

CITY OF LAUDERHILL, FL

Impact Fee Study

For the City of Lauderhill, FL

FINAL REPORT

3/31/2025

This Impact Fee Study, prepared by BusinessFlare® for the City of Lauderhill, provides a comprehensive analysis and recommended fee structure to ensure that future development equitably contributes to the cost of public infrastructure and services.

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Introduction

The City of Lauderhill is experiencing growth with a projected population increase of 11.3 percent through 2030. To address the need for additional facilities due to new growth and to continue to provide high-quality service to its residents, the City is interested in developing impact fees in the following service areas:

- Fire Rescue
- Law Enforcement
- Parks and Recreation

The City retained BusinessFlare® to prepare a technical study that would document the current cost, credit, and demand components associated with providing capital facilities mentioned previously, along with resulting fee schedules. It should be noted that figures calculated in this study represent the technically defensible level of impact fees that the City could charge; however, the City Commission may choose to discount the fees as a policy decision.

The impact fee recommendations are developed utilizing population and functional population estimates.

Population Growth Estimate

Population BEBR Estimate 2024	73,542
Population Census, April 1, 2020	74,482
Population Census, April 1, 2010	66,887

Source: US Census Bureau, University of Florida Bureau of Economic and Business Research (BEBR).

Following is a list of major development projects in Lauderhill. While projects that are already in the City’s development process are not subject to the proposed impact fees, this list is informative as an example of the potential impact fee revenue generation by future, similar projects.

Upcoming Development Major Projects Estimate (2024)

Soleste	500 units
Leparc	365
Townhomes by Lennar	66
Commercial Commons	265
Arthouse	248
Lauderhill Apartments	233
Inverrary Golf Course Redevelopment	1,200
The Hill	540
TOTAL	3,417 units

Source: City of Lauderhill, FL.

Impact Fee Recommendations

Fire Rescue Total Impact Cost Per Resident: \$236.87

Residential Category	Net Cost per Person	Functional Pop Coefficient	Net Impact Fee per Unit (\$)
0-1 BR	\$236.87	1.3	\$307.93
2 BR	\$236.87	2.2	\$521.11
3 BR	\$236.87	3.0	\$710.61
4+ BR	\$236.87	3.6	\$852.73
Non-Residential/1,000 sf	\$236.87	0.21	\$49.74

Law Enforcement Total Impact Cost per Resident: \$217.49

Residential Category	Net Cost per Person	Functional Pop Coefficient	Net Impact Fee per Unit (\$)
0-1 BR	\$217.49	1.3	\$282.74
2 BR	\$217.49	2.2	\$478.48
3 BR	\$217.49	3.0	\$652.47
4+ BR	\$217.49	3.6	\$782.96
	\$217.49	0.21	\$45.67

Parks Total Impact Cost per Functional Resident: \$618.89

Residential Category	Net Cost per Person	Functional Pop Coefficient	Net Impact Fee per Unit (\$)
0-1 BR	\$618.89	1.3	\$804.56
2 BR	\$618.89	2.2	\$1,361.56
3 BR	\$618.89	3.0	\$1,856.67
4+ BR	\$618.89	3.6	\$2,228.00

Methodology

In developing the City's impact fee program, a consumption-based impact fee methodology, which is commonly used throughout Florida, is utilized. A consumption-based impact fee charges new growth a proportionate share of the cost of providing additional infrastructure available for use by new growth. This fee is calculated based on factors such as the size and type of development, the expected number of residents or employees, and the impact the development will have on public services like roads, schools, and utilities.

Finally, a consumption-based impact fee charges new development based on the burden placed on services from each land use (demand). The demand component is measured in terms of population per unit in all impact fee program areas. A consumption-based impact fee methodology can be an effective tool for the City of Lauderhill to manage upcoming growth, ensure adequate public services, and promote sustainable development. Population per unit estimates are based on information from the 2019-2023 five-year American Community Survey for Broward County.

The City of Lauderhill has adopted a bedroom-based methodology for determining residential impact fees, as it provides a more accurate and equitable representation of service demand. Research has shown that the number of residents—and consequently the demand for public services—correlates closely with the number of bedrooms within a residential unit, regardless of the building type.

