STATE OF FLORIDA COUNTY OF VOLUSIA

I, KARISSA GREEN, Deputy Clerk to the County Council of Volusia County, Florida, do hereby certify that the attached and foregoing Ordinance 2022-37 is a true and correct copy of that certain ordinance as adopted by the County Council of Volusia County, Florida, at its meeting held on December 6, 2022.

WITNESS my hand and official seal at DeLand, Volusia County, Florida, this 12th day of December A.D. 2022.

BY:

KARISSA GREEN

DEPUTY CLERK TO THE COUNTY COUNCIL

OF VOLUSIA COUNTY, FLORIDA



ORDINANCE 2022-37

1 AN ORDINANCE OF THE COUNTY COUNCIL OF VOLUSIA 2 COUNTY FLORIDA RELATED TO IMPOSING 3 EMERGENCY MEDICAL SERVICES (EMS) IMPACT FEE 4 THE UNINCORPORATED THROUGHOUT AND 5 INCORPORATED AREAS OF THE COUNTY OF VOLUSIA: 6 CREATING A NEW ARTICLE VI OF CHAPTER 70 CODE OF 7 ORDINANCES, COUNTY OF VOLUSIA, FOR IMPOSITION 8 INCORPORATING FEE; 9 OF AN **EMS** IMPACT LEGISLATIVE FINDINGS: INCORPORATING AN IMPACT 10 FEE STUDY; CREATING SECTION 70-211 DEFINITIONS 11 AND RULES OF CONSTRUCTION: CREATING SECTION 12 70-212 INTERPRETATION OF ARTICLE; CREATING 13 SECTION 70-213 CONFLICTING PROVISIONS; CREATING 14 SECTION 70-214 AUTHORITY, APPLICABILITY, PURPOSE 15 AND INTENT; CREATING SECTION 70-215 IMPOSITION; 16 CREATING SECTION 70-216 PAYMENT; CREATING 17 SECTION 70-217 TRUST FUNDS; USE OF FUNDS; 18 CREATING SECTION 70-218 REFUNDS; CREATING 19 SECTION 70-219 EXEMPTIONS; CREATING SECTION 70-20 220 PERIODIC REVIEW: CREATING SECTION 70-221 21 **ADMINISTRATIVE** REVIEW, PROCEDURES. 22 ADMINISTRATIVE REVIEW, HEARINGS; PROVIDING FOR 23 24 SEVERABILITY: PROVIDING FOR CONFLICTING ORDINANCES: AUTHORIZING INCLUSION IN CODE: AND 25 PROVIDING AN EFFECTIVE DATE. 26

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- WHEREAS, the imposition of impact fees is one of the preferred and recommended forms 28
- of ensuring that new development bears a proportionate share of the cost of emergency 29
- medical services ("EMS") capital facilities necessitated by new development; and 30
- WHEREAS, impact fees have become a widespread and acceptable form of funding 31
- infrastructure needed for new growth in Florida; and 32
- WHEREAS, Section 163.31801, Florida Statutes, "The Florida Impact Fee Act" (the "Act") 33
- 34 recognizes that impact fees are an important source of revenue for local governments to
- use in funding the infrastructure necessitated by new growth; and 35
- WHEREAS, the Act provides the minimum requirements for the adoption, collection, and 36
- administration of impact fees; and 37
- WHEREAS, The Report titled "Volusia County Impact Fee Study" dated September 30, 38
- 39 2022 and prepared by Benesch, as discussed, amended, and supplemented at public

40	workshops	and	meetings	of	the	County	Council	of	Volusia	County,	is	accepted	las	th	16
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- 41 most recent and localized data that sets forth a reasonable methodology and analysis for
- 42 the determination of the impact of new development on the need for, and costs of,
- 43 additional fire rescue, parks, EMS, and thoroughfare road capital facilities in Volusia
- 44 County; and
- WHEREAS, the service area for emergency medical services is county wide, which also
- represents the appropriate benefit zone; and
- 47 WHEREAS, the ordinance is enacted under the general home rule power of local
- 48 governments imposed under the sovereign power to provide certain services within its
- 49 jurisdiction, regulate land use, and engage in comprehensive land use and capital
- 50 improvement planning; the home rule power of a charter county under Article VII, Section
- 51 1(g), of the Florida Constitution; and under the authority in sections 125.01 and
- 52 163.31801, Florida Statutes.

