional Population Units
 - › Residential per dwelling unit (D.U.)
 - › Non-residential per unit (1,000 sq. ft, number of rooms, etc.)
 - Simplify non-residential land-uses, combining the separate Industrial and Warehouse uses and adding in Assisted Living Facilities as a new category

Police Impact Fees

- Existing facilities & vehicles – \$14.25 million
- Identified Capital Improvements:
 - › Addition of substation – \$293,200
 - › Future vehicles necessitated by growth – \$1.93 million
 - \$80,000 per equipped vehicle
- Increasing Level of Service:
 - › Incorporated 6 officers in FY 2026 budget



Police Impact Fees

Description	Unit	Existing	Calculated	\$ Difference	% Difference
Residential					
Single Family	Dwelling Unit	\$753.00	\$540.00	(\$213.00)	-28.3%
Multi-Family	Dwelling Unit	546.00	403.00	(143.00)	-26.2%
Non-Residential					
Retail/Commercial	1,000 Sq Ft	\$779.00	\$631.00	(\$148.00)	-19.0%
Office	1,000 Sq Ft	403.00	264.00	(139.00)	-34.5%
Industrial/Warehousing	1,000 Sq Ft	178.00	125.00	(53.00)	-29.8%
Public/Institutional	1,000 Sq Ft	255.00	227.00	(28.00)	-11.0%
Assisted Living Facilities	Beds	N/A	214.00	N/A	N/A

Police Impact Fees Phase-In – Scenario 1

Description	Unit	Existing	Year 1	Year 2
Residential				
Single Family	Dwelling Unit	\$753.00	\$540.00	\$540.00
Multi-Family	Dwelling Unit	546.00	403.00	403.00
Non-Residential				
Retail/Commercial	1,000 Sq Ft	\$779.00	\$631.00	\$631.00
Office	1,000 Sq Ft	403.00	264.00	264.00
Industrial/Warehousing	1,000 Sq Ft	178.00	125.00	125.00
Public/Institutional	1,000 Sq Ft	255.00	227.00	227.00
Assisted Living Facilities	Beds	N/A	160.50	214.00

Police Impact Fees Phase-In – Scenario 2

Description	Unit	Existing	Year 1	Year 2	Year 3
Residential					
Single Family	Dwelling Unit	\$753.00	\$540.00	\$540.00	\$540.00
Multi-Family	Dwelling Unit	546.00	403.00	403.00	403.00
Non-Residential					
Retail/Commercial	1,000 Sq Ft	\$779.00	\$631.00	\$631.00	\$631.00
Office	1,000 Sq Ft	403.00	264.00	264.00	264.00
Industrial/Warehousing	1,000 Sq Ft	178.00	125.00	125.00	125.00
Public/Institutional	1,000 Sq Ft	255.00	227.00	227.00	227.00
Assisted Living Facilities	Beds	N/A	107.00	160.50	214.00

Fire Impact Fees

- Existing vehicles & facilities – \$14.56 million
- Identified Capital Improvements:
 - › New fire station – \$12.00 million
 - › Fire station additions – \$6.00 million
 - › Fire apparatus – \$2.00 million



Fire Impact Fees

Description	Unit	Existing	Calculated	\$ Difference	% Difference
Residential					
Single Family	Dwelling Unit	\$364.00	\$1,041.00	\$677.00	186.0%
Multi-Family	Dwelling Unit	263.00	776.00	513.00	195.1%
Non-Residential					
Retail/Commercial	1,000 Sq Ft	\$376.00	\$1,215.00	\$839.00	223.1%
Office	1,000 Sq Ft	194.00	509.00	315.00	162.4%
Industrial/Warehousing	1,000 Sq Ft	86.00	241.00	155.00	180.2%
Public/Institutional	1,000 Sq Ft	123.00	438.00	315.00	256.1%
Assisted Living Facilities	Beds	N/A	413.00	N/A	N/A