To establish the functional population coefficients, data from authoritative sources was reviewed and analyzed, including:

1. U.S. Census Bureau American Community Survey (ACS)
 - ACS 5-year Public Use Microdata Sample (PUMS) data (2019-2023) was analyzed to determine average household sizes based on bedroom counts in Broward County, FL.
 - This data is widely accepted in Florida as a reliable and defensible source for impact fee studies.
2. Statewide Impact Fee Studies and Methodologies
 - Recent impact fee studies across various Florida jurisdictions consistently demonstrate a clear correlation between bedroom count and residents per unit. Some of these sources include:
 - **Miami-Dade County Impact Fee Study** (TischlerBise, 2023)
 - **Palm Beach County Impact Fee Update** (Benesch, 2022)
 - **City of Hallandale Beach Impact Fee Study** (2019)

The following functional population coefficients by bedroom count have been developed based on these sources and represent a reliable, data-driven estimate of resident population per residential unit:

Bedrooms	Functional Population Coefficient
0-1 BR	1.3
2 BR	2.2
3 BR	3.0
4+ BR	3.6

These coefficients have been cross-validated against recent impact fee methodologies within Florida municipalities of comparable size and demographic characteristics. Utilizing bedroom-based functional population coefficients ensures compliance with Florida’s statutory requirements and legal precedents governing impact fee methodologies, specifically adhering to the proportionality requirements of the dual rational nexus test.

This methodology facilitates a fair allocation of infrastructure costs to new residential development based on demonstrable service demands.

The Functional Coefficient for the Non-Residential uses is based on an estimate that considers the number of employees that work in the city.

Total Number of Employees	15,305 (ESRI)
Total Residents	73,562 (BEBR)
Employee to Resident Ratio	0.208
Standard Adjustment (Service Demand Factor)	50%
Resident Equivalent Demand per Employee	0.104
Average Employees per 1,000 (Suburban Uses)	2.0
Resident Equivalent per 1,000 square feet	0.21

The Service Demand Factor is an estimate of the employee demand for services compared to the demand from residents. This estimate generally falls within an accepted range of 35% to 50%.

Legal Standard Overview

In Florida, legal requirements related to impact fees have primarily been established through case law since the 1980’s. Generally speaking, impact fees must comply with the “dual rational nexus” test, which requires that they:

- Be supported by a study demonstrating that the fees are proportionate in amount to the need created by new development paying the fee; and
- Be spent in a manner that directs a proportionate benefit to new development, typically accomplished through the establishment of benefit districts (if needed)

and a list of capacity-adding projects included in the City's Capital Improvement Plan, Capital Improvement Element, or another planning document/Master Plan.

In 2006, the Florida legislature passed the "Florida Impact Fee Act," which recognized impact fees as "an outgrowth of home rule power of a local government to provide certain services within its jurisdiction." § 163.31801(2), Fla. Stat. The statute – concerned with mostly procedural and methodological limitations – did not expressly allow or disallow any public facility type from being funded with impact fees. The Act did specify procedural and methodological prerequisites, such as the requirement of the fee being based on the most recent and localized data, a 90-day requirement for fee changes, and other similar requirements, most of which were common to the practice already.

More recent legislation further affected the impact fee framework in Florida, including the following:

- **HB 227 in 2009:** The Florida legislation statutorily clarified that in any action challenging an impact fee, the government has the burden of proving by a preponderance of the evidence that the imposition or amount of the fee meets the requirements of state legal precedent or the Impact Fee Act and that the court may not use a deferential standard.
- **SB 360 in 2009:** This bill allowed fees to be decreased without the 90-day notice period required to increase them and purported to change the standard of legal review associated with impact fees. SB 360 also required the Florida Department of Community Affairs (now the Department of Economic Opportunity) and the Florida Department of Transportation (FDOT) to conduct studies on "mobility fees," which were completed in 2010.

The following paragraphs provide further detail on the generally applicable legal standards related to impact fees.

Impact Fee Definition

- An impact fee is a one-time capital charge levied against new development.
- An impact fee is designed to cover the portion of the capital costs of infrastructure capacity consumed by new development.
- The principal purpose of an impact fee is to assist in funding the implementation of projects identified in the Capital Improvements Element (CIE) and other capital improvement programs for the respective facility/service categories.

Impact Fee vs. Tax

- An impact fee is generally regarded as a regulatory function established as a condition for improving the property and is not established for the primary purpose of generating revenue as tax.

- Impact fee expenditures must convey a proportional benefit to the fee payer. This is accomplished through the establishment of benefit districts, where fees collected in a benefit district are spent in the same benefit district.
- An impact fee must be tied to a proportional need for new infrastructure capacity created by new development.

This technical report has been prepared to support legal compliance and statutory requirements. The technical report also documents the methodology components for each of the impact fee areas in the following sections, including an evaluation of the inventory, service area, level of service (LOS), cost, credit, and demand components. Information supporting this analysis was obtained primarily in 2024, from the City and other sources, as indicated.

