



Demonstrated Need Analysis Due to Extraordinary Circumstances

PUBLIC WORKSHOP

JUNE 17, 2026

Purpose

- ▶ Identify extraordinary circumstances affecting infrastructure and capital facility needs
- ▶ Document infrastructure and service needs
- ▶ Support discussion of funding strategies
- ▶ Maintain acceptable levels of service
- ▶ Address critical public safety and infrastructure demands

EXTRAORDINARY CIRCUMSTANCES IMPACTING THE CITY



GROWTH-RELATED INFRASTRUCTURE DEMAND

Ongoing development activity increases demand for transportation, public safety, parks, and public facilities infrastructure to support a growing community.



RISING CONSTRUCTION COSTS

Escalating costs for materials, labor, and equipment increase the total cost of needed infrastructure projects.



PUBLIC SAFETY INFRASTRUCTURE NEEDS

Aging facilities and increasing calls for service require investment in public safety infrastructure to maintain adequate capacity and response capabilities.



INCREASED INFRASTRUCTURE DEMANDS

Growth and community needs drive higher demand for capital infrastructure and facilities to support essential City services.



Building a Stronger Deltona for Today and Tomorrow

Extraordinary Circumstances Impacting the City

Demonstrated Need Factors

- ▶ The cost of constructing public infrastructure has increased significantly.
- ▶ Material, labor, equipment and facility replacement costs continue to rise.
- ▶ Public facilities require capital reinvestment, rehabilitation, replacement, and expansion to maintain adopted levels of service.
- ▶ New development requires additional infrastructure capacity and public facilities.
- ▶ Long-term infrastructure needs exceed currently available funding sources



CURRENT DEVELOPMENT PIPELINE

Based on current development activity, the City's development pipeline currently includes:



3,033

RESIDENTIAL DWELLING UNITS



3.24 MILLION

SQUARE FEET OF NON-RESIDENTIAL DEVELOPMENT

PROJECTS ARE CURRENTLY:



APPROVED

Projects that have received approval and are moving forward.



UNDER REVIEW

Projects that are currently being evaluated by City departments.



IN PERMITTING

Projects that are in the permitting process and working toward approval.



IN VARIOUS STAGES OF DEVELOPMENT

Projects in multiple phases of planning, design, and construction.



STRONG GROWTH

Driving investment and new opportunities



COMMUNITY BENEFIT

New jobs, housing options, and services



FUTURE FOCUS

Planning for today to build a better Deltona



INFRASTRUCTURE

Infrastructure improvements needed to maintain adopted levels of service.



A VIBRANT DELTONA

Building a strong, sustainable community for all

Current Development Pipeline

- ▶ Approximately 3,033 residential dwelling units are planned or under development.
- ▶ Approximately 3.24 million square feet of commercial and industrial development is proposed.
- ▶ New development generates demand for additional public infrastructure and facilities.
- ▶ Maintaining adopted levels of service requires continued investment in transportation, parks, public safety, and municipal facilities.
- ▶ Impact fees help ensure new development contributes its proportionate share of capital improvement costs.

CURRENT RESIDENTIAL DEVELOPMENT PIPELINE

Residential Development Activity



RESIDENTIAL DEVELOPMENT INCLUDES:

- ✓ Single-family subdivisions
- ✓ Multi-family developments
- ✓ Age-restricted communities



CURRENT PIPELINE



3,033
DWELLING UNITS



MAJOR GROWTH AREAS

- Location pin icon: Halifax Crossing
- Location pin icon: North Normandy Boulevard Corridor
- Location pin icon: SR 415 Corridor
- Location pin icon: Howland Village Area



INFRASTRUCTURE NEEDS

New residential development creates demand for:



Transportation facilities



Parks and recreation facilities



Public safety facilities



Municipal facilities



Current Residential Development Pipeline

- ▶ Approximately 3,033 residential dwelling units are planned or under development.
- ▶ Residential development creates demand for additional public infrastructure and facilities.
- ▶ Transportation, parks, public safety, and municipal facilities must be expanded or improved to serve future residents.
- ▶ Impact fees help fund capital infrastructure improvements needed to accommodate new development.
- ▶ Impact fees help ensure new development contributes its proportionate share of infrastructure costs.
- ▶ New development requires additional infrastructure capacity to maintain adopted levels of service.

