



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Agenda

### Planning and Zoning Board

*Chair Tom Burbank*  
*Vice Chair Adam Walosik*  
*Member Stony Sixma*  
*Member John Harper*  
*Member Donald Philpitt*  
*Member Michael Putkowski*

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Wednesday, November 16, 2016

7:00 PM

Deltona Commission Chambers

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**1. CALL TO ORDER:**

**2. ROLL CALL:**

**3. APPROVAL OF MINUTES & AGENDA:**

A. [Minutes of September 21, 2016.](#)

**4. PRESENTATIONS/AWARDS/REPORTS:**

**5. PUBLIC FORUM:**

**6. OLD BUSINESS:**

**7. NEW BUSINESS:**

A. [Ordinance No. 32-2016, 3151 Howland Blvd., RZ16-003](#)

B. [Ordinance No. 29-2016: Amending Chapter 102, Signs, of the City's Land Development Code](#)

C. [Ordinance No. 28-2016: Amending Chapter 94, Impact Fees](#)

**8. STAFF COMMENTS:**

A. [Discussion on Substandard Lots](#)

**9. BOARD/COMMITTEE MEMBERS COMMENTS:****10. ADJOURNMENT:**

*NOTE: If any person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).*

*Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk, Joyce Raftery 48 hours in advance of the meeting date and time at (386) 878-8500.*



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Minutes

### Planning and Zoning Board

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Wednesday, September 21, 2016

7:00 PM

Deltona Commission Chambers

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#### 1. CALL TO ORDER:

##### A. Project No. VR 16-003, Resolution No. 2016-37, Dollar Tree 823-827 Debarry Avenue.

Mr. Bowley noted for the record, Project No. VR 16-003, Resolution No. 2016-37, Dollar Tree 823-827 Debarry Avenue has withdrawn their variance application and will not be heard.

#### 2. ROLL CALL:

**Present:** 5 - Vice Chair Adam Walosik  
Member John Harper  
Member Donald Philpitt  
Member Michael Putkowski  
Member Stony Sixma

**Excused:** 1 - Chair Tom Burbank

#### 3. APPROVAL OF MINUTES & AGENDA:

##### A. Minutes of August 17, 2016.

**Motion by Member Harper, seconded by Member Sixma, to Minutes of August 17, 2016. The motion carried by the following vote:**

**For:** 5 - Vice Chair Walosik, Member Harper, Member Philpitt, Member Putkowski and Member Sixma

#### 4. PRESENTATIONS/AWARDS/REPORTS:

#### 5. PUBLIC FORUM:

#### 6. OLD BUSINESS:

#### 7. NEW BUSINESS:

##### A. Summary of Powers and Duties for the Planning and Zoning Board.

Mr. Bowley provided the Board with a Power Point presentation regarding the Board's

powers and duties as the City of Deltona's Local Planning Agency. He noted that the powers and duties are located within the City's code, under Section 110-1200 and viewable through [www.municode.com](http://www.municode.com) and the City's website, Planning and Development Services webpage. He provided a summary surrounding the formation of the Board, election of members and attendance. He noted that the application process for the replacement member has been extended for 30 days to fill former Member Olasimbo's position. He stated that City staff acts as the Board's support staff and can provide assistance regarding an item. He noted that the Board cannot direct staff to undertake projects, however, the Board can suggest projects through staff to the City Commission. Mr. Bowley provided a list of public hearing items and what the Board should consider per application from the Land Development Code. He also outlined to the Board the various motions they can use and explained how the information is transmitted to the City Commission.

Member Harper asked why the Board cannot visit the sites of the applications per the City Attorney's email transmission on ex parte. General discussion occurred regarding seeking further clarification on ex parte and Mr. Bowley stated that he will report back on the matter with further research.

Member Putkowski and Mr. Bowley discussed a rezoning application and the range of uses an application can become once the action is approved. Mr. Bowley noted that, although the rezoning applicant may represent one specific business, the policy may allow a list of different business already approved in the zoning district. Discussion between Mr. Bowley and Member Putkowski ensued regarding dissemination of the Board's recommendations to the City Commission. Mr. Bowley recommended the Board review the City Commission meeting agendas including the agenda memo, back up documentation and motions. He explained that staff has to remain objective and scientific with regard to their staff reports and recommendations. Discussion amongst all ensued regarding conventional rezoning versus Planned Unit Development (PUD).

Member Harper asked if they can tie an approval specific to a certain business and not the list of uses within a conventional zoning district. Mr. Bowley stated that the approval of a rezoning assigns development rights. He stated that a PUD allows more flexibility over the approvals within the Development Agreement, whereas the conventional rezoning does not.

Discussion between Member Philpitt and Mr. Bowley ensued regarding the position of Secretary and the broad definition of neighborhood character.

#### **8. STAFF COMMENTS:**

#### **9. BOARD/COMMITTEE MEMBERS COMMENTS:**

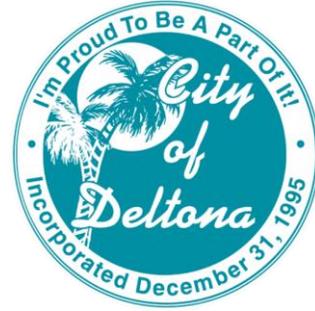
#### **10. ADJOURNMENT:**

The meeting adjourned at 7:45 pm.

\_\_\_\_\_  
Tom Burbank, Chairperson

ATTEST:

\_\_\_\_\_  
Kathrine Kyp, Board Secretary



# Staff Report

**To:** Planning and Zoning Board  
**From:** Scott McGrath, CFM  
**Date:** October 25, 2016  
**Re:** Ordinance No. 32-2016, 3151 Howland Boulevard, RZ16-003

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## A. Summary of Application:

**Applicant:** AB & J LLC.  
David K. Yoon, Managing Member  
926 Saxon Blvd.  
Orange City, FL 32763

### **Request:**

**Tax Parcel No.:** 8108-00-00-0051

**Property Acreage:** ± 1.67 Acres

**Property Location:** 3151 Howland Boulevard

**Legal Description:** Begin At The Southwest Corner Of The Southeast 1/4 Of The Northwest 1/4 Of Section 8, Township 18 South, Range 31 East; Thence Run North 01 Degrees 15 Minutes 35 Seconds West 2262.68 Feet To The Southerly Right-Of-Way Line Of State Road 444, Thence Run Easterly Along Said Right-Of-Way Line 295.17 Feet To The Point Of Beginning; Thence Run North 88 Degrees 44 Minutes 00 Seconds East 200 Feet; Thence Run South 01 Degrees 16 Minutes 00 Seconds East 1100 Feet Thence Run South 88 Degrees 44 Minutes 00 Seconds West 200 Feet; Thence Run North 01 Degrees 16 Minutes 00 Seconds West 1100 Feet To The Point Of Beginning. (Less The Southerly 440 Feet Thereof.)

**B. Existing Zoning:** General Commercial C-2

**C. Background:** The City has received an application to rezone 1.67+/- acres located east of the intersection of Wolf Pack Run and Howland Boulevard. This property is commonly known as

the Jena Medical Building or Health Department building. The subject property is currently zoned C-2. The applicant is seeking the C-1 zoning to allow a house of worship, a church is interested in renting one of the suites.

#### **D. Support Information**

##### **Public Facilities:**

- a. Potable Water: to is supplied by Volusia County
- b. Sanitary Sewer: to is supplied by Volusia County
- c. Fire Protection: Deltona Fire Station 65
- d. Law Enforcement: Volusia County Sheriff's Office (VCSO)
- e. Electricity: Duke Energy

#### **E. Matters for Consideration:**

Section 110-1101, Code of City Ordinances, states that the City shall consider the following matters when reviewing applications for amendments to the Official Zoning Map:

##### **1. Whether it is consistent with all adopted elements of the Comprehensive Plan.**

The Future Land Use Category for the property is Commercial (C). According to the Land Use/Zoning Matrix (Table 110-16), the proposed C-1 zoning is a preferred and compatible zoning classification that could be applied to land designated with the Commercial Land Use category.

##### ***OBJECTIVE FLUI-7***

*The City of Deltona shall appropriately allocate land uses to adequately meet the current and future population needs while maximizing land use compatibility. The City shall promote a variety of land uses including residential, commercial, industrial, pedestrian oriented mixed-use, recreational, conservation, and public facilities. 9J-5.006(3)(b)(1)*

The owner has had significant difficulty leasing the space. Amending the zoning of the subject property allows the owner increased flexibility to meet market demand for commercial space to meet the current needs of the population.

##### **2. Its impact upon the environment or natural resources.**

The subject property is developed with three commercial buildings. No changes to the existing development are planned at this time. The development will not affect the environment or natural resources.

According to the current official FEMA FIRM maps (dated 2/19/2014), the site is free of the 100-Year Flood Plain.

**3. Its impact upon the economy of any affected area.**

The proposed zoning amendment will have little to no effect on the area. This amendment will change the principal permitted uses slightly and would allow a house of worship to locate in one of the suites. A house of worship not allowed in the existing C-2 zoning.

**4. Notwithstanding the provisions of Article XIV of the Land Development Code, Ordinance No. 92-25 [Chapter 86, Code of Ordinances] as it may be amended from time to time, its impact upon necessary governmental services, such as schools, sewage disposal, potable water, drainage, fire and police protection, solid waste or transportation systems.**

- a. **Schools:** The zoning amendment will not have a negative impact on the local schools or school district
- b. **Sewage Disposal:** The proposed development is already connected to Volusia County sewers. Ample capacity is available.
- c. **Potable Water:** The proposed development is already connected to Volusia County water. Ample capacity is available.
- d. **Drainage:** All stormwater will be stored on site through a combination of underground vault storage system and an open retention/detention area.
- e. **Transportation Systems:** The subject property is already developed with three commercial units. No changes to the existing development are planned at this time. This amendment will have minimal, if any impacts on the City's transportation system.