Fire Rescue Impact Fee

This section provides the results of the fire rescue impact fee analysis. Several elements addressed in this section include:

- Facility Inventory
- Service Area and Population
- Level of Service
- Cost Component
- Fire Rescue Impact Fee Schedule Comparison

These elements are summarized in the remainder of this section. It is important to understand the differences between fire rescue impact fees and fire assessments. While impact fees are a one-time charge to new development to fund new/additional capital infrastructure, fire assessments are typically used for annual recurring operational and capital expenses and collected from all residents. Fire assessments are levied based on the benefit received by the property, such as fire protection of property, rather than the value of the property, such as ad valorem taxes. Impact fees are charged based on the new development's potential need/use of the fire/EMS infrastructure.

Facility Inventory

The City of Lauderhill's Fire Rescue Department provides fire rescue services from four stations that are owned by the City. In total, the City's fire rescue facilities include 140,595 square feet of station space and 3.58 acres of land associated with fire rescue-related services.

Table II-1 presents the fire rescue building and land inventory owned by City. The building value estimates are based on the recent improvements, insurance values of the existing fire facilities, and information from other Florida jurisdictions. This review resulted in an estimated building value of \$62 per square foot for fire rescue stations.

The land value per acre estimates are based on the land values of the existing facilities, vacant land sales, and parcels with similar characteristics to those of the existing facilities. This analysis resulted in an estimated value of \$535,274 per acre.

As presented, the total value of buildings and land associated with fire rescue facilities amounts to \$10.6 million, of which \$8.7 million is for buildings and the remaining \$1.9 million is for land.

Fire Rescue Land and Building Inventory

Fire Station 57

Address: 1980 NW 56th Avenue, Lauderhill, FL 33313

Associated Parcel Id/ Folios: 494126320010, 494126240010

Number of Bays: 5

ID #: 494126320010

(Source: Broward County Property Appraiser, retrieved on June 2024)

Site Address: 1980 NW 56 AVENUE, LAUDERHILL FL 33313

Property Owner: CITY OF LAUDERHILL FINANCE DEPARTMENT

Abbreviated Legal Description: LAUDERHILL MUNICIPAL TR 2 85-33 B TR A

Land Value: \$71,000

Building Value: \$1,903,180

Just/ Market Value: \$1,974,180

Land Square Feet/ Acres: 23,665/ 0.54

Building Square Feet: 21,463

Actual Year Built: 1975 (49 years)

ID #: 494126240010

(Source: Broward County Property Appraiser, retrieved on June 2024)

Site Address: 1900 NW 56 AVENUE, LAUDERHILL FL 33313

Property Owner: CITY OF LAUDERHILL FINANCE DEPARTMENT

Abbreviated Legal Description: LAUDERHILL FIRE STATION SITE 80-44 B TR A

Land Value: \$70,580

Building Value: \$754,480

Just/ Market Value: \$825,060

Land Square Feet/ Acres: 23,527/ 0.54

Building Square Feet: 6,042

Actual Year Built: 1975 (49 years)

Fire Station 57 Exhibits

Aerial view showing location and parcels



Street view showing building and number of bays



Fire Station 73

Address: 7801 NW 50th Street, Lauderhill, FL 33351

Associated Parcel Id/ Folios: 494116040010

Number of Bays: 3

ID #: 494116040010

(Source: Broward County Property Appraiser, retrieved on June 2024)

Site Address: 7801 NW 50 STREET, LAUDERHILL FL 33351

Property Owner: CITY OF LAUDERHILL FINANCE DEPARTMENT

Abbreviated Legal Description:

LAUDERHILL FIRE STATION NO 3 102-11 B TRACT A

Land Value: \$784,090

Building Value: \$2,002,610

Just/ Market Value: \$2,786,700

Land Square Feet/ Acres: 26,165.9/ 0.60 (related to Fire Rescue services)

Building Square Feet: 5,115 (related to Fire Rescue services)

Actual Year Built: 1979 (45 years)

Fire Station 73 Exhibits

Aerial view showing location and parcel



Street view showing building and number of bays



Fire Station 30

Address: 4051 NW 16th Street, Lauderhill, FL 33313

Associated Parcel Id/ Folios: 494136130010

Number of Bays: 2

ID #: 494136130010

(Source: Broward County Property Appraiser, retrieved on June 2024)

Site Address: 4051 NW 16 STREET, LAUDERHILL FL 33313

Property Owner: CITY OF LAUDERHILL FINANCE DEPARTMENT

Abbreviated Legal Description:

MAJESTIC GARDENS 66-40 B PARCEL A LESS E 30

Land Value: \$262,380

Building Value: \$1,948,850

Just/ Market Value: \$2,211,230

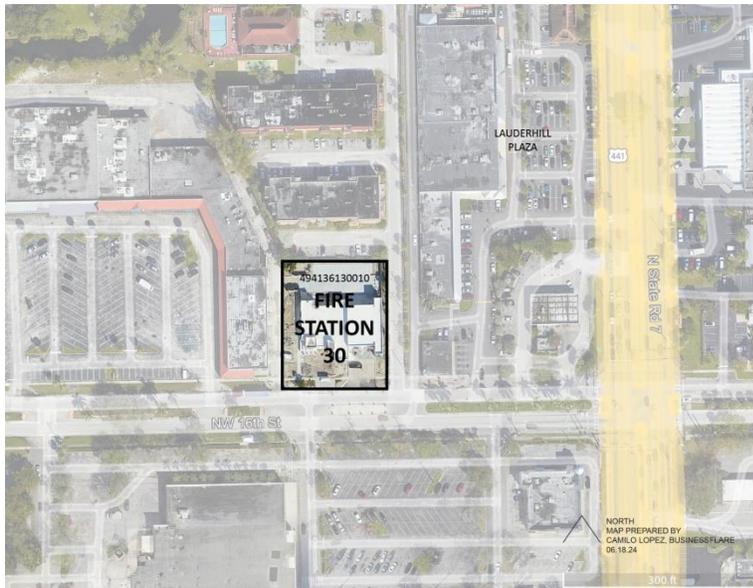
Land Square Feet/ Acres: 26,238/ 0.60

Building Square Feet: 8,629

Actual Year Built: 2022 (2 years)

Fire Station 30 Exhibits

Aerial view showing location and parcel



Street view showing building and number of bays



Fire Station 110

Address: 3120 NW 12 Place, Lauderhill, FL 33311

Associated Parcel Id/ Folios: 494231450010

Number of Bays: 3

ID #: 494231450010

(Source: Broward County Property Appraiser, retrieved on June 2024)

Site Address: 3210 NW 12 PLACE, LAUDERHILL FL 33311

Property Owner: CITY OF LAUDERHILL FINANCE DEPARTMENT

Abbreviated Legal Description: LAUDERHILL FIRE STATION 110 182-167 B PAR A

Land Value: \$728,230

Building Value: \$2,086,060

Just/ Market Value: \$2,814,290

Land Square Feet/ Acres: 60,686/ 1.3

Building Square Feet: 15,750

Actual Year Built: 2015 (9 years)

Fire Station 110 Exhibits

Aerial view showing location and parcel



Street view showing building and number of bays



Table II-1 - Fire Rescue Land and Buildings Inventory Summary

Facility	Address	# of Bays	Year Built	Square Footage	Acres	Building Value (\$)	Land Value (\$)	Market Value (\$)
Fire Station 57	1980 NW 56 Avenue	5	1975	27,505	1.08	2,657,660	141,580	2,799,240
Fire Station 73	7801 NW 50 Street	3	1979	26,165.90	0.6	2,002,610	784,090	2,786,700
Fire Station 30	4051 NW 16 Street	2	2022	26,238	0.6	1,948,850	262,380	2,211,230
Fire Station 110	3120 NW 12 Place	3	2015	60,686	1.3	2,086,060	728,230	2,814,290
Total		13		140,595	3.58	8,695,180	1,916,280	10,611,460
Building Value Per Square Foot						62		
Land Value Per Acre							535,274	

1. Source: City of Lauderhill and Broward County Property Appraiser
2. Square footage multiplied by the estimated building value per square foot
3. Fire rescue related acres multiplied by the land value per acre
4. Sum of building value and land value

Table II-2 - Fire Rescue Vehicle and Equipment Value

In addition to the land and buildings, the Lauderhill Fire Department's capital assets include the equipment necessary to perform services.

