



Marion County Board of County Commissioners

Office of the County Attorney

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Business Impact Estimate

In accordance with Section 125.66(3)(a), F.S., a Business Impact Estimate (BIE) is required to be: 1) prepared before enacting certain ordinances and 2) posted on Marion County Board of County Commissioners' website no later than the date the notice proposed enactment/notice of intent to consider the proposed ordinance, is advertised in the newspaper (which, per Section 125.66(2)(a), F.S., is ten (10) days before the Public Hearing).

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, REGARDING FIRE RESCUE IMPACT FEES; CREATING DIVISION 3, ARTICLE XI OF CHAPTER 10 OF THE MARION COUNTY CODE RELATING TO FIRE RESCUE IMPACT FEES; ADOPTING A NEW SECTION 10-335 OF THE MARION COUNTY CODE ON FINDINGS, A NEW SECTION 10-336 ON DEFINITIONS APPLICABLE TO FIRE RESCUE IMPACT FEES, A NEW SECTION 10-337 ON COMPUTATION OF AMOUNT OF FEES, A NEW SECTION 10-338 ON DEVELOPER CONTRIBUTION CREDITS, A NEW SECTION 10-339 ON USE OF FUNDS, A NEW SECTION 10-340 ON FIRE RESCUE IMPACT FEE SCHEDULE; AMENDING SECTION 10-282 OF THE MARION COUNTY CODE ON ADOPTION OF IMPACT FEE TECHNICAL STUDIES; DIRECTING THE PROVISION OF NOTICE OF IMPACT FEE RATES; PROVIDING FOR SEVERABILITY, CODIFICATION, LIBERAL CONSTRUCTION, AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with Section 125.66(3)(a), *Florida Statutes*. If one or more boxes are checked below, this means that the Marion County Board of County Commissioners is of the view that a business impact estimate is not required by state law for the proposed ordinance.

Notwithstanding, Marion County is preparing this BIE to prevent an inadvertent procedural issue from impacting the enactment of this proposed Ordinance. Marion County reserves the right to revise this BIE following its initial posting and to discontinue providing this information for proposed ordinances believed to be exempt under state law.

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☒ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
 - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
 - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

Consistent with the posting requirement set forth in Section 125.66(3)(a), F.S., the County hereby publishes the following BIE information for this proposed ordinance on its website for public viewing and consideration on this **13th day of May, 2025**.

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

Marion County operates both a fire protection system and an EMS system that together deliver consolidated fire protection and EMS rescue services through cross-trained personnel and some dual-use equipment and capital facilities that together comprise the county's fire rescue system – Marion County Fire Rescue (MCFR). MCFR provides these services across a geographic area over 1,500 square miles, larger than the state of Rhode Island. This Ordinance establishes the legislative framework for new Fire Rescue Impact Fees in Marion County, consistent with recent state legislative changes to the Florida Impact Fee Act, Section 163.31801, Florida Statutes, with impact fees based on a Technical Study entitled "Marion County Fire Rescue & EMS Impact Fee Study" dated February 28, 2025, prepared by Benesch, which utilized the most recent and localized data relevant to the Fire Rescue System available within the last four years, including the cost of land and construction costs.

There is a rational nexus between future growth, as measured by new construction, and the need to expand the Fire Rescue System through the acquisition and construction of new buildings, apparatus, equipment, and other infrastructure in order to maintain the standards of service currently provided by the Fire Rescue System. Having new growth pay for its Fire Rescue and EMS needs is in the best interests of the public and strengthens public safety within the community.

NOTE: The impact fee rates in the ordinance as presented represent the amounts supported by the Technical Study. If the Board of County Commissioners adopts the ordinance, it may do so with the full recommended fees, or at a reduced rate, based on public input, funding needs and other policy factors.