**5. Any changes in circumstances or conditions affecting the area:**

In the last 5-10 years the western portion of Howland Boulevard has seen an increase in commercial development. Development has been slow but steady, with about one new commercial development each year. Most of the new development falls into the C-1 and C-2 category, compatible with this amendment request. Therefore the request for C-1 zoning is appropriate.

The property is located in the vicinity of numerous institutional uses: a school and 4 houses of worship. Therefore supplemental separation requirements should have

no impact on the future development of the properties located near the subject property.

**6. Any mistakes in the original classification:**

No known mistakes.

**7. Its effect upon the public health, welfare, safety, or morals.**

The site is developed and little will change by amending the zoning for this site. Staff finds that the change from C-2 to C-1 will have no negative effects on the public health, welfare, safety or morals of the City.

**CONCLUSION/STAFF RECOMMENDATION:**

The proposed rezoning is consistent with the Comprehensive Plan and will have no negative affect on existing public infrastructure (roads, central water and sewer). Staff recommends that the Planning and Zoning Board recommended approval to the City Commission of RZ16-003 and Ordinance No. 32-2016.

**ORDINANCE NO. 32-2016**

**AN ORDINANCE OF THE CITY OF DELTONA, FLORIDA, AMENDING THE OFFICIAL ZONING MAP PURSUANT TO CHAPTER 110, SECTION 1101, OF THE CITY CODE OF ORDINANCES FOR THE PROPERTY LOCATED AT 3151 HOWLAND BOULEVARD FROM GENERAL COMMERCIAL (C-2) TO RETAIL COMMERCIAL (C-1); PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.**

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**WHEREAS**, the City has received an application to amend the zoning for the property located at 3151 Howland Boulevard, legally described as follows: Begin At The Southwest Corner Of The Southeast 1/4 Of The Northwest 1/4 Of Section 8, Township 18 South, Range 31 East; Thence Run North 01 Degrees 15 Minutes 35 Seconds West 2262.68 Feet To The Southerly Right-Of-Way Line Of State Road 444, Thence Run Easterly Along Said Right-Of-Way Line 295.17 Feet To The Point Of Beginning; Thence Run North 88 Degrees 44 Minutes 00 Seconds East 200 Feet; Thence Run South 01 Degrees 16 Minutes 00 Seconds East 1100 Feet Thence Run South 88 Degrees 44 Minutes 00 Seconds West 200 Feet; Thence Run North 01 Degrees 16 Minutes 00 Seconds West 1100 Feet To The Point Of Beginning. (Less The Southerly 440 Feet Thereof.) from General Commercial (C-2) to Retail Commercial (C-1); and

**WHEREAS**, the City of Deltona, Florida and its Land Planning Agency have complied with the requirements of the Municipal Home Rule Powers Act, sections 166.011 et. seq., Florida Statutes, in considering the proposed rezoning from General Commercial (C-2) to Retail Commercial (C-1); and

**WHEREAS**, after said public hearing, the City Commission of the City of Deltona, Florida, has determined that the C-1 zoning is consistent with the Comprehensive Plan of the City of Deltona, Florida.

**NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA, as follows:**

**Section 1.** Located in the City of Deltona, Florida, the zoning for the following property is hereby amended to C-1: Begin At The Southwest Corner Of The Southeast 1/4 Of The Northwest 1/4 Of Section 8, Township 18 South, Range 31 East; Thence Run North 01 Degrees 15 Minutes 35 Seconds West 2262.68 Feet To The Southerly Right-Of-Way Line Of State Road 444, Thence Run Easterly Along Said Right-Of-Way Line 295.17 Feet To The Point Of Beginning; Thence

Run North 88 Degrees 44 Minutes 00 Seconds East 200 Feet; Thence Run South 01 Degrees 16 Minutes 00 Seconds East 1100 Feet Thence Run South 88 Degrees 44 Minutes 00 Seconds West 200 Feet; Thence Run North 01 Degrees 16 Minutes 00 Seconds West 1100 Feet To The Point Of Beginning. (Less The Southerly 440 Feet Thereof.)

**Section 2.** This Ordinance is adopted in conformity with and pursuant to the Comprehensive Plan of the City of Deltona, the Local Planning and Land Development Act, Sections 163.161 et. seq., Florida Statutes, and the Municipal Home Rule Powers Act et. seq., Florida Statutes.

**Section 3.** Conflicts. Any and all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**Section 4.** Severability. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

**Section 5.** Effective Date. This Ordinance shall take effect immediately upon its final adoption by the City Commission.

**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.**

First Reading: \_\_\_\_\_

Advertised: \_\_\_\_\_

Second Reading: \_\_\_\_\_

BY: \_\_\_\_\_  
JOHN C. MASIARCZYK, SR., Mayor

ATTEST:

\_\_\_\_\_  
JOYCE RAFTERY, CMC, MMC, City Clerk

Approved as to form and legality  
for use and reliance of the City of  
Deltona, Florida

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GRETCHEN R. H. VOSE, City Attorney

CR 4145 (HOWLAND BLVD)

WOLF PACK RUN



## AERIAL PHOTO

### Legend



City Boundary



Subject Property



NOT TO SCALE



SCENIC WOODS DR

COONTIE AV

BOXELDER ST

ROSEAPPLE AVE

CR 4145 (HOWLAND BLVD)

RED FOX RUN

WOLF PACK RUN

A  
RED FOX DR

# FLOOD

## Legend



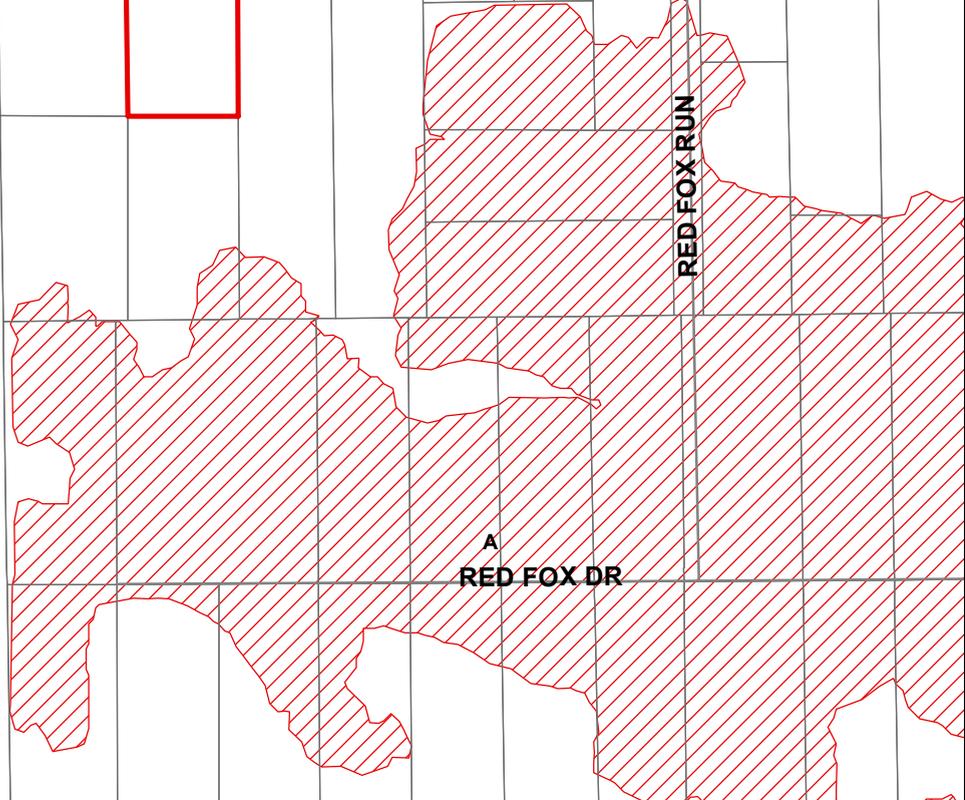
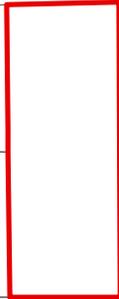
City Boundary