Description	Total Units	Unit Value (\$)	Total Value
Vehicles			
Fire Truck (Braun Rescue Truck 2020)	4	318,000	1,272,000
Eone Cyclone Pumper 2024	1	867,000	867,000
Eone Typhoon Pumper 2024	1	685,190	685,190
Eone Typhoon Quint (Ladder Truck) 2024	1	921,612	921,612
EVI Mobile Command Post 2024	1	567,715	567,715
ASAP Fire Rescue Detail Cart	2	50,000	100,000
Fire department Pickup Truck (Ford F250 2023)	4	45,090	180,360
Fire Department SUV (Chevy Tahoe)	3	37,280	111,840
Fire Department SUV (Ford Expedition 2023)	1	55,042	55,042
Ford Transit Passenger Van 2023	1	53,394	53,394
Total Vehicle Value			
Equipment			
USDD Fire Station Alerting System FS 57	1	60,000	60,000
USDD Fire Station Alerting System FS 73	1	59,597.03	59,597
USDD Fire Station Alerting System FS 30	1	86,637	86,637
USDD Fire Station Alerting System FS 110	1	60,000	60,000
MILWAUKEE BATTERY K-9 SAWSAW	4	905	3,620
Genesis Battery Operated Cutter	4	15,333	61,332
Genesis Battery operated Spreader	4	15,333	61,332
Genesis Battery Operted Ram	4	15,333	61,332
AMBULANCE COT, STRYKER POWER PRO XT, 700LB	1	28,000	28,000
Stryker Xpedition Stair Chair	4	17,000	68,000
Elkart Brass fire Chief Nozzel	1	7,644	7,644
Elkart Brass fire Chief 15/16 barretip	1	1,200	1,200
Elkart Brass Fire Chief fog nozzels 150GPM	1	2,444	2,444
Elkart Brass fire Chief fog Nozzel 210GPM	1	2,505	2,505
Mercedes megaflow 5 inch hose 2000 feet	1	19,690	19,690
Mercedes megaflow 5 inch 25 feet bypass lines	1	1,755.80	1,755
Mercedes Kraken 3 inch hose 1000 feet	1	7,540	7,540
Mercedes Kraken 2 inch hose 750 feet	1	5,474.25	5474
Mercedes Kraken 1.75 inch hose 2400 feet	1	6,148	6,148
Globe Bunker Gear 52 Sets f/y 2020	1	132,454	132,454
Globe Bunker Gear 24 Sets f/y 2022	1	67,665	67,665

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Globe Bunker Gear 50 Sets f/y 2023	1	197,360	197,360
Globe Bunker Gear 37 Sets f/y 2024	1	148,000	148,000
Cairns Fire Helmet 30 pieces f/y 20	1	9,000	9,000
Cairns Fire Helmet 31pieces f/y 21	1	11,304	11,304
Cairns Fire Helmet 23 pieces f/y 22	1	9,087	9,087
Cairns Fire Helmet 29 pieces f/y 23	1	11,908	11,908
Cairns Fire Helmet 18 pieces f/y 24	1	6,086	6,086
Motorola APX Next Portable Radios 83 pieces f/y 24	1	772,093	7,72,093
Panasonic Toughbooks CF31	10	3,000	30,000
Total Units	73		
Total Equipment Value			6,813,361
Total Value Per Unit			93,333

1. Source: City of Lauderhill

Service Area and Population

The City of Lauderhill Fire Rescue Department provides fire rescue services throughout all of Lauderhill. As such, the proper benefit district is the entire City. In this technical study, the current 2020 weighted and functional population estimates are used.

Population Census, April 1, 2024 (BEBR): 73,562

Number of Stations: 4

Population Per Station: 18,620

LOS (Stations per 1,000 Population): 0.053

Level of Service

Although fire departments measure the level of service (LOS) in terms of response time, for impact fee calculation purposes, the LOS is measured in terms of stations per 1,000 functional population. As shown in Table II-3, the City of Lauderhill has 1 fire station per 18,391 residents or 0.054 stations per 1,000 residents.

Table II-3 - Level of Service (2020)
Functional Population Level of Service

Calculation Step	2024 BEBR P
Population	73,562
Number of Stations	4
Population per Station	18,391
LOS (Stations per 1,000 population)	0.054

1. Source: U.S. Census Bureau, 2020 Census and LEHD

Table II-4 - Level of Service Comparison (LOS)

Table II-4 presents a comparison of the City of Lauderhill's LOS to that of other Florida municipalities that are near the City or of similar size in population. The LOS comparison is based on US Census population for 2020, as this is the most recent population data available for all jurisdictions.

Jurisdiction	Service Area Population (2020)(1)	Number of Stations (2)	Residents per Station	LOS (Stations) per 1,000 Residents
City of Lauderdale Lakes	35,954	1	35,954	0.027
City of North Lauderdale	44,794	2	22,397	0.044
City of Tamarac	71,897	4	17,974.25	0.055
City of Lauderhill	74,482	4	18,620.50	0.053
City of Sunrise	97,335	5	19,467	0.051
City of Plantation	91,750	6	15,291.60	0.065
City of Fort Lauderdale	182,760	12	15,230	0.065
City of Oakland Park	44,229	3	14,743	0.067