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- BE IT ORDAINED BY THE COUNTY COUNCIL OF VOLUSIA COUNTY AS
- 55 FOLLOWS:
 - (Words in strikethrough type are deletions; words in <u>underscore</u> type are additions.)

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- 59 **SECTION I:** The above recitals are incorporated as legislative findings of
- 60 fact and intent. The Volusia County Impact Fee Study prepared by Benesch dated
- September 30, 2022 is hereby incorporated by reference to this ordinance and
- recognized as the most recent local data for the imposition of EMS impact fees imposed
- 63 by Volusia County.
- SECTION II: Article VI, of Chapter 70, Code of Ordinances, County of
- Volusia is hereby created as provided in **Exhibit "A,"** attached hereto and incorporated
- 66 herein as if fully set out.
- SECTION III: SEVERABILITY Should any word, phrase, sentence,
- subsection or section be held by a court of competent jurisdiction to be illegal, void,
- unenforceable, or unconstitutional, then that word, phrase, sentence, subsection or
- section so held shall be severed from this ordinance and all other words, phrases,
- sentences, subsections, or sections shall remain in full force and effect.
- 72 **SECTION IV:** CONFLICTING ORDINANCES All ordinances, or part
- thereof, in conflict herewith are, to the extent of such conflict, repealed.
- 74 SECTION V: AUTHORIZING INCLUSION IN CODE The provisions of
- this ordinance shall be included and incorporated into the Code of Ordinances of the

76 77	County of Volusia, as additions or amendments thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Code.	
78 79	SECTION VI: EFFECTIVE DATE. This ordinance shall take effect on March 6, 2023 upon filing a certified copy with the Department of State.	
80 81 82 83	ADOPTED BY THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA, IN OPEN MEETING DULY ASSEMBLED IN THE COUNTY COUNCIL CHAMBERS AT THE THOMAS C. KELLY ADMINISTRATION CENTER, 123 WEST INDIANA AVENUE, DELAND, FLORIDA, THIS 6TH DAY OF DECEMBER A.D., 2022.	
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86 87	ATTEST: COUNTY COUNCIL VOLUSIA COUNTY, FLORIDA	
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90	Sale Make	
91	John John John Summan	
92	George Recktenwald County Manager County Chair	
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96		EXHIBIT "A" to Ordinance
97		ARTICLE VI. EMERGENCY MEDICAL SERVICE IMPACT FEE
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99	Sec. 70-	211 Definitions and Rules of Construction.
100	(a)	For the purposes of administration and enforcement of this article, unless
101	` '	otherwise stated in this article, the following rules of construction shall apply
102		to the text of this article:
103		
104		(1) In case of any difference of meaning or implication between the text of this
105		article and any caption, illustration, summary table or illustrative table, the
106		text shall control.
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108		(2) The word "shall" is always mandatory and not discretionary; the word "may
109		is permissive.
110		
111		(3) Words used in the present tense shall include the future; and words in the
112		singular number shall include the plural, and the plural the singular, unless
113		the context clearly indicates the contrary.
114		
115		(4) The phrase "used for" includes "arranged for," "designed for," "maintained
116		for" or "occupied for."
117		
118		(5) The word "person" includes an individual, a corporation, a partnership, a
119		governmental entity or agency, an incorporated association or any other
120		similar entity.
121		
122		(6) The word "includes" shall not limit a term to the specific example but is
123		intended to extend its meaning to all other instances or circumstances of a
124		like kind of character.
125		
126	(b)	The following words, terms and phrases, when used in this article shall have
127		meanings ascribed to them in this section, except where the context clearly
128		indicates a different meaning. Webster's New Collegiate Dictionary (G & C
129		Merriam Co., 10th Edition 1993, or any subsequent edition) shall be used for
130		the definition of any words not defined in this section.
131		
132	Α	pplicant means any person applying for or who has been granted a permit to
133		with a project.
134	В	uilding means any structure with an impervious roof built for the support, shelter
135		sure of persons, animals, chattels or property of any kind which has enclosing