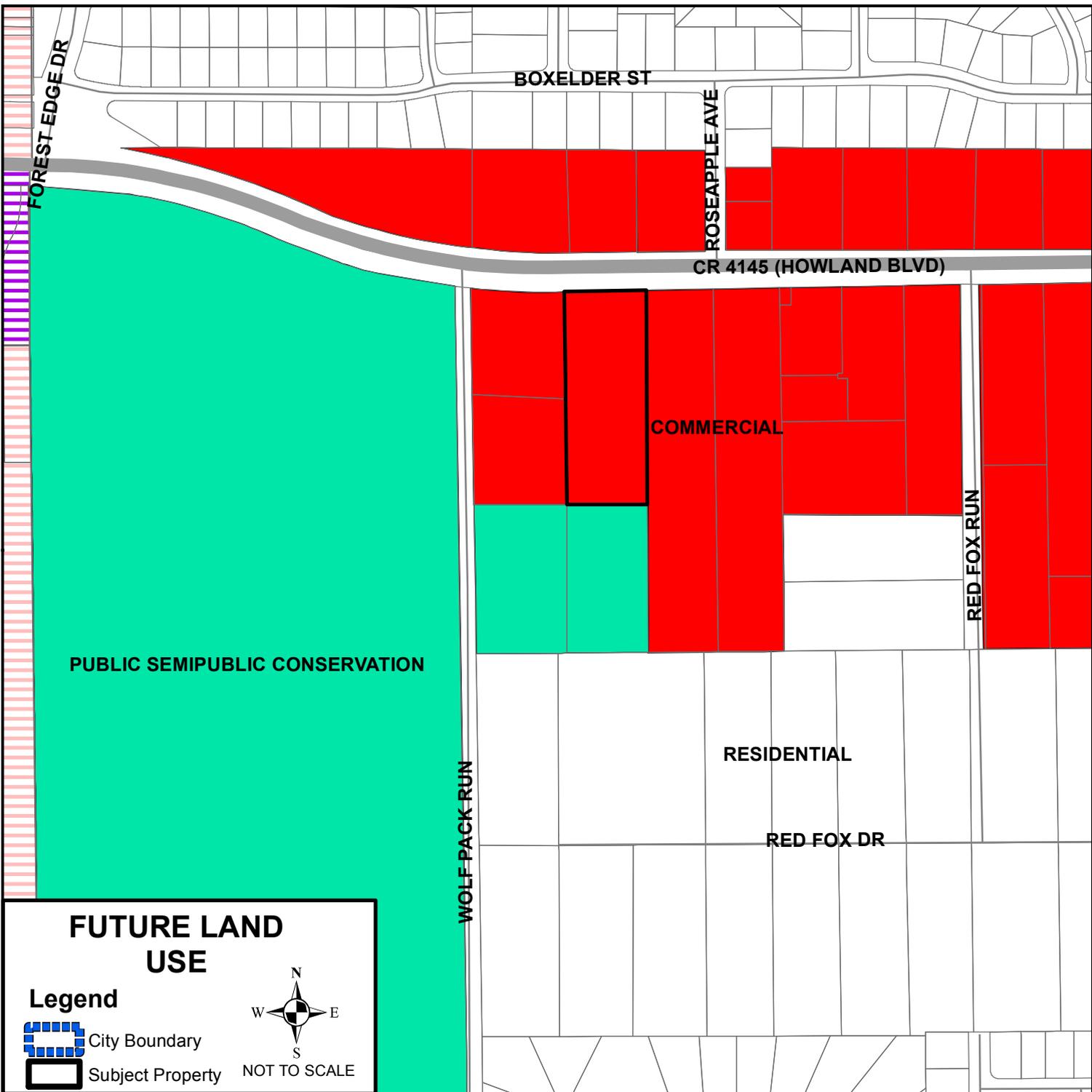


Subject Property



NOT TO SCALE





# FUTURE LAND USE

## Legend



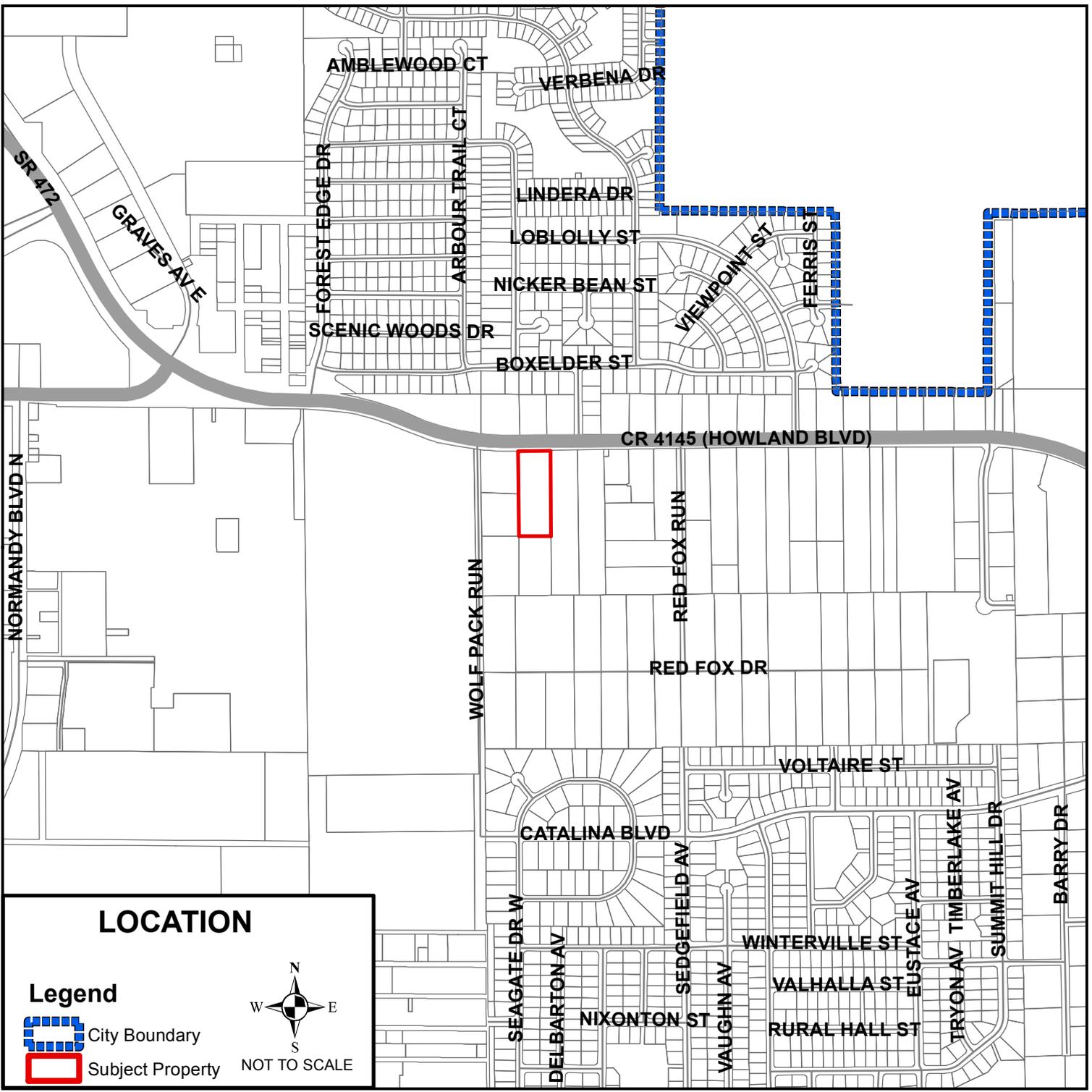
City Boundary



Subject Property



NOT TO SCALE



# LOCATION

## Legend



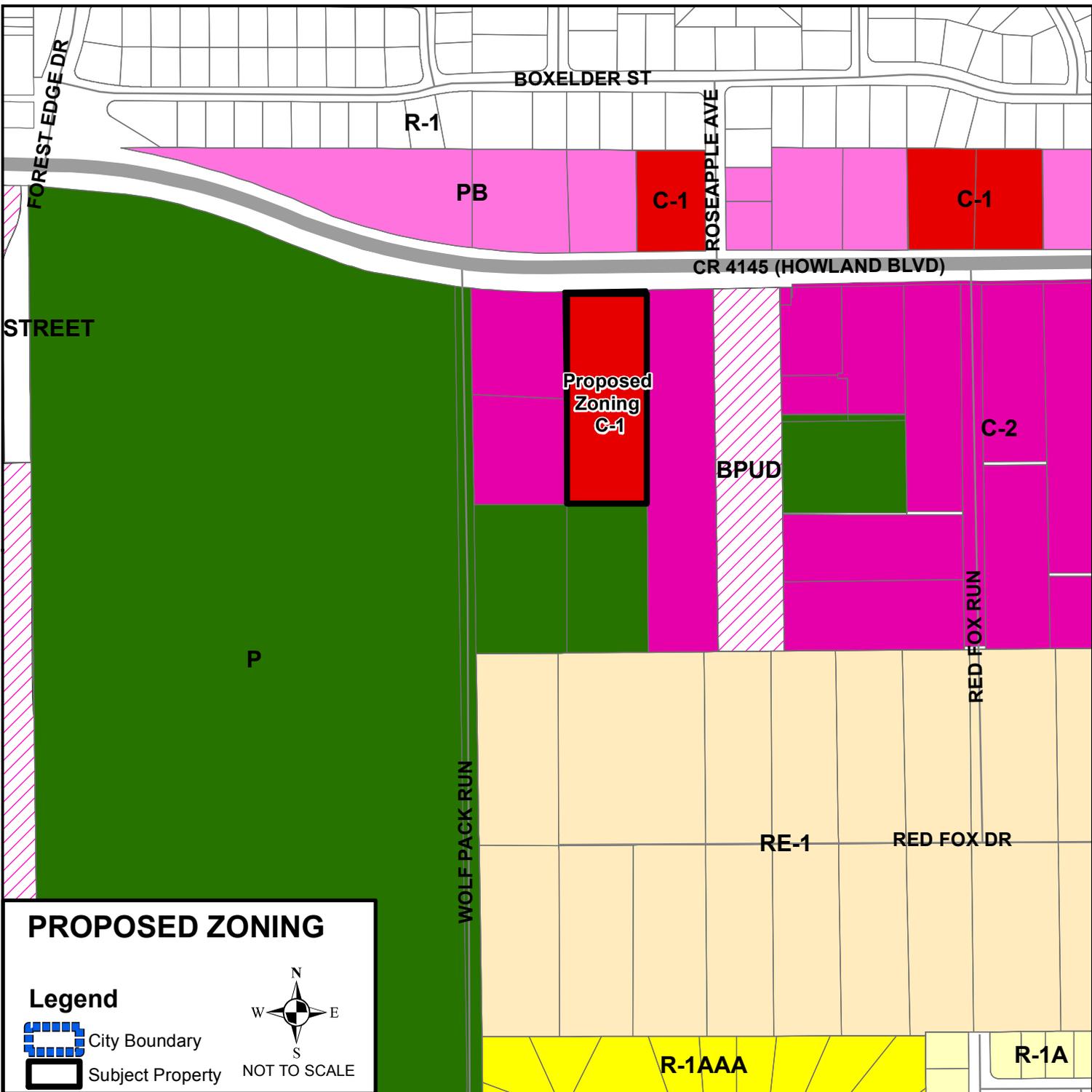
City Boundary



Subject Property



NOT TO SCALE



FOREST EDGE DR

BOXELDER ST

R-1

PB

C-1

ROSEAPPLE AVE

C-1

CR 4145 (HOWLAND BLVD)