1. Source: 2020 Census
2. Source: Discussions with and review of each of the jurisdiction's fire departments and website
3. Service area population (Item 1) divided by the number of stations (Item 2)
4. Number of stations (Item 2) divided by the population (Item 1) multiplied by 1,0000

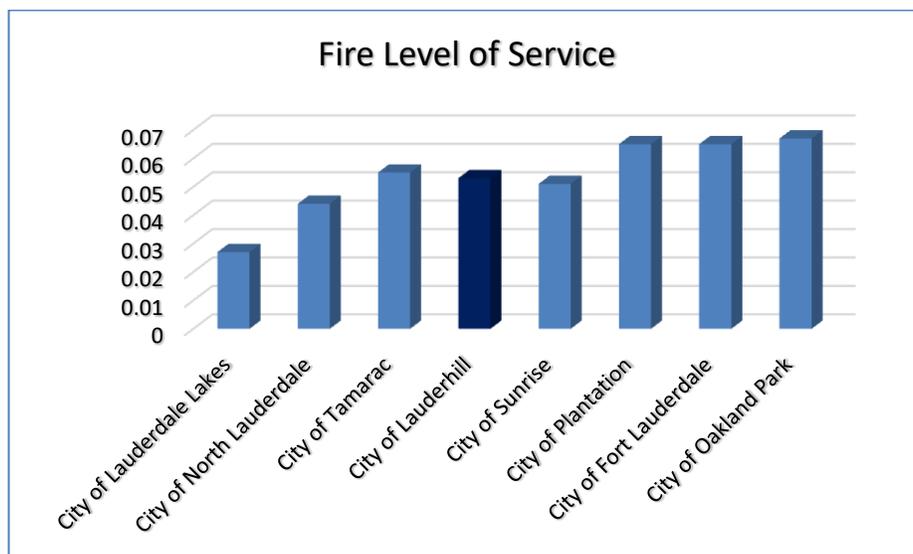


Table II-5 - Total Impact Cost

The Total Impact Cost is based on the Level of Service determined as the number of stations per 1,000 residents, utilizing the BEBR 2024 Estimate of Population.

Variable	Figure (\$)	Percent of Total Value (9)
Building Value	8,695,180	49.90%
Land Value	1,916,280	11%
Vehicle and Equipment Value	6,813,361	39.10%
Total Asset Value	17,424,821	100%
Number of Stations	4	
Cost per Station	4,356,205	
LOS (Stations/ 1,000 Residents)	0.054	
Total Impact Cost Per Resident	236.87	

Table II-6 - Fire Rescue Impact Fee Recommendation Based on Number of Bedrooms

The following table determines the fire rescue impact fee recommendations using a approach based on the number of bedrooms per residential unit. This methodology more accurately reflects the anticipated service demand from new residential developments.

Residential Category	Net Cost per Person	Functional Pop Coefficient	Net Impact Fee per Unit (\$)
0-1 BR	\$236.87	1.3	\$307.93
2 BR	\$236.87	2.2	\$521.11
3 BR	\$236.87	3.0	\$710.61
4+ BR	\$236.87	3.6	\$852.73

Notes:

- Functional Population Coefficients are based on data from the U.S. Census Bureau’s American Community Survey and are consistent with accepted practices in Florida impact fee studies.
- The Net Cost per Person remains unchanged from the previous methodology and is detailed in the report's cost analysis section.

Law Enforcement Impact Fee

This section provides the results of the law enforcement impact fee analysis. Several elements addressed in this section include:

- Facility Inventory
- Service Area and Population
- Level of Service
- Cost Component
- Law Enforcement Impact Fee Schedule Comparison

These elements are summarized in the remainder of this section.

Facility Inventory

The City of Lauderhill provides its law enforcement-related services from the City's police station, which is located at 6279 W Oakland Park Blvd, Lauderhill, FL 33313. The building space associated with the police station is 26,321 square feet. The building value estimate is based on insurance values of the existing facility and information from other Florida jurisdictions. This review resulted in an estimated building value per square foot of \$91.80. The land value estimate is based on the land value of the existing facility and vacant land sales and the values of parcels with similar characteristics. This analysis resulted in an estimated land value per acre of \$485,566. Using these cost estimates results in a total building and land value of \$4.8 million.