NON-RESIDENTIAL DEVELOPMENT ACTIVITY

Commercial & Industrial Development Activity



NON-RESIDENTIAL DEVELOPMENT INCLUDES:

- ✓ Commercial
- ✓ Industrial
- ✓ Office
- ✓ Storage facilities



CURRENT PIPELINE



3,24
MILLION
SQUARE FEET

APPROXIMATELY



MAJOR ACTIVITY AREAS

- Howland Boulevard
- Normandy Boulevard
- SR 415 Corridor
- Halifax Crossing Area



MAJOR PROJECTS INCLUDE



1M+ SF
Industrial Development



Deltona
Industrial Park



Halifax Crossing
Commercial



Regional Commercial &
Storage Facilities



COMMERCIAL



INDUSTRIAL



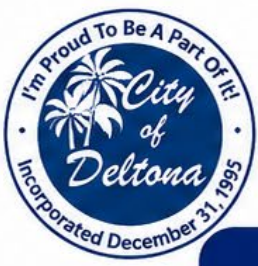
OFFICE



STORAGE FACILITIES

Non-Residential Development Activity

- ▶ Approximately 3.24 million square feet of commercial and industrial development is proposed or under review.
- ▶ Non-residential development includes commercial, industrial, office, and storage uses.
- ▶ New development creates demand for additional transportation, public safety, parks, and municipal facilities.
- ▶ Maintaining adopted levels of service requires continued investment in growth-related infrastructure.
- ▶ Impact fees help ensure new development contributes its proportionate share of capital improvement costs.



ELIGIBLE USES OF IMPACT FEES

Supporting Infrastructure Needed to Serve Growth



IMPORTANT NOTE: Impact fees can only be used for capital improvements needed to serve new growth and **cannot be used for maintenance, repairs, salaries, or daily operations.**



IMPACT FEES HELP FUND INFRASTRUCTURE NEEDED TO SERVE NEW DEVELOPMENT.

Eligible Use of Impact Fees

- ▶ Impact fees are paid by new residential and non-residential development.
- ▶ Impact fees may only be used for capital infrastructure improvements needed to serve new development.
- ▶ Impact fees help ensure new development contributes its proportionate share of infrastructure costs.
- ▶ State law strictly limits how impact fees may be calculated and used.
- ▶ Impact fees cannot be used for maintenance, repairs, salaries, operations, or existing deficiencies.
- ▶ Impact fees must satisfy a rational nexus between new development and the infrastructure improvements being funded.



TRANSPORTATION IMPACT FEES

ELIGIBLE TRANSPORTATION IMPROVEMENTS

Transportation impact fees may be used for capital improvements needed to accommodate **new development** and **maintain adopted levels of service**.



ROADWAY CAPACITY IMPROVEMENTS

- New roadways
- Road widening projects
- Additional travel lanes



INTERSECTION IMPROVEMENTS

- Traffic signals
- Turn lanes
- Intersection capacity improvements



PEDESTRIAN INFRASTRUCTURE

- Sidewalks
- Multi-use paths
- Connectivity improvements



TRANSPORTATION FACILITIES

- Bridges
- Right-of-way acquisition
- Related transportation infrastructure



Transportation impact fees help fund capital transportation improvements needed to **serve new development**.



By law, impact fees can only be used for capital improvements and **cannot be used** for maintenance, repairs, salaries, or day-to-day operations.



NEW DEVELOPMENT CONTRIBUTES TO INFRASTRUCTURE COSTS

Impact fees help ensure new development contributes toward transportation infrastructure improvements needed to serve future growth.