STREET

Proposed  
Zoning  
C-1

BPUD

C-2

P

RED FOX RUN

WOLF PACK RUN

RE-1

RED FOX DR

# PROPOSED ZONING

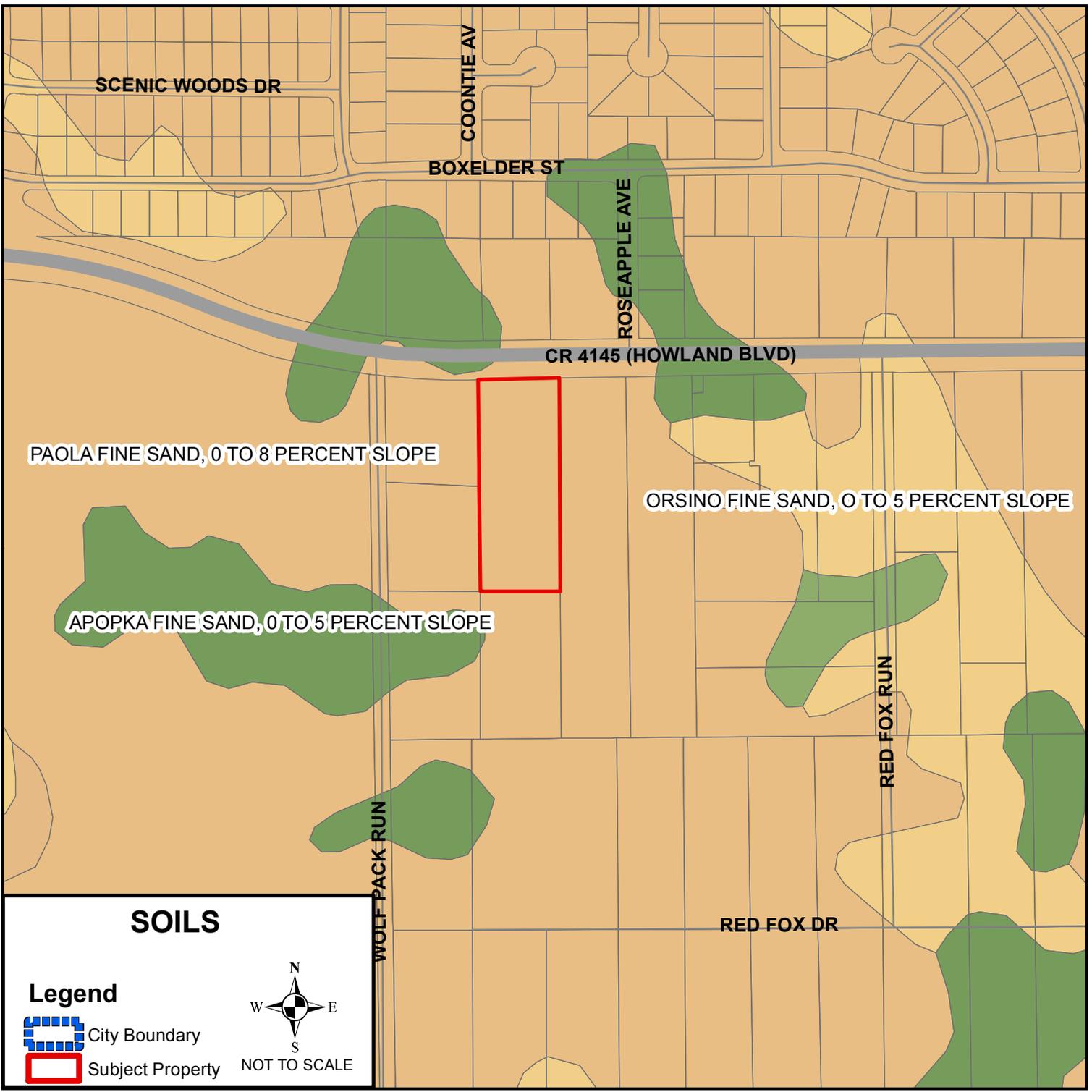
## Legend

-  City Boundary
-  Subject Property



R-1AAA

R-1A

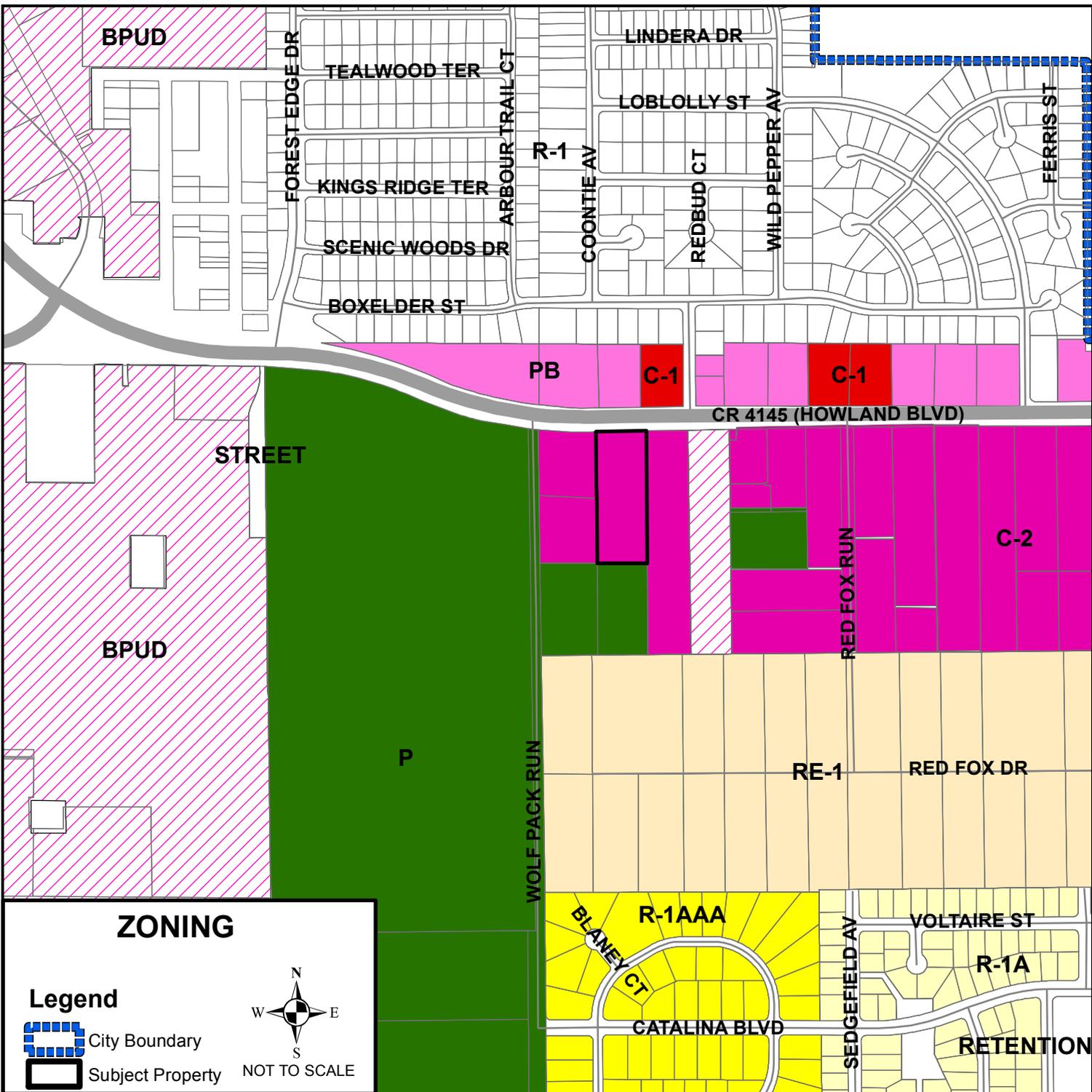


### SOILS

#### Legend

-  City Boundary
-  Subject Property



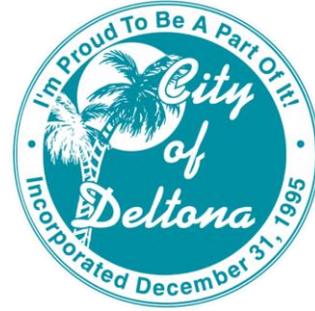


### ZONING

**Legend**

- City Boundary
- Subject Property

NOT TO SCALE



# Staff Report

**To:** Planning & Zoning Board

**From:** Chris Bowley, AICP, Director  
Planning & Development Services

**Date:** October 14, 2016

**Re:** Ordinance No. 29-2016: Amending Chapter 102, Signs, of the City's Land Development Code

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## A. Summary of Application:

**Applicant:** N/A

**Request:** To amend Chapter 102, Signs, of the City's Land Development Code.

**B. Background:** The City of Deltona has amended its Sign Code, Chapter 102, Signs, within the Land Development Code (LDC) in the past. The attached Ordinance No. 29-2016 proposes a rewrite of the current signage regulations within an abbreviated Sign Code that replaces the existing Chapter 102, Signs, in the LDC. The proposed new Sign Code also includes updated federal signage regulations that keeps the City's Sign Code consistent with updated content law. Finally, the proposed Sign Code provides for a greater range of signage types (i.e. monument signs and pole signs) and allows for a provision for an applicant to propose a sign plan package through the Development Review Committee (DRC). Local business interest groups and the City's Ordinance Review Committee (ORC) have reviewed this document and had input as to its content.