Lauderhill Police Department

ID #: 494123220020

(Source: Broward County Property Appraiser, retrieved on June 2024)

Site Address: 6279 W OAKLAND PARK BOULEVARD, LAUDERHILL FL 33313

Property Owner: CITY OF LAUDERHILL FINANCE DEPARTMENT

Abbreviated Legal Description:

BAYTREE OF INVERRARY 146-44 B PARCEL B LESS

Land Value: \$2,476,390

Building Value: \$2,416,490

Just/ Market Value: \$4,892,880

Land Square Feet/ Acres: 225,126/ 5.1

Building Square Feet: 26,321

Actual Year Built: 2005 (19 years)

Police Station Exhibits

Aerial view showing location and parcel



Street view showing the building



Table III-1 - Law Enforcement Land and Buildings Summary

Facility	Address	Year Built/ Acquire	Law Enforcement Related Square Footage	Law Enforcement Related Acres	Building Value (\$)	Land Value (\$)	Total Building and Land Value
Police Station	6279 West Oakland Park Blvd., Lauderhill 33313	2005	26,321	5.1	2,416,490	2,476,390	4,892,880
Building Value Per Square Foot					91.8		
Land Value Per Acre						485.566	

1. Source: City of Lauderhill Police Department and Broward County Property Appraiser
2. Square footage multiplied by the estimated building value per square foot
3. Fire rescue related acres multiplied by the land value per acre
4. Sum of building value and land value
5. Square footage and acreage figures shown represent the fire rescue portion (60%) of the parcel's square footage and acreage

Table III-2 - Law Enforcement Vehicle and Equipment Cost

Item	Count	Value per Officer (\$)	Total Value
Number of Sworn Officers (Yr 2023)	133		
Average Cost of Field Personnel			
Total Patrol Vehicle Cost per Officer	133	65,883	8,762,452
Total Uniform/ Equipment Cost per Officer	133	17,621	2,343,544
Total Cost of Field Personnel			11,105,996

Source: Lauderhill Police Department

- **Cost per officer**
 - **Vehicle Cost:** \$65,883.10
 - Uniform and Equipment Cost
 - Uniforms \$974.66
 - Duty Gear \$817.64
 - Ballistic Vest w/ Rifle Plates \$2,292.66
 - Pistol \$398.00
 - APX Next Radios \$9,987.67
 - Laptop \$1,575.00
 - Body Worn Camera \$1575.00
 - **Total Uniform and Equipment \$17,620.63**

Table III-3 - Level of Service

Calculation Step	BEBR 2024
Population (1)	73,562
Number of Sworn Officers (Yr 2023)	133
Residents per Officer	533.1
LOS (Officers per 1,000 residents) (4)	1.81

1. Source: U.S. Census Bureau
2. Source: Table II-1 - Law Enforcement Land and Building Inventory
3. Population (Item 1) divided by the number of stations (Item 2)
4. Number of stations (Item 2) divided by the population (Item 1) multiplied by 1,000

Table III-4 - Law Enforcement Level of Service Comparison

Jurisdiction	Total Population (2024)	Number of Sworn Officers	LOS (Officers per 1,000 Residents)
City of Coconut Creek	57,875	114	1.97
City of Margate	58,725	112	1.91
City of Lauderhill	73,562	133	1.78
City of Sunrise	98,011	192	1.96
City of Plantation	95,293	179	1.88
City of Fort Lauderdale	189,118	527	2.79

