



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#25-0655

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Rickelle Williams, City Manager

DATE: June 30, 2025

TITLE: Resolution Amending Section 3 Resolution No. 24-199 to Modify the Use
and Methodology for the Expenditure of Park Impact Fees Collected Prior
to October 1, 2024 - **(Commission Districts 1, 2, 3 and 4)**

Recommendation

Staff recommends the City Commission amend Section 3 of Resolution No. 24-199 to modify the use and methodology for the expenditure of park impact fees collected prior to October 1, 2024.

Background

Park Impact Fees are imposed on each new dwelling unit and hotel/motel room included in a project applying for a building permit. These fees are used to expand park capacity for the new park users associated with the new development. Funds collected can be used to acquire additional land and expand park offerings to service the expanded population but cannot be used for the maintenance and operation of existing parks and facilities. Additionally, the fees cannot be used for debt issued to purchase infrastructure and capital assets.

On October 1, 2024, the City Commission approved Resolution No. 24-199 (Exhibit 1) outlining a standardized approach for the allocation of Park Impact Fees to ensure consistency in the prioritization of these funds.

The methodology, which was supported by the Parks, Recreation, and Beaches Advisory Board was as follows:

- Funds received prior to October 1, 2024 - Earmarked for Parks Bond signature projects until the projects are fully funded and completed.
- Funds received beginning October 1, 2024 - Earmarked with 50% of the funding for regional and special use facilities parks projects, and the other 50% of the funding for parks projects in the Commission District from where the impact fee was generated.

At the December 3, 2024, City Commission Conference Meeting, staff provided an update on the status of the Parks Bond program (CAM #24-0791). A portion of the presentation focused on project financials, inflationary impacts, and potential balancing strategies. The City Commission provided general direction to divide the Park Impact Fees received before October 1, 2024, evenly between the four (4) City Commission Districts.

At the April 15, 2025, City Commission Conference Meeting, Commissioner Sorensen expressed a desire to reallocate the Park Impact Fees that were received prior to October 1, 2024, to other Parks Bond projects as the District Four signature park is substantially complete.

To facilitate this adjustment, City staff recommend that the City Commission approve a resolution amending Resolution No. 24-199 as follows:

- Expand the allowable use of funds received prior to October 1, 2024, to include city-wide or special use facilities parks projects, in addition to the Parks Bond signature projects.
- Distribute the balance available prior to October 1, 2024, evenly between each Commission District.

There is an associated Budget Amendment (CAM #25-0562) that will move funds received prior to October 1, 2024, into these District-specific accounts from the single account that was originally created and from fund balance.

The definitions for regional/signature parks and special use facilities remain unchanged as:

- Regional/signature parks are large urban parks that serve the Citywide population as defined in a 1983 case *City of Hollywood v. Broward County*; pertaining to the usage of impact fees, the court ruled that the burden of proof falls on the collector to show that residents travel widely (within a 15-mile radius) to use the regional park. Examples of regional parks include Snyder Park and Holiday Park.
- Special use facilities include stand-alone recreation facilities not located within larger parks. Their size and service area vary depending on their use. Special use facilities support single-purpose functions, such as ballfields dedicated to a single sport, off-leash dog areas, skate parks, boat ramps, swimming pools, community centers, urban plazas, and gardens. Special use facilities also serve the citywide population. An example of a special use facility is the Aquatics Complex.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Public Places Focus Area, Goal 5: Build a beautiful and welcoming community

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Here.

Attachments

Exhibit 1 – Resolution No. 24-199

Exhibit 2 – Amended Resolution

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