**CONCLUSION:**

This version of the Sign Code through adoption of Ordinance No. 29-2016 represents the desire and efforts of the community and City Commission to have functional signage regulations that are easy to use and interpret, flexible to existing and proposed businesses, and provides for aesthetic options. City staff, therefore, supports the attached ordinance and Sign Code for Planning and Zoning Board approval and, ultimate, City Commission adoption.

**ORDINANCE NO. 29-2016**

**AN ORDINANCE OF THE CITY OF DELTONA, FLORIDA, AMENDING CHAPTER 102, "SIGNS," OF THE LAND DEVELOPMENT CODE OF THE CITY OF DELTONA; PROVIDING FOR AMENDMENTS TO CHAPTER 102 FOR NEW SIGNAGE REGULATIONS AND CONSISTENT WITH FEDERAL SIGNAGE LAW; PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.**

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**WHEREAS**, the City of Deltona adopted Chapter 102, "Signs" of the City's Land Development Code and Chapter 102 is the "Sign Code" for the City of Deltona; and

**WHEREAS**, Chapter 102, "Signs", shall include provisions that are consistent with federal signage law and the City Commission desires to have signage regulations that provide a greater range of signage types within a simplified Chapter 102 "Signs"; and

**WHEREAS**, Chapter 102, "Signs", are proposed to be amended as listed in Exhibit A of Ordinance No. 29-2016, by reference in Section 1 of Ordinance No. 29-2016, of the City of Deltona; and

**WHEREAS**, the City Commission of the City of Deltona, Florida, finds that providing an amended Chapter 102, "Signs" shall not create a nuisance, shall protect the public health, safety and welfare of the community, and shall support economic development within the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA, as follows:**

**Section 1.** Chapter 102, "Signs", of the City's Code of Ordinances, is hereby amended, revised, and restated to read, as described in Exhibit A, of Ordinance No. 29-2016.

**Section 2.** Conflicts. All Ordinances or parts of Ordinances, insofar as they are inconsistent or in conflict with the provisions of this Ordinance, are hereby repealed to the extent of any conflict.

**Section 3.** Codification. The provisions of this Ordinance shall be codified as and become and be made a part of the Code of Ordinances of the City of Deltona. The sections of this Ordinance may be renumbered or re-lettered to accomplish such intention.

**Section 4.** Severability. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect any other provision or application of this ordinance which can be given effect without the invalid provision or application.

**Section 5.** Effective Date. This Ordinance shall take effect immediately upon its final adoption by the City Commission.

**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF  
DELTONA, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.**

First Reading: \_\_\_\_\_

Advertised: \_\_\_\_\_

Second Reading: \_\_\_\_\_

BY: \_\_\_\_\_  
JOHN C. MASIARCZYK, SR., Mayor

ATTEST:

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JOYCE RAFTERY, CMC, MMC, City Clerk

Approved as to form and legality  
for use and reliance of the City of  
Deltona, Florida

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GRETCHEN R. H. VOSE, City Attorney

**Exhibit “A”**  
**Ordinance No. 29-2016**

**Chapter 102 – Signs**

ARTICLE I. GENERAL PROVISIONS

**Sec. 102-1. Regulatory signage purpose and intent.**

The City of Deltona (City) places primary importance on signage throughout the City as a means to convey information and to provide for an attractive community. The purpose and intent of this Sign Code (Sign Code) is to provide time, place and manner regulations that promote City beautification. Signage within the City is an integral component to on-going economic development and beautification efforts and an important element in the overall design and development of the City. Both economic development and beautification are strategic goals of the City.

**Sec. 102-2. Signage regulation application, permitting, and enforcement.**

The City shall support the use of signage through an application process and issue a permit when required, by the sign type, either permanent sign or temporary sign. Sign permits shall be administered and issued through the City’s Building and Enforcement Services Department and the permit application shall be accompanied by a sign plan indicating the appearance, dimensions, and location of the signs that conforms to this Sign Code. Signs should not be constructed, fabricated or installed until permitted. All signs within the City, unless vested or specifically exempted in this Sign Code, shall have a sign permit. Alterations to sign plans or to a sign during construction, shall be subject to approval by the Building & Enforcement Services Department.

The sign plan shall be professionally completed in the form of design software or technical hand drawings. The plan shall, at a minimum, include the number of permissible signs and proposed signs per location or off-site with dimensions for on-site signs, the sign design, light emission and control standards, if any, sign height with dimensions, and sign orientation. All signs shall be maintained in like-new condition and all sign owners or land owners where the sign is located shall have all business tax receipts or permits required for the activities on the property, if any. Every site utilizing a sign shall have the address for that location clearly and visibly placed on the sign or the associated building for public safety response purposes.

**Sec. 102-3. Definitions.**

Definitions applicable in this Sign Code can be found in Chapter 70-30, Definitions, of the City’s Land Development Code (LDC).

**Sec. 102-4. Permanent sign time, place, and manner regulations.**

Signage regulations for permanent signs are as follows:

**Table 102-1: Permanent Sign Height and Sign Area as Measured by the City**

<b>Sign Type</b>	<b>Max. Sign Height</b>	<b>Max. Sign Area</b>
Monument (multi-tenant or single tenant)	10-ft. from the adjacent crown of the road; unless restricted by a utility provider.	80-SF sign
Pole (multi-tenant or single tenant)	20-ft. from the adjacent crown of the road; unless restricted by a utility provider.	64-SF sign
Wall/fascia/fascia return	Per wall copy area.	35% of copy area.
Awning/canopy	Per awning/canopy copy area.	35% of copy area.
Under-canopy/hanging	2-ft. over an 8-ft. clear zone	8-SF
Window/etching	Per window copy area.	25% of window copy area.
Menu-boards/Drive-through	8-ft.	48-SF
Billboards	14-ft.	672-SF
Home Occupation	1-ft.	2-SF

1. Permanent signs have no time limit on their use, shall be content neutral, and allow for commercial speech and opinion signs.
2. Sighting and location of signs shall be based on a sign plan per site and shall not violate any other provisions in the City’s Code of Ordinances.
3. Signs shall place the public health, safety, and welfare as paramount, be located in a safe manner that maintains clear site lines/visibility triangles, and does not obstruct public safety personnel.
4. Signs shall not impede pedestrian or motorist safety, as determined by the City.
5. Sign information shall be clearly legible to pedestrians and motorists.
6. Sign construction and installation shall be in compliance with the Florida Building Code and Florida Fire Prevention Code standards, as amended.
7. Maintenance of any sign is the sole responsibility and expense of the sign owner or user/tenant.
8. Signs shall not create public or private nuisances or interfere with other electronic devises.
9. Signs shall have a maximum 40% area for content and 60% area for negative space.
10. All free-standing signs shall be placed along a property frontage with the adjacent roadway.
11. For lots with 100-ft. of frontage or less, one sign per street frontage shall be permitted.
12. For lots with 100-ft. to 299-ft. of frontage, signs may be placed every 100-ft. on-center.
13. For lots greater than 300-ft. of frontage, signs may be placed every 200-ft. on-center.
14. Signs shall not be located closer that 10-ft. from any right-of-way or applicable property line.
15. Signs are for on premise use only, unless defined through a remote signage agreement/use permit that has been approved by the City upon a showing of necessity.
16. Signs shall use decorative architectural features, where possible.
17. Changeable/electronic changeable copy signs are permitted for a permanent sign or copy area.
18. Permanent window signs shall be limited to the name of the establishment/addresses and be placed properly for public safety purposes.

- 19. Billboards shall only be permissible using highway sighting standards, directly adjacent to the interstate roadway frontage for travel lanes (not ramps), and oriented towards the highway with directional lighting.
- 20. Signs may be placed on property only with the written permission of the property owner.

**Sec. 102-5. Temporary sign time, place, and manner regulations.**

Temporary signs are non-permanent signs. Temporary sign frames without their original copy area are not signs and are not permitted in the City. Signage regulations for temporary signs are as follows:

**Table 102-2: Temporary Sign Height and Sign Area as Measured by the City**

<b>Sign Type</b>	<b>Max. Sign Height</b>	<b>Max. Sign Area</b>
Signs on post and panels	8-ft. from the adjacent crown of the road.	32-SF
All other temporary signs	Per proposed use/permit.	48-SF

- 1. The temporary sign use period shall be defined in each sign permit, based on their type, and be limited to use only within that time period listed on the sign permit. At the end of the temporary sign use period listed in the permit, the sign shall be removed by the property/sign owner, and if not so removed, it may be removed by the City at the expense of the property owner. Criteria for allowable time limits for temporary signs shall be set by resolution of the City.
- 2. Signs shall not impede pedestrian or motorist safety, as determined by the City.
- 3. Sign information shall be clearly legible to pedestrians and motorists.
- 4. Banners/flags/attention getting devices shall be based on a sign plan per site and shall not violate any other provisions in the City’s Code of Ordinances. Criteria for banners/flags/attention getting devices shall be set by resolution of the City.
- 5. Where temporary signs are proposed to be located on other’s property, the permit application shall be accompanied by a written consent of the underlying land owner where the sign is to be placed.
- 6. Changeable/electronic changeable copy signs are not permitted for a temporary sign or copy area, except for public safety or other public use with the written consent of the City.
- 7. Sign construction and installation shall be in compliance with the Florida Building Code and Florida Fire Prevention Code standards, as amended.
- 8. Temporary signs are only temporary/non-permanent and are ancillary to any permanent signage on-site, if any.
- 9. Signs are for on premise use only, unless defined through a remote signage agreement/use permit that has been approved by the City upon a showing of necessity.
- 10. Temporary window signs shall be limited to 25% of the window copy area and be placed properly for public safety purposes. The 25% is measured for the entire window area that may include permanent window signage.