Transportation Impact Fees

- ▶ Impact fees help fund transportation improvements needed to serve new development.
- ▶ Eligible projects include roadway, intersection, sidewalk, trail, and related transportation improvements.
- ▶ Transportation investments help maintain adopted levels of service.
- ▶ Impact fees help ensure new development contributes its proportionate share of infrastructure costs.



Proud to Be a Part of It!

PUBLIC SAFETY IMPACT FEES

How New Development Helps Fund Public Safety Facilities



EXTRAORDINARY CIRCUMSTANCE

New development creates demand for additional public safety facilities and infrastructure needed to maintain adopted levels of service.

As new homes and businesses are developed, additional demand is placed on fire protection, emergency response, and law enforcement services.

WHY IT MATTERS

- ✓ Helps ensure new development contributes its proportionate share of public safety infrastructure costs.
- ✓ Supports emergency response capabilities.
- ✓ Helps maintain service levels as the community grows.
- ✓ Reduces the financial burden on existing residents.

PUBLIC SAFETY IMPACT FEES MAY BE USED FOR



FIRE PROTECTION FACILITIES

- Fire stations
- Fire training facilities
- Emergency response infrastructure



EMERGENCY MEDICAL SERVICES

- EMS facilities
- Emergency response support facilities
- Public safety infrastructure



LAW ENFORCEMENT FACILITIES

- Sheriff substations
- Public safety buildings
- Support facilities



PUBLIC SAFETY CAPITAL IMPROVEMENTS

- Facility expansions
- Facility construction
- Capacity-related improvements



IMPORTANT NOTE

Public Safety impact fees can only be used for capital improvements needed to accommodate new development.

Public Safety impact fees **CANNOT** be used for:

- ✗ Salaries and benefits
- ✗ Firefighters or deputies
- ✗ Vehicles and equipment operations
- ✗ Daily operating expenses
- ✗ Routine maintenance and repairs



NEW DEVELOPMENT CREATES DEMAND FOR ADDITIONAL PUBLIC SAFETY FACILITIES AND INFRASTRUCTURE.



PUBLIC SAFETY IMPACT FEES HELP FUND FACILITIES NEEDED TO SERVE NEW DEVELOPMENT.

Public Safety Impact Fees

- ▶ Impact fees help fund public safety facilities needed to serve new development.
- ▶ Eligible projects may include fire stations, law enforcement facilities, and related public safety infrastructure.
- ▶ Facility investments help maintain adopted levels of service.
- ▶ Impact fees help ensure new development contributes its proportionate share of infrastructure costs.
- ▶ Impact fees cannot be used for salaries or operating expenses.



Proud to Be a Part of It!

PARKS & RECREATION IMPACT FEES

How New Development Helps Fund Parks and Recreation for Our Community



EXTRAORDINARY CIRCUMSTANCE

New development creates demand for parks, recreation facilities, trails, and community amenities needed to maintain adopted levels of service.

As new homes and businesses are developed, additional demand is placed on parks, recreation facilities, trails, and open space.

WHY IT MATTERS

- ✓ Helps ensure new development contributes its proportionate share of parks and recreation infrastructure costs.
- ✓ Provides quality recreational opportunities.
- ✓ Enhances community health, wellness, and quality of life.
- ✓ Reduces the burden on existing residents.

PARKS & RECREATION IMPACT FEES MAY BE USED FOR



PARKS

- Neighborhood parks
- Community parks
- Park improvements



RECREATION FACILITIES

- Playgrounds
- Athletic facilities
- Recreational amenities



TRAILS & OPEN SPACE

- Multi-use trails
- Open space improvements
- Community gathering spaces



COMMUNITY AMENITIES

- Picnic shelters
- Sports fields
- Community gathering spaces



IMPORTANT NOTE

Parks & Recreation impact fees can only be used for capital improvements that accommodate new development and add new or expanded capacity.