136	walls for 50 percent or more of its perimeter. The term "building" shall be construed as
137	followed by the words "or part thereof."
138	Building permit means the permit required by Section 105 of the Florida Building
139	Code, as adopted by the county.
140	Capital Improvement includes architectural studies, preliminary engineering,
141	engineering design studies, land surveys, property acquisition, engineering, permitting
142	and construction of all the necessary features for any Emergency Medical Service
143	(EMS) project, including:
144	(1) Construction of EMS stations and substations.
145	(2) Acquisition of all EMS equipment necessary for the provision of those
146	services.
147	(3) Acquisition, construction, and equipping of training facilities to support EMS
148	staff.
149	(4) Acquisition and equipping of EMS vehicles and other emergency equipment
150	Certificate of occupancy means the official document or permit issued by a
151	municipality or the county evidencing the completion of construction of a building in
152	accordance with all applicable codes and its legal entitlement to permanent occupancy
153	and use.
154	Collecting agency means the count or growth management services center.
155	County manager means the county manager and/or designee.
156	Dwelling means one or more rooms in a building forming a separate and
157	independent housekeeping establishment, arranged, designed or intended to be used
158	or occupied by one family, and having no enclosed space or cooking or sanitary
159	facilities in common with any other dwelling unit with no ingress or egress through any
160	other dwelling unit, and containing permanent provisions for sleeping facilities, sanitary
161	facilities and not more than one kitchen facility.
162	Emergency medical Services (EMS) fee and fee means the fee required to be
163	paid in accordance with this article.
164	Fee payer means that the person or entity who pays an Emergency Medical
165	Services impact fee or his/her success or interest with the right or entitlement to any
166	refund of previously paid development impact fees which is required by this ordinance
167	and which has been expressly transferred or assigned to the successor in interest. In
168	the absence of an express transfer or assignment or entitlement to any refund or
169	previously paid development impact fees, the right or entitlement shall be deemed "not
170	to run with the land."
171	Land development activity means the carrying out of any building activity or the
172	making of any material change in the use or appearance of any building or land.

173 174	<u>Multiple-family dwelling</u> means a building containing three or more dwellings intended to be occupied primarily by permanent residents.
175 176 177 178 179	Nonresidential property means structures used for activities including but not limited to buying, selling, storing, trading or providing services. This classification will also include hotels, motels, hospitals, nursing homes, churches, schools, adult congregate living facilities, day care facilities and other activities that provide personal services.
180 181 182	Residential activity means a building or portion thereof that is designated for or used for residential purposes and any activity involving the use or occupancy of a lot for residential purposes.
183 184	Square foot for the purposes of the fee schedule, section 70-215, means total square footage of a building area, excluding overhangs.
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186	Sec. 70-212. Interpretation of article.
187 188 189	(a) <u>Interpretation</u> . The provisions of this article shall be liberally construed to <u>effectively carry out its purposes in the interest of public health, safety, welfare and convenience.</u>
190 191 192 193	(b) <u>Methods of enforcement</u> . The county or municipality, as the case may be, shall withhold any certificate of occupancy or any final inspection approval for construction applicable to this article until the required fee has been paid.
194 195 196 197 198	(c) <u>Building permits not to be issued to persons failing to pay fee</u> . No building permit shall be issued by the county or municipality, as the case may be, to any person who, while required by this article to pay an EMS impact fee, and has failed to pay such fee.
199	Sec. 70-213. Conflicting provisions.
200 201 202	(a) <u>Effect on conflicting regulations</u> . If any provision of this article is in conflict with a provision of any other county ordinance, resolution or regulation, then this
203 204 205	(b) <u>Repeal of conflicting regulations</u> . All ordinances or parts of ordinances, and resolutions or parts of resolutions, in conflicting with this article are hereby repealed, to the extent of such conflict.
206	Sec. 70-214. Authority; applicability; purpose and intent.
207 208 209	(a) <u>Authority</u> this article is adopted pursuant to Article VIII, section 1(g), Florida Constitution, F.S. chs. 125 and 163, as amended, and the county Home Rule Charter (Laws of Fla. Ch. 70-966, as amended).