Fire Impact Fees Phase-In – Scenario 1

Description	Unit	Existing	Year 1	Year 2
Residential				
Single Family	Dwelling Unit	\$364.00	\$871.75	\$1,041.00
Multi-Family	Dwelling Unit	263.00	647.75	776.00
Non-Residential				
Retail/Commercial	1,000 Sq Ft	\$376.00	\$1,005.25	\$1,215.00
Office	1,000 Sq Ft	194.00	430.25	509.00
Industrial/Warehousing	1,000 Sq Ft	86.00	202.25	241.00
Public/Institutional	1,000 Sq Ft	123.00	359.25	438.00
Assisted Living Facilities	Beds	N/A	309.75	413.00

Fire Impact Fees Phase-In – Scenario 2

Description	Unit	Existing	Year 1	Year 2	Year 3
Residential					
Single Family	Dwelling Unit	\$364.00	\$702.50	\$871.75	\$1,041.00
Multi-Family	Dwelling Unit	263.00	519.50	647.75	776.00
Non-Residential					
Retail/Commercial	1,000 Sq Ft	\$376.00	\$795.50	\$1,005.25	\$1,215.00
Office	1,000 Sq Ft	194.00	351.50	430.25	509.00
Industrial/Warehousing	1,000 Sq Ft	86.00	163.50	202.25	241.00
Public/Institutional	1,000 Sq Ft	123.00	280.50	359.25	438.00
Assisted Living Facilities	Beds	N/A	206.50	309.75	413.00

Parks & Recreation Impact Fees

- Existing investments into facilities \$37.4 million
- Identified Capital Improvements:
 - › Construction of Recreation Center Complex – \$25.0 million
 - › Additional tennis / pickleball courts – \$3.2 million
 - › Additional improvements – \$3.2 million



Parks & Recreation Impact Fees

Description	Unit	Existing	Calculated	\$ Difference	% Difference
Residential					
Single Family	Dwelling Unit	\$1,688.00	\$2,408.00	\$720.00	42.7%
Multi-Family	Dwelling Unit	1,232.00	1,805.00	573.00	46.5%

Parks & Recreation Impact Fees Phase-In – Scenario 1

Description	Unit	Existing	Year 1	Year 2
Residential				
Single Family	Dwelling Unit	\$1,688.00	\$2,228.00	\$2,408.00
Multi-Family	Dwelling Unit	1,232.00	1,661.75	1,805.00

Parks & Recreation Impact Fees Phase-In – Scenario 2

Description	Unit	Existing	Year 1	Year 2	Year 3
Residential					
Single Family	Dwelling Unit	\$1,688.00	\$2,048.00	\$2,228.00	\$2,408.00
Multi-Family	Dwelling Unit	1,232.00	1,518.50	1,661.75	1,805.00

General Government Impact Fees

- Existing investments into facilities – \$19.52 million
- New Public Works Operations / Fleet building of \$8.875 million
- Includes estimated land purchase and construction costs



General Government Impact Fees

Description	Unit	Existing	Calculated	\$ Difference	% Difference
Residential					
Single Family	Dwelling Unit	\$653.00	\$876.00	\$223.00	34.2%
Multi-Family	Dwelling Unit	473.00	653.00	180.00	38.1%
Non-Residential					
Retail/Commercial	1,000 Sq Ft	\$675.00	\$1,022.00	\$347.00	51.4%
Office	1,000 Sq Ft	349.00	428.00	79.00	22.6%
Industrial/Warehousing	1,000 Sq Ft	154.00	202.00	48.00	31.2%
Public/Institutional	1,000 Sq Ft	221.00	368.00	147.00	66.5%
Assisted Living Facilities	Beds	N/A	347.00	N/A	N/A