Section 3 of the Ordinance provides for Notice when the new fees will become effective.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in unincorporated Marion County, if any:

Upon adoption of the ordinance and after the effective date of the new impact fee rates any businesses that plan to engage in new development in the County (i.e. build a new structure, expand an existing structure etc.) within the County will be subject to the following impact fee rates:

Marion County

EMS Impact Fee Rates

ITE	Land Use	Impact Unit	EMS Impact Fee
RESIDENTIAL:			
210/215	Single Family		
	- 1,500 sf or less	du	\$208
	- 1,501 to 2,499 sf	du	\$238
	- 2,500 sf and greater	du	\$261
220/221/222	Multi-Family	du	\$173
210/240	Mobile Home	du	\$198
251	Senior Adult Housing - Detached	du	\$143
252	Senior Adult Housing - Attached	du	\$103
TRANSIENT, ASSISTED, GROUP:			
253	Congregate/Assisted Care Facility	du	\$131
310	Hotel	room	\$176
320	Motel	room	\$151
620	Nursing Home	bed	\$152
RECREATIONAL:			
411	Public Park	acre	\$6
416	RV Park/Campground	site	\$68
420	Marina	berth	\$18
430	Golf Course	hole	\$118
445	Movie Theater	screen	\$685
492	Racquet Club/Health Spa	1,000 sf	\$310
495	Recreational Community Center	1,000 sf	\$267
INSTITUTIONAL:			
520	Elementary School (Private)	student	\$15
522	Middle School (Private)	student	\$13
525	High School (Private)	student	\$12
540	University/Junior College (7,500 or fewer students) (Private)	student	\$15
550	University/Junior College (more than 7,500 students) (Private)	student	\$12
560	Church	1,000 sf	\$69
565	Day Care Center	1,000 sf	\$126
590	Library	1,000 sf	\$303

MEDICAL:			
610	Hospital	1,000 sf	\$189
640	Animal Hospital/Veterinary Clinic	1,000 sf	\$201
OFFICE:			
710	Office	1,000 sf	\$140
720	Medical Office/Clinic	1,000 sf	\$171
770	Business Park	1,000 sf	\$136
RETAIL:			
822	Retail 6,000 sfgla or less	1,000 sfgla	\$291
822	Retail 6,001 to 40,000 sfgla	1,000 sfgla	\$291
821	Retail 40,001 to 150,000 sfgla	1,000 sfgla	\$405
820	Retail greater than 150,000 sfgla	1,000 sfgla	\$278
840/841	New/Used Auto Sales	1,000 sf	\$217
850	Supermarket	1,000 sf	\$334
862	Home Improvement Superstore	1,000 sf	\$267
880/881	Pharmacy/Drug Store with or w/o Drive-Thru	1,000 sf	\$250
890	Furniture Store	1,000 sf	\$46
SERVICES:			
911	Bank/Savings Walk-In	1,000 sf	\$162
912	Bank/Savings Drive-In	1,000 sf	\$210
931	Restaurant	1,000 sf	\$846
n/a	Small Local Restaurant	1,000 sf	\$725
941	Quick Lube	service bay	\$225
942	Automobile Care Center	1,000 sf	\$229
944	Gas Station w/Convenience Store <2,000 sq ft	fuel pos.	\$195
945	Gas Station w/Convenience Store 2,000 to 5,499 sq ft	fuel pos.	\$307
	Gas Station w/Convenience Store 5,500+ sq ft	fuel pos.	\$400
947	Self-Service Car Wash	service bay	\$129
948	Automated Car Wash	car tunnel	\$1,421
INDUSTRIAL:			
110	General Light Industrial	1,000 sf	\$66
140	Manufacturing	1,000 sf	\$78
150	Warehousing	1,000 sf	\$15
151	Mini-Warehouse	1,000 sf	\$4
154	High-Cube Transload and Short-Term Warehouse	1,000 sf	\$21