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211	(b) Applicability. Notwithstanding anything to the contrary in this Code, this article
212	shall apply throughout the county, both within incorporated municipalities and the
213	unincorporated area.
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215	(c) Purpose and intent.
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217	(1) The purpose of this article is to regulate the use and development of land so
218	as to ensure that new development bears a proportionate share of the
219	reasonably anticipated costs of new fire/rescue service created by the new
220	land development activity.
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222	(2) This article is intended to implement and be consistent with the county
223	comprehensive plan.
224	Sec. 70-215. Imposition.
225	(a) Applicability of fee
226	
227	(1) Activities subject to fee. Any person who makes or causes the making of an
228	improvement to land which requires the issuance of a building permit or any
229	person who changes the use of any building to one which will generate
230	additional fire/rescue demands shall be required to pay a fire/rescue impact
231	fee in the manner and amount set forth in this article.
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233	(2) Payment of fee required prior to construction or change in use. No person
234	shall obtain a county or municipal certificate of occupancy for which the fee
235	imposed by this article is applicable without first having obtained the required
236	building permit and paid the proper impact fee imposed by this article. No
237	person shall change the use or allow a change in use of any structure where
238	the fee imposed by this article is applicable without having paid the proper
239	EMS impact fee imposed by this article. No person shall change the use or
240	allow a change in use of any building where the fee imposed by this article is
241	applicable without having paid the proper EMS impact fee imposed by this
242	article.
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244	(3) Payment of fee required prior to application for electrical service. No person
245	shall apply for service from an electric utility without having paid the proper
246	EMS impact fee imposed by this article.
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248	(b) Payment of fee required prior to issuance of a certificate of occupancy, or
249	occupancy of the building, local business tac receipt or use permit. No county or
250	municipal certificate of occupancy, or occupancy of the building, local business
251	tax receipt or use permit for which a complete application is submitted on or after

March 6, 2023, shall be issued unless and until the EMS impact fee required by this article has been paid. The obligation of a person to pay the fee imposed by this article shall not be extinguished by the inadvertent failure of the county to collect the fee at the time required.

- (c) Formula development. The formula found in Section III of the Volusia County Impact Fee study prepared by Benesch dated September 30, 2022 shall be used to determine EMS impact fees per land use type. That formula, as well as the data and analysis, are hereby incorporated by reference in this ordinance.
- (d) <u>Fee schedule</u>. The fee schedule, based on Section III of the Volusia County Impact Fee Study prepared by Benesch dated September 30, 2022 is as follows:

ITE Land Use	Land Use	Impact Unit	Calculated
Cate.			Impact Fee
Residential			
210/220/240	<u>1,200 sf & Under</u>	<u>du</u>	<u>\$57.41</u>
	1,201 to 1,700 sf	<u>du</u>	\$65.93
	1,701 to 2,200 sf	<u>du</u>	\$69.97
	2,201 to 3,000 sf	<u>du</u>	\$73.55
	3,001 sf & Over	<u>du</u>	\$80.73
Transient, Ass	isted, Group		
310	Hotel	Room	\$62.34
320	Motel	Room	\$54.72
620	Nursing Home	<u>1,000 sf</u>	\$107.64
Recreational			
411	Public Park	Acre	\$2.24
430	Golf Course	<u>Hole</u>	\$38.57
445	Movie Theater	<u>1,000 sf</u>	\$177.61
Institutions			
560	Church	<u>1,000 sf</u>	\$18.39
565	Day Care Center	<u>1,000 sf</u>	\$36.33
Medical			1