General Government Impact Fees Phase-In – Scenario 1

Description	Unit	Existing	Calculated	\$ Difference
Residential				
Single Family	Dwelling Unit	\$653.00	\$820.25	\$876.00
Multi-Family	Dwelling Unit	473.00	608.00	653.00
Non-Residential				
Retail/Commercial	1,000 Sq Ft	\$675.00	\$935.25	\$1,022.00
Office	1,000 Sq Ft	349.00	408.25	428.00
Industrial/Warehousing	1,000 Sq Ft	154.00	190.00	202.00
Public/Institutional	1,000 Sq Ft	221.00	331.25	368.00
Assisted Living Facilities	Beds	N/A	260.25	347.00

General Government Impact Fees Phase-In – Scenario 2

Description	Unit	Existing	Year 1	Year 2	Year 3
Residential					
Single Family	Dwelling Unit	\$653.00	\$764.50	\$820.25	\$876.00
Multi-Family	Dwelling Unit	473.00	563.00	608.00	653.00
Non-Residential					
Retail/Commercial	1,000 Sq Ft	\$675.00	\$848.50	\$935.25	\$1,022.00
Office	1,000 Sq Ft	349.00	388.50	408.25	428.00
Industrial/Warehousing	1,000 Sq Ft	154.00	178.00	190.00	202.00
Public/Institutional	1,000 Sq Ft	221.00	294.50	331.25	368.00
Assisted Living Facilities	Beds	N/A	173.50	260.25	347.00

Impact Fee Summary – Single Family

Description	Existing	Calculated	\$ Difference	% Difference
Police	\$753.00	\$540.00	(\$213.00)	-28.3%
Fire	364.00	1,041.00	677.00	186.0%
Parks	1,688.00	2,408.00	720.00	42.7%
General Government	653.00	876.00	223.00	34.2%
Total	\$3,458.00	\$4,865.00	\$1,407.00	40.7%

Impact Fee Summary – Multi-Family

Description	Existing	Calculated	\$ Difference	% Difference
Police	\$546.00	\$403.00	(\$143.00)	-26.2%
Fire	263.00	776.00	513.00	195.1%
Parks	1,232.00	1,805.00	573.00	46.5%
General Government	473.00	653.00	180.00	38.1%
Total	\$2,514.00	\$3,637.00	\$1,123.00	44.7%

Impact Fee Summary – Retail / Commercial

Description	Existing	Calculated	\$ Difference	% Difference
Police	\$779.00	\$631.00	(\$148.00)	-19.0%
Fire	376.00	1,215.00	839.00	223.1%
Parks	N/A	N/A	N/A	N/A
General Government	675.00	1,022.00	347.00	51.4%
Total	\$1,830.00	\$2,868.00	\$1,038.00	56.7%

Impact Fee Summary – Office

Description	Existing	Calculated	\$ Difference	% Difference
Police	\$403.00	\$264.00	(\$139.00)	-34.5%
Fire	194.00	509.00	315.00	162.4%
Parks	N/A	N/A	N/A	N/A
General Government	349.00	428.00	79.00	22.6%
Total	\$946.00	\$1,201.00	\$255.00	27.0%

Impact Fee Summary – Industrial / Warehousing

Description	Existing	Calculated	\$ Difference	% Difference
Police	\$178.00	\$125.00	(\$53.00)	-29.8%
Fire	86.00	241.00	155.00	180.2%
Parks	N/A	N/A	N/A	N/A
General Government	154.00	202.00	48.00	31.2%
Total	\$418.00	\$568.00	\$150.00	35.9%