Marion County
Fire Protection Impact Fee Rates

ITE	Land Use	Impact Unit	Fire Protection Impact Fee
RESIDENTIAL:			
210/215	Single Family		
	- 1,500 sf or less	du	\$663
	- 1,501 to 2,499 sf	du	\$753
	- 2,500 sf and greater	du	\$829
220/221/222	Multi-Family	du	\$505
210/240	Mobile Home	du	\$643
251	Senior Adult Housing - Detached	du	\$453
252	Senior Adult Housing - Attached	du	\$300
TRANSIENT, ASSISTED, GROUP:			
253	Congregate/Assisted Care Facility	du	\$396
310	Hotel	room	\$567
320	Motel	room	\$486
620	Nursing Home	bed	\$491
RECREATIONAL:			
411	Public Park	acre	\$19
416	RV Park/Campground	site	\$219
420	Marina	berth	\$57
430	Golf Course	hole	\$381
445	Movie Theater	screen	\$2,212
492	Racquet Club/Health Spa	1,000 sf	\$1,001
495	Recreational Community Center	1,000 sf	\$863
INSTITUTIONAL:			
520	Elementary School (Private)	student	\$48
522	Middle School (Private)	student	\$43
525	High School (Private)	student	\$38
540	University/Junior College (7,500 or fewer students) (Private)	student	\$48
550	University/Junior College (more than 7,500 students) (Private)	student	\$38
560	Church	1,000 sf	\$224
565	Day Care Center	1,000 sf	\$405
590	Library	1,000 sf	\$977
MEDICAL:			
610	Hospital	1,000 sf	\$610
640	Animal Hospital/Veterinary Clinic	1,000 sf	\$648
OFFICE:			
710	Office	1,000 sf	\$453
720	Medical Office/Clinic	1,000 sf	\$553

770	Business Park	1,000 sf	\$439
RETAIL:			
822	Retail 6,000 sfgla or less	1,000 sfgla	\$939
822	Retail 6,001 to 40,000 sfgla	1,000 sfgla	\$939
821	Retail 40,001 to 150,000 sfgla	1,000 sfgla	\$1,306
820	Retail greater than 150,000 sfgla	1,000 sfgla	\$896
840/841	New/Used Auto Sales	1,000 sf	\$701
850	Supermarket	1,000 sf	\$1,077
862	Home Improvement Superstore	1,000 sf	\$863
880/881	Pharmacy/Drug Store with or w/o Drive-Thru	1,000 sf	\$806
890	Furniture Store	1,000 sf	\$148
SERVICES:			
911	Bank/Savings Walk-In	1,000 sf	\$524
912	Bank/Savings Drive-In	1,000 sf	\$677
931	Restaurant	1,000 sf	\$2,731
n/a	Small Local Restaurant	1,000 sf	\$2,340
941	Quick Lube	service bay	\$724
942	Automobile Care Center	1,000 sf	\$739
944	Gas Station w/Convenience Store <2,000 sq ft	fuel pos.	\$629
945	Gas Station w/Convenience Store 2,000 to 5,499 sq ft	fuel pos.	\$991
	Gas Station w/Convenience Store 5,500+ sq ft	fuel pos.	\$1,292
947	Self-Service Car Wash	service bay	\$415
948	Automated Car Wash	car tunnel	\$4,585
INDUSTRIAL:			
110	General Light Industrial	1,000 sf	\$214
140	Manufacturing	1,000 sf	\$253
150	Warehousing	1,000 sf	\$48
151	Mini-Warehouse	1,000 sf	\$14
154	High-Cube Transload and Short-Term Warehouse	1,000 sf	\$67

(a) An estimate of direct compliance costs that businesses may reasonably incur; and (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; **There are no direct compliance costs, but all Impact Generating Land Development Activity (land development that results in a greater impact on the County's fire rescue system) occurring in Marion County will pay the Fire and EMS Impact Fees are the rates listed above as a condition of obtaining a certificate of occupancy, electrical permit, or other similar authorization.**

(c) An estimate of Marion County regulatory costs, including estimated revenues from any new charges or fees to cover such costs. **There are no regulatory costs; however it is estimated that Marion County will incur an annual estimate of \$75,000.00 as expenses of administration of the Ordinance.**

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **Indeterminate. Any business that wants to change the use of land in a manner which increases the impact upon the capital facilities for the Fire Rescue and EMS Systems will be subject to the fees established by the Ordinance.**

4. Additional information the governing body deems useful (if any): **Final fee rates will be established at the public hearing on May 23, 2025.**