610	<u>Hospital</u>	<u>1,000 sf</u>	<u>\$58.75</u>
Office			
710	General Office	<u>1,000 sf</u>	\$43.50
714	Corporate Headquarters Bldg	<u>1,000 sf</u>	\$43.06
<u>720</u>	Medical Office 10,000 sf & Under	<u>1,000 sf</u>	\$54.72
	Medical Office greater than 10,000 sf	<u>1,000 sf</u>	\$78.49
Retail			
822	Retail/Shopping Center less than 40,000 sfgla	<u>1,000 sfgla</u>	\$93.74
821	Retail/Shopping Center 40,000 to 150,000 sfgla	1,000 sfgla	\$116.16
820	Retail/Shopping Center greater than 150,000 sfgla	1,000 sfgla	\$63.69
840/841	New/Used Automobile Sales	<u>1,000 sf</u>	\$70.86
849	Tire Superstore/Auto Repair	Вау	\$76.69
850	Supermarket	<u>1,000 sf</u>	\$110.33
862	Home Improvement Store	<u>1,000 sf</u>	\$87.01
880/881	Pharmacy/Drug Store with and w/out Drive-Thru	<u>1,000 sf</u>	\$82.97
890	<u>Furniture Store</u>	<u>1,000 sf</u>	\$14.35
Services			
911	Bank/Savings w/out Drive-Thru	<u>1,000 sf</u>	\$52.47
912	Bank/Savings w/ Drive-Thru	<u>1,000 sf</u>	\$66.37
931	Fine Dining/Quality Restaurant	<u>1,000 sf</u>	\$240.84
932	High-Turnover (Sit-Down) Restaurant	<u>1,000 sf</u>	\$227.39
934	Fast Food Restaurant w/ Drive-Thru	<u>1,000 sf</u>	\$410.83
941	Quick Lubrication Vehicle Shop	Bay	\$72.21
943	Automobile Parts and Service Center	<u>1,000 sf</u>	\$48.44
944	Gas Station w/ Convenience Store less than 2,000 sf	Fuel pos.	<u>\$65.93</u>

945	Gas Station w/ Convenience Store 2,000 to 5,499 sf	Fuel pos.	\$103.60
	Gas Station w/ Convenience Store 5,500+ sf	Fuel pos.	\$135.45
Industrial			
110	General Industrial	<u>1,000 sf</u>	\$22.43
140	Manufacturing	<u>1,000 sf</u>	<u>\$26.01</u>
<u>150</u>	Warehouse	<u>1,000 sf</u>	\$5.38
<u>151</u>	<u>Mini-Warehouse</u>	<u>1,000 sf</u>	\$2.24

(e) Credits for donations; fee for mixed uses; fee for change of existing use.

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(1) The donation of land, facilities, and equipment may qualify for credits if consistent with the county's plans and standards for EMS station location, size, and apparatus specifications upon approval by the director of Emergency Services. The value of improvements or donations shall be determined by the director of Emergency Services and approved by the director of Growth Management Services.

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(2) If a building permit is requested for a building with residential and nonresidential uses, then the fee shall be determined through the schedule set out in this section by apportioning the space committed to uses specified on the schedule.

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(3) In the case of a change of use, redevelopment or modification of an existing use requiring the issuance of a building permit, the impact fee shall be based upon the net increase in the impact fee for the new as compared to the previous use.

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Sec. 70-216. Payment

(a) Time of payment; lien

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(1) The person applying for the issuance of a county or municipal building permit shall pay the EMS impact fee prior to the certificate of occupancy, or the occupancy of the building. The County shall issue an impact fee statement to the applicant for a building permit. Such impact fee shall set forth the amount of impact fee due.