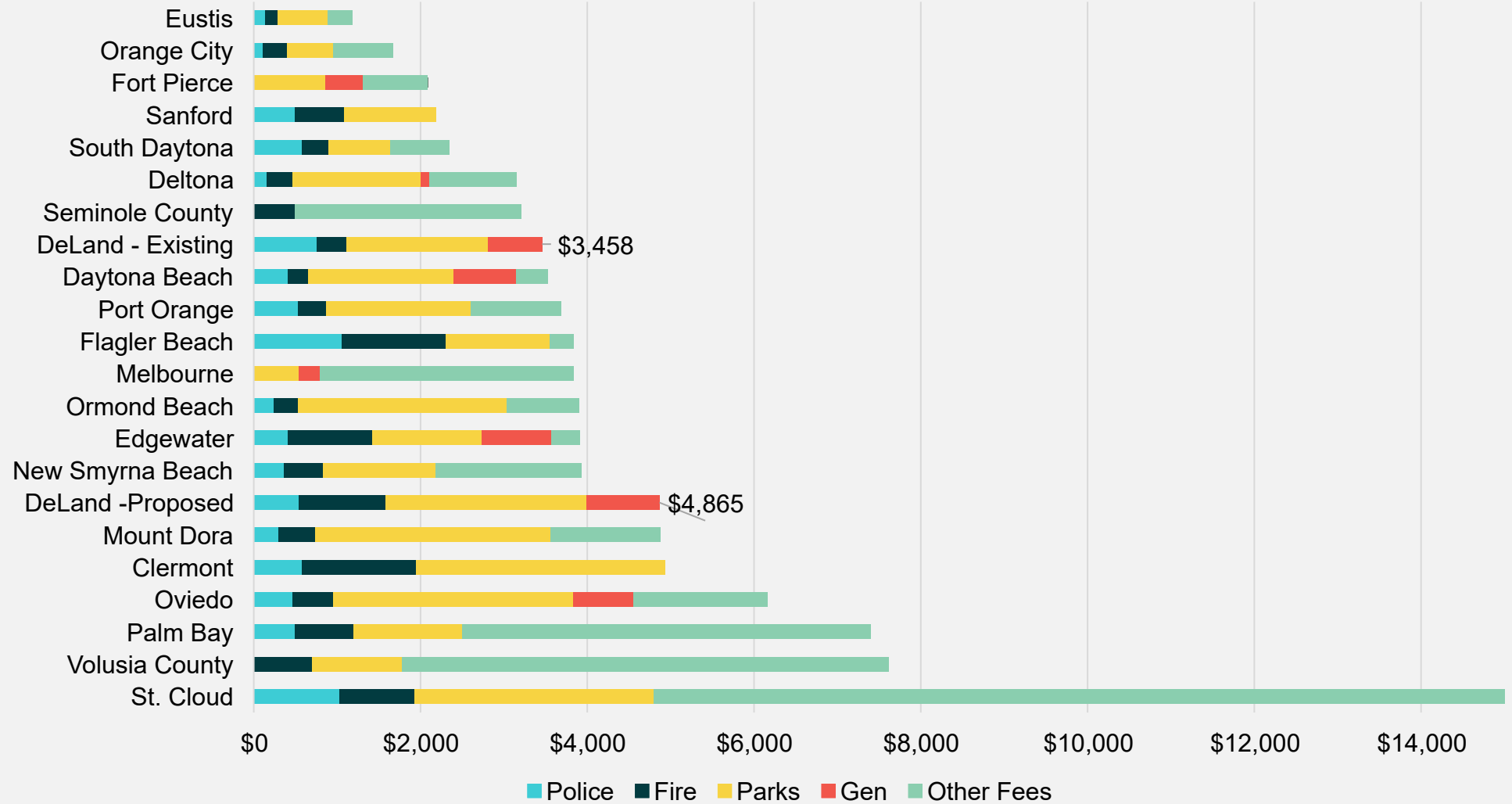
Impact Fee Summary – Public / Institutional

Description	Existing	Calculated	\$ Difference	% Difference
Police	\$255.00	\$227.00	(\$28.00)	-11.0%
Fire	123.00	438.00	315.00	256.1%
Parks	N/A	N/A	N/A	N/A
General Government	221.00	368.00	147.00	66.5%
Total	\$599.00	\$1,033.00	\$434.00	72.5%

Impact Fee Summary – Assisted Living Facilities

Description	Calculated
Police	\$214.00
Fire	413.00
Parks	N/A
General Government	347.00
Total	\$974.00

Local Comparison



Next Steps

- September 1st – first reading of ordinance
- September 15th – second reading of ordinance



Thank you!

Contact: Joe Williams

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