11. Signs shall not be located closer than 10-ft. from any right-of-way or applicable property line.

**Sec. 102-6. Handheld signs time, place and manner regulations.**

Handheld signs shall not require a permit, but are subject to the following regulations:

1. Handheld signs include all signage pertaining to commercial, political, opinion, religious, or any other purpose and may only be displayed during daylight hours between the hours of 7:00 a.m. and 7:00 p.m.
2. Handheld signs may not be displayed in the roadway vision triangle as defined in section 96-37(a)(7), Obstruction of visibility, or within 25 feet of the edge of pavement at a street corner, whichever is less.
3. Persons holding handheld signs shall not interfere with, and must promptly yield to traffic circulation and/or parking in any parking lot, pedestrians utilizing any public or private sidewalk or other walkway, and anyone seeking access to any building, driveway, or parking lot.
4. Handheld signs cannot be displayed along any City, Volusia County, or state roadway with a posted speed limit exceeding 45 miles per hour.
5. Persons displaying handheld signs shall place precedent on public safety and be aware of their environment for public safety to the maximum extent possible.
6. Each handheld sign shall include on it, in at least a 20-point font, the name, address, and current telephone number of the business, entity, or person responsible for its display. The business, entity, or person that is listed or indicated as being responsible for the signage display shall be liable for any violations of this section.
7. Handheld signs shall have a maximum sign area of eight square feet with a dimension not to exceed two by four square feet. Each handheld sign carrier is limited to one sign per person and shall be held by that person at all times.

**Sec. 102-7. Signage maintenance, vesting, variances, acts of eminent domain, appeals.**

Sign applications submitted prior to the adoption of this Sign Code shall have the option of using the former standards. Upon adoption of this Sign Code, new applications shall only utilize the adopted Sign Code. Interpretations of this Sign Code shall be by the City’s Building & Enforcement Services Department, with appeals, if any, to the City Commission.

Existing permanent signs that are maintained in good condition and were not prohibited signs under the City’s Sign Code in existence as of the date of the erection of the permanent sign shall be considered vested from the date of the adoption of this Sign Code and shall remain in their current condition with maintenance to keep that vesting. Existing temporary signs, for the purposes of this Sign Code, shall not be considered vested by this Sign Code. All existing hand-made or hand-lettered signs or billboards shall be considered to be temporary in nature, regardless

of the message on the sign face, and shall be removed no later than thirty (30) days after the effective date of this Sign Code.

Anyone desiring to make use of their site, or any portion thereof, other than in strict accordance with the restrictions and specifications set forth in this Sign Code, shall apply to the Building & Enforcement Services Department and use the variance process afforded in the City's Land Development Code. The City shall not approve any application for a variance, unless it finds that denial of the application would result in an undue hardship upon the applicant, where there is no potential for redesign to stay in conformance with the Sign Code, and that the inability to comply with the provisions of this Sign Code is due to site constraints, and is not brought on by the property or sign owner. The grant of variance shall be in harmony with the general intent of this Sign Code.

Where a permitted sign is subject to an act of eminent domain that is not a complete or total taking of a tract that includes a sign location, the property or sign owner shall be allowed to relocate the sign at their or the taking authority's expense to a location on-site in the remainder cure condition that provides both public safety and site function. Due to the nature of the taking action that may create a legally non-conforming lot, the sign relocation may or may not comport to the Land Development Code regulations. Any appeal of a decision regarding a sign permit shall be made to the City Commission, in writing and by hand-delivery or through certified mail to the City Clerk, within 30-days from the date of notice of the decision being appealed. Upon receipt of the written appeal by the City Clerk, the Director of Planning and Development Services shall make a recommendation to the City Commission on the appeal. The City Commission shall make the final decision on the appeal, and any further appeal shall be in accordance with Florida law.

#### **Sec. 102-8. Signage removal.**

Removal of any sign that is replaced by a new sign, shall be permitted and constructed using the regulations and guidelines of this Sign Code, as amended from time to time. Signs that are not placed in the proper location shall be properly relocated by the property or sign owner at their expense.

Existing permanent signs that are unmaintained or are in an unsafe condition as determined by the City, shall have ninety (90) calendar days from the date of written notice from the City to repair and maintain the sign, replace the sign to the standards listed within this Sign Code, or remove the sign. Any permanent sign removed by the City for non-compliance with this Sign Code shall be at the expense of the property owner. All signs are to be in as like-new condition as possible. Signs falling into disrepair and/or have functional obsolescence at the discretion of the City, shall be subject to repair and/or removal at the expense of the property owner.

Existing temporary signs shall have thirty (30) calendar days from the effective date of this Sign Code to be permitted with a temporary sign permit or be removed. Any temporary sign removed by the City for non-compliance with this Sign Code shall be at the expense of the property owner.

Empty sign frames or structures without a copy area are not allowed under this Sign Code and shall be immediately removed by the property owner, and if not so removed, they may be removed by the City at the expense of the property owner. Reuse or repurposing of a sign, or placing a new copy area on a sign, is not permitted without a new sign permit under this Sign Code.

**Sec. 102-9. Exempt and de minimus signs.**

All exempt and de minimus signs shall be maintained in good condition while in use. The following signs shall not require a permit, but are subject to the following regulations:

1. Public safety signs and public signs for public benefit use or events are exempt from this Sign Code and may be placed in rights-of-ways or on public property with either a use permit or agreement from the respective public entity or right-of-way agency.
2. Seasonal decorations.
3. Public art preapproved by the City.
4. Banners at public and private recreational facilities (i.e. parks, gymnasiums, ballfields, etc.) that are safely secured.
5. Signs under one (1) square foot in total area for home occupation use.
6. A-frame or sandwich boards placed and removed the same day as the use or event.
7. For sale and for rent signs, and political or opinion signs, provided that no more than one identical sign is placed on any residential lot, or every 100 lineal feet of road frontage of property for non-residential properties. Each such sign shall not exceed 8 square feet of sign face, and shall only be located on property with the specific permission of the owner or tenant of the property.

**Sec. 102-10. Prohibited signs.**

1. Neon or neon-in-appearance signs, not a part of electronic messaging.
2. Hand-made or hand lettered signs.
3. Signs or attention-getting devices that emit sound, have reflective material, overly bright lights, use animate objects, or are a public safety hazard, as determined by the City.
4. Roof-mounted signs.
5. Antennae/tower-mounted signs.
6. Flag-pole mounted signs.
7. Banners on posts or copy faces not properly attached to sign frames.
8. Banners at public and private recreational facilities (i.e. parks, gymnasiums, ballfields, etc.) that are either not safely secured or externally oriented.
9. Unpermitted snipe or parasite signs (i.e. on utility poles).
10. Stickers/adhesive backed signs that are not window signs.
11. Vehicle lettering/graphics/magnetic signs on inoperable vehicles or trailers, or vehicles parked for advertising and not use, as determined by the City.

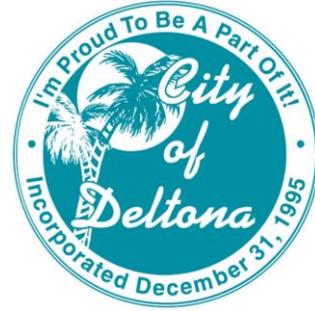
12. Signs in rights-of-way are prohibited and shall be removed by the City, unless one of the following four scenarios is present:
- a. Public safety signs and public signs for public benefit use or events;
  - b. Political signs on the day of the election (not to include early voting days) but they must be removed that election day within two hours after the closing of the polls;
  - c. Temporary directional real estate signs for new subdivisions with five or more lots for weekend-only model home events, or for individual real estate open house events on the day of the open house only; or
  - d. No more than two temporary directional garage sale signs on the day of the garage sale only, provided that such garage sale is in conformance with the provisions of Article V, Chapter 22 of the Deltona Code of Ordinances.

**Sec. 102-11. Development Review Committee alternative for sign approval.**

In order to provide for additional flexibility and innovation for signs, an application for a sign or group of signs that would not otherwise be permitted under this Chapter 102, may be processed in the following manner at the option of the applicant. A sign plan that has been professionally completed in the form of design software or technical hand drawings shall be submitted to the City, processed through the Planning and Development Services staff for review of completeness and sufficiency of the application and proposed sign plan, Development Review Committee (DRC) review and recommendation to the City Commission, and City Commission review and vote at one (1) public hearing. The plan shall, at a minimum, include the number of permissible signs and proposed signs per location or off-site with dimensions for on-site signs, the sign design, light emission and control standards, if any, sign height with dimensions, and sign orientation, as well as depictions that accurately reflect the visual appearance of the signs in the locations where they are proposed to be located. The City Commission shall make the final decision as to the approval or disapproval of the sign plan. The standards that shall be utilized for the review and approval or disapproval of the sign plan shall be:

- a) Whether the sign plan is appropriate considering the location of the property on which the sign(s) will be located, taking into consideration the size and speed limit of the roadway fronting the location of the sign(s), and the proximity of residential or other non-commercial properties;
- b) Whether the sign plan results in blockage or interference with other pre-existing signs;
- c) Whether the sign plan results in an unfair competitive advantage considering existing signs on nearby properties;
- d) Whether the signs will have a positive or negative effect upon the property values in the area; and
- e) Whether the signs result in an over-all aesthetically pleasing effect.