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- (2) The obligation for payment shall run with the land. However, this section shall not be construed to relive an applicant of responsibility or liability for payment of the impact fees imposed by this article.
- (3) In the event the impact fee is not paid prior to the issuance of a certificate of occupancy or the occupancy of the building, the county may collect the impact fee, together with interest from the date payment was due at the rate fixed by law for judgments, an administrative penalty of five percent per month (to a maximum of 25 percent for all fees unpaid at the time they were due according to the terms of this article), the costs of such collection and a reasonable attorney's fee. Interest and penalties shall be remitted for addition to the trust fund, and the recovered costs and fees for collection shall be retained by or remitted to the government incurring the expense of collection. The county attorney, or duly authorized representative, may execute, serve upon the owner by certified mail and record a notice of nonpayment in the official records of the county, which shall contain the legal description of the property and the amount of the impact fee liability. Said notice shall thereupon operate as a lien against such property for the amount of the impact fee, together with interest, penalties, and the costs and fees for collection, coequal with the lien of all state, county, district and municipal taxes.
- (4) In the event the impact fee for a particular land use is changed subsequent to the application of a building permit and before the issuance of a certificate of occupancy, the impact fee will be the amount in effect on the date the application for a current or pending building permit is received. The impact fee rate for a void, expired, noncurrent, or denied building permit will be the changed impact fee. If no building permit is required upon a change of use of a building, the fee imposed by this article shall be payable at such time as the person making such change shall be required to apply for a county or municipal local business tax receipt or use permit.
- (5) All fees due under this article shall become a lien at the time of the issuance of the building permit or in the case of a change of use on the issuance of a local business tax receipt, as the case may be, such fees shall be due, and shall remain a lien, coequal with the lien of all state, district, county and municipal taxes, superior in dignity to all other liens, titles and claims, until paid. Such lien shall be upon the land on which an improvement is made requiring the payment of fees and shall be for the amount of the fee required, as well as for all penalties and interest due under the provisions of this article.
- (b) <u>Method of payment</u>. Payment of EMS impact fees shall be made to the County of Volusia.

335 (c) Disposition of funds. All funds collected shall be properly identified and deposited 336 into the appropriate EMS trust fund to be held in an account as determined in 337 Section 70-217 and used solely for the purposes specified in this article. 338 339 Sec. 70-217. Trust funds; use of funds. (a) Trust funds. There is hereby established an EMS impact fee trust fund and is 340 incorporated in this article by reference. 341 342 (b) Use of funds; administrative fee. 343 344 (1) The director of Emergency Services shall, each fiscal year, prepare a 345 346 preliminary capital improvement program for facilities to be funded from the EMS trust fund. The county manager shall present to the county council the 347 proposed capital improvement program in the capital improvement element of 348 the comprehensive plan for EMS facilities, assigning funds, including any 349 accrued interest, from the EMS impact fee trust fund to specific improvements 350 and related expenses. Moneys, including any accrued interest, not assigned 351 in any fiscal period shall be retained in the EMS impact fee trusts fund until 352 the next fiscal period except as provided by the refund provisions of this 353 article. 354 355 (2) Funds shall be used exclusively for capital improvements, or expansion, or 356 equipment within the incorporated municipalities or unincorporated area of 357 Volusia County. Funds shall be deemed expended in the order in which they 358 are collected. 359 360 (3) The county shall be entitled to collect and retain an administrative fee of 361 362 actual costs of administration, which is in addition to the fee otherwise owed. The fee is collected to offset the costs of administering this article. 363 Sec. 70-218. Refunds. 364 (a) If a building permit expires and no construction has been commenced, then the 365 fee payer shall be entitled to a refund of the impact fee paid as a condition of its 366 issuance, except that the county shall retain its actual costs of administration to 367 offset the costs of refund. 368 369 (b) Any funds not expended or encumbered by the end of the calendar quarter 370

Sec. 70-219. Exemptions.

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to such owner with interest at the rate of six percent per annum.

immediately following ten (10) years from the date the EMS impact fee was paid shall, upon application of the feepayer within 180 days of that date, be returned

375	The following activities shall be exempted from payment of the EMS impact fee:
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377	(1) Alterations or expansions of an existing building with the same use where no
378	additional square feet or units are created over that of the existing use.
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380	(2) The replacement of a building or structure with a new building or structure of
381	equal size and use.
382	Sec. 70-220. Periodic review.
383	(a) Fee review. The EMS impact fee shall be reviewed by council no less than once
384	every four (4) years. The review shall consider the adequacy of the service to
385	meet the needs of new demands created by new development. The purpose of
386	the review is to analyze the effects of inflation on the actual acquisition and
387	operation of emergency medical services. This review will consider any changes
388	which have occurred in county revenue sources and their effect upon funding of
389	the emergency medical service.
390	Sec. 70-221. Administrative review; procedures; final administrative review;
391	hearings.
392	Administrative review; procedures; final administrative review; hearings of this
393	article are provided in Article III, section 70-81 and 70-82.
394	