Parks & Recreation impact fees **CANNOT** be used for:

- ✗ Routine maintenance
- ✗ Landscaping & mowing
- ✗ Utilities
- ✗ Program costs
- ✗ Salaries and benefits
- ✗ Operations or daily expenses



NEW DEVELOPMENT CREATES DEMAND FOR PARKS AND RECREATION FACILITIES.



PARKS & RECREATION IMPACT FEES HELP FUND FACILITIES NEEDED TO SERVE NEW DEVELOPMENT.



Parks & Recreation Impact Fees

- ▶ Impact fees help fund parks and recreation facilities needed to serve new development.
- ▶ Eligible projects include parks, playgrounds, trails, recreational facilities, and community amenities.
- ▶ Parks and recreation investments help maintain adopted levels of service.
- ▶ Impact fees help ensure new development contributes its proportionate share of infrastructure costs.
- ▶ Impact fees cannot be used for maintenance or operating expenses.



Proud to Be a Part of It!

MUNICIPAL IMPACT FEES

How New Development Helps Fund Municipal Facilities for Our Growing City



EXTRAORDINARY CIRCUMSTANCE

New development creates demand for municipal facilities and public infrastructure needed to maintain adopted levels of service.

As new homes and businesses are developed, additional demand is placed on buildings, infrastructure, and essential municipal facilities.

WHY IT MATTERS

- ✓ Helps ensure new development contributes its proportionate share of municipal facility costs.
- ✓ Supports municipal facilities needed to serve new development.
- ✓ Maintains service levels as the city grows.
- ✓ Reduces the financial burden on existing residents.

MUNICIPAL IMPACT FEES MAY BE USED FOR



GOVERNMENT FACILITIES

- City Hall and administrative buildings
- Community facilities
- Public service centers



PUBLIC SERVICES

- Administrative facilities
- Public service buildings
- Supporting infrastructure



CAPITAL IMPROVEMENTS

- Facility expansions
- Facility construction
- Capacity-related improvements



INFRASTRUCTURE & GOVERNMENT SERVICES

- Technology and system improvements
- Equipment and infrastructure
- Capacity to support future development



IMPORTANT NOTE

Municipal impact fees can only be used for capital improvements that accommodate new development.

Municipal impact fees **CANNOT** be used for:

- ✗ Salaries and benefits
- ✗ Routine maintenance and repairs
- ✗ Operations and daily expenses
- ✗ Utilities
- ✗ Program costs
- ✗ Vehicle and equipment operations



NEW DEVELOPMENT CREATES DEMAND FOR MUNICIPAL FACILITIES AND INFRASTRUCTURE.



MUNICIPAL IMPACT FEES HELP FUND FACILITIES NEEDED TO SERVE NEW DEVELOPMENT.



Municipal Impact Fees

- ▶ Impact fees help fund municipal facilities needed to serve new development.
- ▶ Eligible projects include government buildings, municipal facilities, and related capital improvements.
- ▶ Facility investments help maintain adopted levels of service.
- ▶ Impact fees help ensure new development contributes its proportionate share of infrastructure costs.
- ▶ Impact fees cannot be used for operating expenses.



AGING INFRASTRUCTURE & FACILITY REPLACEMENT NEEDS



Public facilities approaching end of useful life



Aging transportation and drainage infrastructure



Park and recreation facility replacement needs



Rising capital construction and replacement costs



PUBLIC FACILITIES

Public facilities require capital reinvestment, rehabilitation, replacement, and expansion to maintain adopted levels of service.



ROADWAYS & DRAINAGE

Transportation and drainage infrastructure require periodic rehabilitation, replacement, and capacity improvements to maintain adopted levels of service.



PARKS & RECREATION

Existing parks and recreation facilities require periodic replacement, modernization, and expansion to maintain adopted levels of service.



CONSTRUCTION COSTS

Construction, material, labor, and equipment costs continue to increase, making capital projects more expensive.