**Sec. 102-12 – 102.20. Reserved.**



# Staff Report

**To:** Planning & Zoning Board

**From:** Chris Bowley, AICP, Director  
Planning & Development Services

**Date:** October 13, 2016

**Re:** Ordinance No. 28-2016: Amending Chapter 94, Impact Fees

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## A. Summary of Application:

**Applicant:** N/A

**Request:** To amend Chapter 94, Impact Fees, for parks, law enforcement, fire/rescue, and transportation, as well as the City's Impact Fee Schedule.

**B. Background:** Chapter 163.31801, Florida Statutes (FS), allows a local governments to levy impact fees to off-set "impacts" as a result of new growth. Specifically, the statutes state that impact fees are "to use in funding the infrastructure necessitated by new growth. The Legislature further finds that impact fees are an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction." The statute also requires local governments to provide "notice no less than 90 days before the effective date of an ordinance or resolution imposing a new or increased impact fee."

The City has historically collected impact fees for increased intensity of land uses and has also had moratoriums that provide cessations on the collection of such fees for economic development to help businesses locate or expand within the City. With economic recovery, the City looked to update its impact fees for parks, fire rescue, law enforcement, and transportation (water and sewer impact fees are tied to Deltona Water). The last study was completed in 2007

and created an extensive list of land uses and fees, with some applications received not always matching this land use list. Also, a series of adoptions of fees is included in the composite attachment (see attached).

In 2015, the City engaged Burton & Associates (Burton) to revisit the impact fees adopted in the fee schedule and the methodology to have uniform land use categories that match the Deltona land use pattern. In summary, the impact fees for fire/rescue and law enforcement were found to be comparable to local communities and those developed similarly to Deltona. The existing parks impact fee is higher than comparative communities and Burton recommends keeping the current fee. The proposed transportation impact fees from Burton for some land use categories are high and may be an economic disadvantage for the City.

**CONCLUSION:**

City staff performed a comparative analysis per the direction of the City Commission and provides the recommended impact fee schedule within the attached Ordinance No. 28-2016. The land uses are reorganized into a uniform and manageable list. The proposed Burton impact fees for fire/rescue, law enforcement, and parks are recommended to be adopted. However, for the transportation impact fees for land uses that have high fees proposed from Burton, the currently-adopted City impact fee is recommended to be kept. It is also recommended that City impact fees be reviewed every five (5) years, at a minimum, to remain current and economically competitive.

**ORDINANCE NO. 28-2016**

**AN ORDINANCE OF THE CITY OF DELTONA, FLORIDA, AMENDING THE CODE OF THE CITY OF DELTONA BY PROVIDING FOR STATUTORY COMPLIANCE; PROVIDING THAT IMPACT FEES BE SET BY ORDINANCE; AMENDING ARTICLE II AND SECTION 94-22, FIRE/RESCUE IMPACT FEE SCHEDULE, ARTICLE III AND SECTION 94-32, PARK IMPACT FEE SCHEDULE, ARTICLE IV AND SECTION 94-42, TRANSPORTATION (IMPACT FEE) SCHEDULE, AND ARTICLE V AND SECTION 94-52, LAW ENFORCEMENT IMPACT FEE SCHEDULE; PROVIDING FOR CONFLICTS; SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.**

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**WHEREAS**, the City of Deltona, Florida, desires to update its impact fee ordinance in full compliance with statutory requirements; and

**WHEREAS**, the City of Deltona desires to update Appendix A, Fee Schedule, of the City's Code of Ordinances, with regulations governing City impact fees listed in Chapter 94, of the City's Land Development Code that includes fire/rescue, parks, transportation, and law enforcement impact fees; and

**WHEREAS**, the City of Deltona shall assess impact fees per Section 163.31801, Florida Statutes and provide scheduled adjustments to ensure that adequate public facilities and services are provided to the community in a timely manner; and

**WHEREAS**, the City of Deltona has ensured that the calculation of the impact fee is based on the most recent, localized, and/or best available data source.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA**, as follows:

**Section 1.** A new Section 94-17, "Statutory compliance," of Chapter 94, "Impact Fees," is hereby amended to read:

**Sec. 94-17. – Statutory compliance.**

In accordance with Florida Statutes, Section 163.31801, the “Florida Impact Fee Act,” all impact fees of the City of Deltona shall:

- (a) Be calculated based upon most recent and localized data;
- (b) Provide for accounting and reporting of impact fee collections and expenditures for revenues and expenditures of impact fees in a separate accounting fund;
- (c) Limit administrative charges for the collection of impact fees to actual costs;
- (d) Require that notice be provided no less than 90-days before the effective date of an ordinance imposing a new or increased impact fee; provided that a 90-day wait shall not be required to decrease, suspend, or eliminate an impact fee; and
- (e) Audits of financial statements are performed by a certified public accountant pursuant to Florida Statutes, Section 218.39 and submitted to the Auditor General that include an affidavit signed by the Finance Director stating that the City of Deltona has complied with Florida Statutes, Section 163.31801.

**Section 2.** Section 94-22, “Fire/rescue impact fee schedule,” of Article II, “Fire/Rescue Impact Fee,” of Chapter 94, “Impact Fees,” is hereby amended to read:

**Sec. 94-22. – Fire/rescue impact fee schedule.**

The fire/rescue impact fee schedule is as established by ordinance of the city commission as set forth in ~~the~~ Appendix A: Fire/rescue Impact Fee Schedule, as provided in amended Section “Chapter 94, Impact Fees Table 94-1: City of Deltona Impact Fee Schedule for Fire/Rescue, Park, Transportation, and Law Enforcement.”

**Section 3.** Section 94-32, “Park impact fee schedule,” of Article III, “Park Impact Fee,” of Chapter 94, “Impact Fees,” is hereby amended to read:

**Sec. 94-32. – Park impact fee schedule.**

The park impact fee schedule is as established by ordinance of the city commission as set forth in the Appendix A: Park Impact Fee Schedule, as provided in amended Section “Chapter 94, Impact Fees Table 94-1: City of Deltona Impact Fee Schedule for Fire/Rescue, Park, Transportation, and Law Enforcement.”

**Section 4.** Section 94-42, “Transportation schedule,” of Article IV, “Transportation Impact Fee,” of Chapter 94, “Impact Fees,” is hereby amended to read:

**Sec. 94-42. – Transportation impact fee schedule.**

The transportation impact fee schedule is as established by ordinance of the city commission as set forth in the Appendix A: Transportation Impact Fee Schedule, as provided in amended Section “Chapter 94, Impact Fees Table 94-1: City of Deltona Impact Fee Schedule for Fire/Rescue, Park, Transportation, and Law Enforcement.”

**Section 5.** Section 94-52, “Law enforcement impact fee schedule,” of Article V, “Law Enforcement Impact Fee,” of Chapter 94, “Impact Fees,” is hereby amended to read:

**Sec. 94-52. – Law enforcement impact fee schedule.**

The law enforcement impact fee schedule is as established by ordinance of the city commission as set forth in the Appendix A: Law Enforcement Impact Fee Schedule, as provided in amended Section “Chapter 94, Impact Fees Table 94-1: City of Deltona Impact Fee Schedule for Fire/Rescue, Park, Transportation, and Law Enforcement.”

**Section 6.** Conflicts. Any and all Ordinances or parts of Ordinances in conflict herewith are hereby repealed and replaced, including and not limited to the existing impact fees listed in Appendix A, of the Code of Ordinances, City of Deltona, Florida, entitled “Fee Schedule”, Section “Chapter 94, Impact Fees”, Table 94-1, “Fire/Rescue, Law Enforcement and Park Impact Fees” of City of Deltona Resolution No. 2006-47, and Table 94-2, “Transportation Impact Fees” of City of Deltona Resolution No. 2014-32 with the following Appendix A, Table 94-1, Impact Fees Table 94-1: City of Deltona Impact Fee Schedule for Fire/Rescue, Park, Transportation, and Law Enforcement:

Appendix A  
Table 94-1: City of Deltona Impact Fee Schedule for Fire/Rescue, Park, Transportation, and Law Enforcement

