CITY OF FORT LAUDERDALE
City Commission Agenda Memo **#24-0902**
REGULAR MEETING

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

FROM: Susan Grant, Acting City Manager

DATE: October 1, 2024

TITLE: Resolution Standardizing the Allocation of Park Impact Fees - **(Commission Districts 1, 2, 3 and 4)**

Recommendation

Staff recommends the City Commission adopt a resolution approving a standardized allocation methodology for Park Impact Fees.

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 construction's new park users. 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.

At the March 5, 2024 meeting of the City Commission, City staff was asked to develop recommendations to standardize the allocation of park impact fees to ensure consistency in the prioritization of these funds. On July 2, 2024, City staff presented the following recommendations to the City Commission:

- Funds received prior to October 1, 2024, will be earmarked for Parks Bond signature projects until the projects are fully funded and completed.
- Funds received beginning October 1, 2024, will be 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.
    - District parks serve as a social and recreational focal point for neighborhoods and are the basic units of a park system. District parks primarily serve populations within the immediate area of the park.
    - 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.

At the request of the City Commission, staff conducted further outreach and shared the proposal with the Parks, Recreation, and Beaches Advisory Board (PRAB). At the August 28, 2024, PRAB meeting, the Board unanimously passed motions among voting members in support of both recommendations as originally presented to the City Commission.

This allocation model will further be institutionalized in the City's Policy and Standards Manual (PSM) Park Impact Fee Policy.

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 – Parks Advisory Board Communication to the City Commission – Draft Meeting Minutes, August 28, 2024
Exhibit 2 – Resolution

Prepared by: Aricka Johnson, Structural Innovation Manager

Acting Department Director: Yvette Matthews, Office of Management and Budget