EXAMPLE PROJECTS



PUBLIC SAFETY FACILITY EXPANSION

Additional facilities may be needed to maintain service levels as the community grows.



PLAYGROUND REPLACEMENTS

Upgrading outdated play structures to meet current safety standards and community needs.



FIRE STATION EXPANSION

Expanding facilities to maintain adopted response objectives and levels of service as development occurs.



SHERIFF SUBSTATION

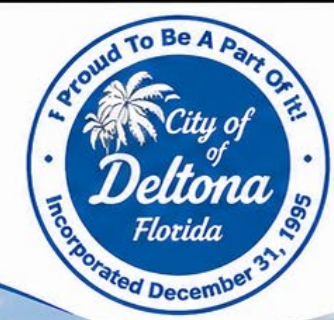
Additional public safety facilities may be needed to maintain coverage and service levels as development occurs.

INVESTING TODAY IN INFRASTRUCTURE FOR A STRONGER TOMORROW

Aging Infrastructure and Facility Replacement Needs

- ▶ Many public facilities are approaching the end of their useful life.
- ▶ Existing infrastructure requires periodic rehabilitation, replacement, and expansion.
- ▶ Capital replacement costs have increased significantly in recent years.
- ▶ Maintaining adopted levels of service requires continued investment in public facilities.
- ▶ Long-term planning helps identify and prioritize future infrastructure needs.

INCREASED COST OF PROVIDING PUBLIC INFRASTRUCTURE



CONSTRUCTION COSTS CONTINUE TO INCREASE

Capital facility construction costs have increased significantly since the City's existing impact fees were established.



MATERIAL AND LABOR COST ESCALATION

Material and labor costs continue to increase the cost of delivering public infrastructure projects.



EQUIPMENT REPLACEMENT COSTS RISING

Public safety and infrastructure equipment replacement costs continue to increase.



PUBLIC FACILITY REPLACEMENT COSTS RISING

Replacement and modernization of public facilities require substantially greater capital investment than in previous years.



TRANSPORTATION IMPROVEMENTS NEEDED TO MAINTAIN LOS

Transportation improvements needed to maintain adopted levels of service require substantial capital investment.



DRIVING FACTORS

- Higher material costs
- Labor shortages
- Supply chain disruptions
- Inflation

Updated infrastructure costs support the need for revised impact fees identified in the 2026 study.



RISING COSTS



GREATER PRESSURE



LIMITED RESOURCES



SMART SOLUTIONS NEEDED

Increased Cost of Providing Public Infrastructure

- ▶ Construction costs have increased significantly since the City's existing impact fees were established.
- ▶ Material, labor, and equipment costs continue to increase.
- ▶ Transportation, parks, public safety, and municipal facility projects cost substantially more than in previous years.
- ▶ Replacement and expansion of public facilities require significantly greater capital investment.
- ▶ The 2026 impact fee study reflects current infrastructure costs and facility replacement values.

CAPITAL INFRASTRUCTURE NEEDS

Planning Today. Investing in Deltona's Future.



Five-Year Capital Improvement Program identifies approximately \$274 million in infrastructure investments.



Transportation, parks, public safety, and municipal facility projects require significant capital investment.



Infrastructure costs have increased substantially in recent years.



Multiple funding sources are necessary to deliver major capital improvements.



Impact fees help ensure new development contributes to growth-related infrastructure costs.



FIVE-YEAR CIP

APPROXIMATELY

\$274 MILLION

IN PROJECTED CAPITAL NEEDS

Transportation, Parks, Public Safety, and Municipal Facility Improvements



Investing in today's infrastructure for a stronger tomorrow.



RESPONSIBLE FINANCIAL PLANNING
ensures we can deliver the services our community relies on.



PRIORITIZING NEEDS
Focus on critical infrastructure.



STRATEGIC INVESTMENTS
Maximize resources and opportunities.



STRONGER COMMUNITY
Build a safe, resilient, and vibrant Deltona.