<u>Land Use</u>	<u>Impact Fee Unit</u>	<u>Fire/Rescue</u>	<u>Park</u>	<u>Transportation</u>	<u>Law Enforcement</u>
<u>Single Family Use (Residential)</u>	<u>1,000 SF</u>	<u>\$123.00</u>	<u>-</u>	<u>-</u>	<u>\$63.00</u>
	<u>DU</u>	<u>-</u>	<u>\$1,539.90</u>	<u>\$1,044.00</u>	<u>-</u>
<u>Multi-Family Use (Residential)</u>	<u>1,000 SF</u>	<u>\$123.00</u>	<u>-</u>	<u>-</u>	<u>\$63.00</u>
	<u>DU</u>	<u>-</u>	<u>\$830.50</u>	<u>\$888.00</u>	<u>-</u>
<u>Hotel/Motel</u>	<u>1,000 SF</u>	<u>\$123.00</u>	<u>N/A</u>	<u>-</u>	<u>\$63.00</u>
	<u>Room</u>	<u>-</u>	<u>N/A</u>	<u>\$1,029.00</u>	<u>-</u>
<u>Office</u>	<u>1,000 SF</u>	<u>\$123.00</u>	<u>N/A</u>	<u>\$1,638.00</u>	<u>\$63.00</u>
<u>Hospital/Medical Office/Clinic/ALF</u>	<u>1,000 SF</u>	<u>\$123.00</u>	<u>N/A</u>	<u>\$1,530.00</u>	<u>\$63.00</u>
<u>Automobile Station (Types A&amp;C Gas Station/Convenience Store)</u>	<u>1,000 SF</u>	<u>\$123.00</u>	<u>N/A</u>	<u>\$6,968.00</u>	<u>\$63.00</u>
<u>Automobile Station (Type B Auto Care/Repair Center)</u>	<u>1,000 SF</u>	<u>\$123.00</u>	<u>N/A</u>	<u>\$1,960.00</u>	<u>\$63.00</u>
<u>Retail</u>	<u>1,000 SF</u>	<u>\$123.00</u>	<u>N/A</u>	<u>\$2,075.00</u>	<u>\$63.00</u>
<u>Restaurant (Type A Sit-Down)/Bars</u>	<u>1,000 SF</u>	<u>\$123.00</u>	<u>N/A</u>	<u>\$4,826.00</u>	<u>\$63.00</u>
<u>Restaurant (Type B Drive-Thru)</u>	<u>1,000 SF</u>	<u>\$123.00</u>	<u>N/A</u>	<u>\$14,461.00</u>	<u>\$63.00</u>
<u>Banks/Financial Institutions</u>	<u>1,000 SF</u>	<u>\$123.00</u>	<u>N/A</u>	<u>\$7,005.00</u>	<u>\$63.00</u>
<u>Movie Theaters</u>	<u>1,000 SF</u>	<u>\$123.00</u>	<u>N/A</u>	<u>\$4,621.00</u>	<u>\$63.00</u>
<u>Industrial/Utilities</u>	<u>1,000 SF</u>	<u>\$123.00</u>	<u>N/A</u>	<u>\$1,308.00</u>	<u>\$63.00</u>
<u>Storage/Warehouse/Flex Space</u>	<u>1,000 SF</u>	<u>\$123.00</u>	<u>N/A</u>	<u>\$449.00</u>	<u>\$63.00</u>
<u>Recreation/Fitness Center (Private)</u>	<u>1,000 SF</u>	<u>\$123.00</u>	<u>N/A</u>	<u>\$2,075.00</u>	<u>\$63.00</u>
<u>Civic/Institutional/Church</u>	<u>1,000 SF</u>	<u>\$123.00</u>	<u>N/A</u>	<u>\$698.00</u>	<u>\$63.00</u>
<u>Daycare</u>	<u>1,000 SF</u>	<u>\$123.00</u>	<u>N/A</u>	<u>\$2,416.00</u>	<u>\$63.00</u>

**Section 7.** Severability. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect any other provision or application of this Ordinance which can be given effect without the invalid provision or application.

**Section 8.** Codification. The provisions of this Ordinance shall be codified as and be made a part of the Code of Ordinances of the City of Deltona. The sections of this Ordinance may be renumbered or relettered to accomplish such intention.

**Section 9.** Effective Date. This Ordinance shall take effect ninety (90) days after its final adoption by the City Commission.

**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF  
DELTONA, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.**

BY: \_\_\_\_\_  
JOHN C. MASIARCZYK, SR., Mayor

ATTEST:

\_\_\_\_\_  
JOYCE RAFTERY, City Clerk

Approved as to form and legality for use  
and reliance of the City of Deltona, Florida

\_\_\_\_\_  
GRETCHEN R. H. VOSE, City Attorney

**CITY OF DELTONA  
IMPACT FEE SCHEDULE**

Land Use	Impact Unit	RESOLUTION NO. 2006-47			RESOLUTION NO. 2014-32	
		Fire Rescue Impact Fee	Law Enforcement Impact Fee	Park Impact Fee	Transportation Impact Fee	
<b>RESIDENTIAL</b>						
Single Family	dwelling	\$214.49	\$116.30	\$1,556.21	0 to 1,500 sf	\$761.00
					1,501 to 2,499 sf	\$1,044.00
					2,500 sf and greater	\$1,179.00
Residential Condo/Townhouse	dwelling	\$242.17	\$131.30	\$1,760.21	\$801.00	
Multi Family/Apartment	dwelling	\$116.24	\$63.03	\$839.30	\$774.00	
Mobile Home	dwelling	\$188.20	\$102.04	\$1,363.87	\$435.00	
<b>TRANSIENT, ASSISTED, GROUP</b>						
Hotel/Motel	room	\$88.56	\$48.02	---	Hotel \$752.00	Motel \$409.00
Nursing Home/ACLF	bed	\$132.84	\$72.03	---	\$123.00	
<b>RECREATIONAL</b>						
General Recreation/City Park	acre	\$20.76	\$11.25	---	\$89.00	
General Recreation/County Park	acre	\$27.68	\$15.01	---	\$238.00	
RV Park	site	\$89.95	\$48.77	---		
Major Sports Facility (Arena)	acre	\$593.65	\$321.88	---	\$3,368.00	
Movie Theater with Matinee	screen	\$1,190.07	\$645.26	---	\$4,621.00	
Racquet Club/Health Club/Spa/Dance Studio	1,000 sf	\$427.59	\$231.84	---	under 50,000 GSF	\$2,075.00
					50,001 - 200,000 GSF	\$2,147.00
					200,001 - 400,000 GSF	\$1,860.00
					401,000 - 600,000 GSF	\$1,772.00
					600,001 - 800,000 GSF	\$1,669.00
					greater than 800,000 GSF	\$1,829.00
<b>INSTITUTIONS</b>						
Hospital	1,000 sf	\$228.33	\$123.80	---	\$1,530.00	
Day Care Center	1,000 sf	\$130.08	\$70.53	---	\$2,416.00	
Church	1,000 sf	\$78.88	\$42.77	---	\$698.00	

Land Use	Impact Unit	RESOLUTION NO. 2006-47			RESOLUTION NO. 2014-32
		Fire Rescue Impact Fee	Law Enforcement Impact Fee	Park Impact Fee	Transportation Impact Fee
<b>OFFICE</b>					
Office 10,000 SF or less	1,000 sf	\$333.50	\$180.82	---	50,000 sf or less \$1,638.00 50,001 - 100,000 sf \$1,493.00
Office greater than 10,000 SF	1,000 sf	\$196.50	\$106.54	---	100,001 - 200,000 sf \$1,268.00 200,001 - 400,000 sf \$1,079.00 greater than 400,000 sf \$919.00
Corporate Headquarters Building	1,000 sf			---	\$847.00
Medical Office/ Clinic	1,000 sf	\$239.40	\$129.80	---	Medical Office \$3,515.00
<b>RETAIL, Gross Square Feet</b>					
Retail less than 10,000 GSF	1,000 sf	\$606.10	\$328.63	---	under 50,000 GSF \$2,075.00 50,001 - 200,000 GSF \$2,147.00
Retail 10,000 GSF to 99,999 GSF	1,000 sf	\$401.30	\$217.59	---	200,001 - 400,000 GSF \$1,860.00 401,000 - 600,000 GSF \$1,772.00
Retail 100,000 GSF to 1,000,000 GSF	1,000 sf	\$250.47	\$135.80	---	600,001 - 800,000 GSF \$1,669.00 greater than 800,000 GSF \$1,829.00
Retail over 1,000,000 GSF	1,000 sf	\$254.62	\$138.06	---	
Pharmacy/Drug Store w/Drive-Thru	1,000 sf	\$260.15	\$141.06	---	\$1,420.00
Home Improvement Superstore	1,000 sf	\$246.32	\$133.55	---	\$1,419.00
Quality Restaurant	1,000 sf	\$936.83	\$507.95	---	\$4,826.00
High-Turnover Restaurant	1,000 sf	\$981.11	\$531.96	---	\$5,587.00
Fast Food Rest w/Drive-Thru	1,000 sf	\$1,210.83	\$656.51	---	\$14,461.00
Quick Lube	bay	\$160.52	\$87.03	---	\$1,269.00
Automobile Parts Sales	1,000 sf	\$258.77	\$140.31	---	\$2,075.00
Supermarket	1,000 sf	\$280.91	\$152.31	---	\$2,633.00
Convenience Store	1,000 sf	\$586.73	\$318.13	---	\$3,980.00
Convenience Store w/Gas Pumps	1,000 sf	\$867.64	\$470.44	---	\$6,968.00
Convenience/Gas/Fast Food	1,000 sf	\$989.42	\$536.46	---	\$18,338.00
Auto Repair or body Shop	1,000 sf	\$441.43	\$239.35	---	\$1,960.00
Gas Station w/Convenience Market	fuel position	\$157.75	\$85.53	---	\$2,075.00
Tire Store	1,000 sf	\$478.79	\$259.60	---	bays \$1,311.00
New and Used Car Sales	1,000 sf	\$239.40	\$129.80	---	\$2,644.00
Furniture Store	1,000 sf	\$44.28	\$24.01	---	\$373.00
CBD Sandwich Shop	1,000 sf.			---	\$582.00

Land Use	Impact Unit	RESOLUTION NO. 2006-47			RESOLUTION NO. 2014-32
		Fire Rescue Impact Fee	Law Enforcement Impact Fee	Park Impact Fee	Transportation Impact Fee
Bank/Savings Walk-in	1,000 sf	\$296.13	\$160.56	---	\$3,878.00
Bank/Savings Drive-in	1,000 sf	\$239.40	\$129.80	---	\$7,005.00
<b>INDUSTRIAL</b>					
General Light Industrial/ Industrial Park	1,000 sf	\$95.48	\$51.77	---	\$721.00
Business Park	1,000 sf	\$138.38	\$75.03	---	based on building use
Manufacturing	1,000 sf	\$69.19	\$37.52	---	\$403.00
Warehouse	1,000 sf	\$53.97	\$29.26	---	\$517.00
Mini-Warehouse	1,000 sf	\$9.69	\$5.25	---	\$157.00