Capital Infrastructure Needs

- ▶ The City's Five-Year Capital Improvement Program identifies approximately \$274 million in infrastructure needs.
- ▶ Transportation, parks, public safety, and municipal facility improvements require significant capital investment.
- ▶ Construction and replacement costs have increased substantially in recent years.
- ▶ Impact fees are one of several funding sources available for growth-related infrastructure improvements.
- ▶ Long-term planning helps prioritize infrastructure investments and maintain adopted levels of service.

CONSEQUENCES OF DELAYED CAPITAL INVESTMENT

Planning Today. Investing in Deltona's Future.



INCREASED EMERGENCY REPAIRS

Delaying major capital replacement projects may result in more costly emergency repairs and unplanned expenditures.



HIGHER FUTURE CONSTRUCTION COSTS

Construction, labor, and material costs continue to increase, making future infrastructure projects more expensive.



INCREASED CAPITAL REPLACEMENT COSTS

Delaying facility replacement and major capital improvements often increases future project costs.



DELAYED FACILITY EXPANSIONS

Delays in planned facility expansions may affect the City's ability to maintain adopted levels of service.



PUBLIC SAFETY FACILITY NEEDS

Continued investment in public safety facilities helps support emergency response capabilities and future service demands.



TRANSPORTATION IMPROVEMENTS



PUBLIC SAFETY FACILITIES



MUNICIPAL FACILITIES



PARKS & RECREATION AMENITIES



Strategic infrastructure investments help support growth, maintain service levels, and protect public assets for today and future generations.



Consequences of Delayed Investment

- ▶ Construction and replacement costs continue to increase over time.
- ▶ Delayed infrastructure projects often require greater future investment.
- ▶ Timely capital improvements help maintain adopted levels of service for existing and future residents.

CONCLUSION

Investing Today for a Stronger, Safer Deltona Tomorrow



INFRASTRUCTURE NEEDS IDENTIFIED BY THE 2026 STUDY



Infrastructure construction and replacement costs have increased significantly.



Public facilities require periodic rehabilitation, replacement, and expansion.



Capital facility replacement costs continue to increase.



Transportation, parks, public safety, and municipal facilities require significant capital investment to maintain adopted levels of service.



Infrastructure investment is essential to support a growing community and protect quality of life.

IMPACT FEES: A KEY TOOL FOR GROWTH



SUPPORT STRUCTURED GROWTH
Impact fees help fund capital infrastructure improvements needed to serve new development.



MAINTAIN INFRASTRUCTURE
Ensure systems and facilities remain reliable, safe, and efficient.



PROTECT PUBLIC SAFETY
Support emergency services and create a safer community.



PRESERVE CITY ASSETS
Maximize the value and extend the useful life of public investments.



MAINTAIN SERVICE LEVELS
Deliver the quality services our community expects and deserves.

LOOKING AHEAD

Continued capital investment helps maintain adopted levels of service.



TRANSPORTATION IMPROVEMENTS



PUBLIC SAFETY FACILITIES



PARKS & RECREATION AMENITIES



MUNICIPAL FACILITIES



IMPACT FEES HELP FUND INFRASTRUCTURE NEEDED TO SERVE NEW DEVELOPMENT.



CAPITAL INVESTMENT SUPPORTS TRANSPORTATION, PARKS, PUBLIC SAFETY, AND PUBLIC FACILITIES.



PLANNING TODAY HELPS MAINTAIN FUTURE LEVELS OF SERVICE.

Conclusion

- ▶ Impact fees help fund infrastructure needed to serve new development.
- ▶ The 2026 Impact Fee Study identifies updated infrastructure costs and facility replacement values.
- ▶ Transportation, parks, public safety, and municipal facilities require continued capital investment.
- ▶ Impact fees help ensure new development contributes its proportionate share of infrastructure costs.
- ▶ Long-term planning helps maintain adopted levels of service for future residents and businesses.