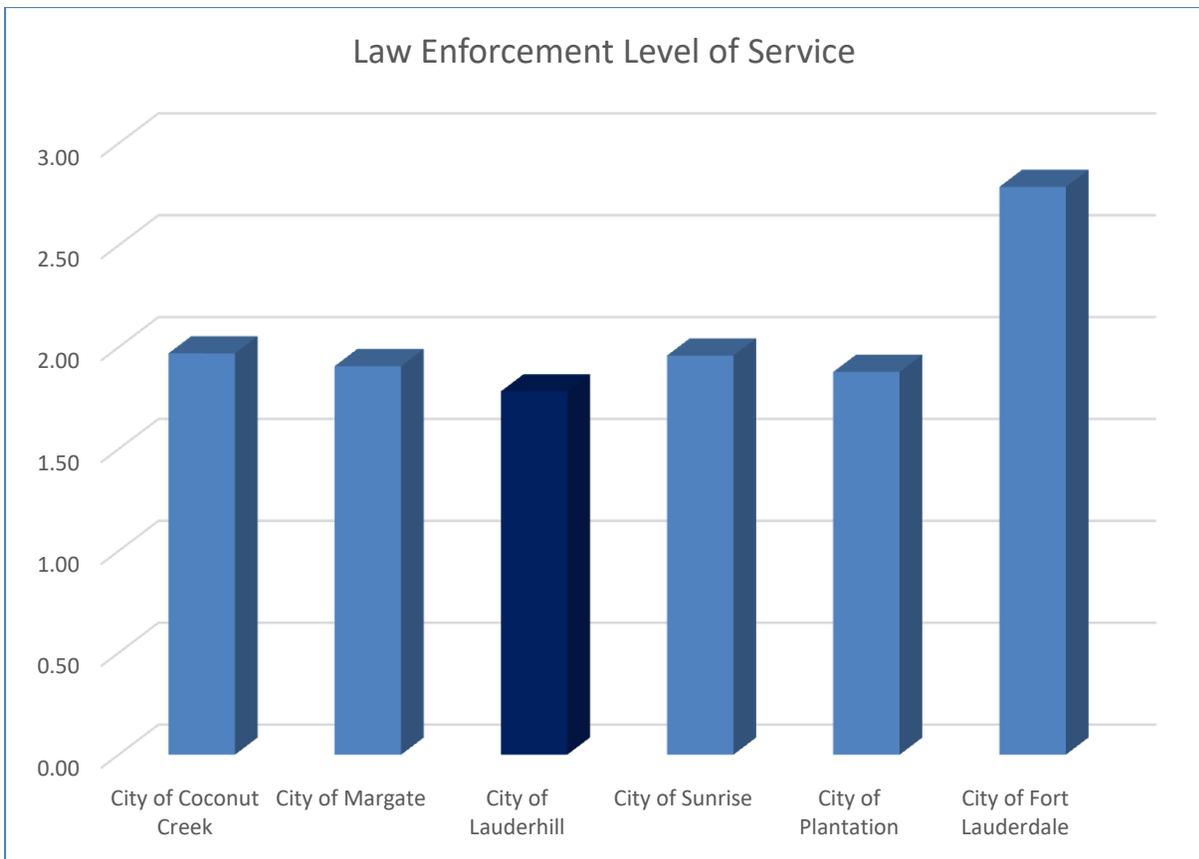


Table III-5 - Law Enforcement Total Impact Cost

The total impact cost of new development utilizes the functional coefficient based on the type of development to establish the recommended impact fee per impact unit.

Variable	Cost	Percent of Total Value (9)
Building Value	2,416,490	15%
Land Value	2,476,390	15%
Vehicle and Equipment Value	11,105,996	69%
Total Asset Value	15,998,876	100%
Number of Sworn Officers	133	
Total Asset Value per Officer	120,292	
Level-of-Service (Officers/1,000 Func. Residents)	1.81	
Total Impact Cost per Functional Resident	217.49	

Table III-6 - Law Enforcement Impact Fee Recommendation by Number of Bedrooms

The following table provides the law enforcement impact fee recommendations based on the number of bedrooms per residential unit. This methodology accurately reflects the anticipated law enforcement service demand generated by residential developments.

Residential Category	Net Cost per Person	Functional Pop Coefficient	Net Impact Fee per Unit (\$)
0-1 BR	\$217.49	1.3	\$282.74
2 BR	\$217.49	2.2	\$478.48
3 BR	\$217.49	3.0	\$652.47
4+ BR	\$217.49	3.6	\$782.96

Notes:

- Functional Population Coefficients are based on data from the U.S. Census Bureau’s American Community Survey and align with established practices in Florida impact fee studies.
- The Net Cost per Person is detailed in the cost analysis section of this report.

Parks and Recreation Impact Fee

This section discusses the analysis used in developing the parks and recreation impact fee. Several elements addressed in this section include:

- Facility Inventory
- Service Area and Population
- Level of Service
- Cost Component
- Parks and Recreation Impact Fee Schedule Comparison

These elements are summarized throughout this section, with the result being the proposed parks and recreation impact fee schedule for the City of Lauderhill.

Facility Inventory

The City of Lauderhill currently owns and maintains multiple parks located throughout the City, which are classified into three different types, including:

1. **Open Space Park (PO)** - The purpose of the Open Space Park (PO) district is primarily to preserve the aesthetic and scenic value associated with open land and water.
2. **Local Park (PL)** - The purpose of the Local Park (PL) district is to provide active and passive publicly owned recreation facilities and uses primarily for neighborhoods and secondarily to the entire City.
3. **Regional Park (PR)** - The primary purpose of the Regional Park (PR) zoning district is to provide active and passive publicly owned recreation facilities and uses on land exceeding forty (40) acres and serving the City and the surrounding areas.

Table IV-1 provides an inventory of all parks and recreation facilities owned by the City and included in the impact fee analysis, along with the facilities available at each park location. The parks and recreation inventory used as the basis for the impact fee analysis comprises 29 parks and leisure facilities.

Service Area and Population

The City of Lauderhill provides parks and recreation facilities and services to all city residents. As such, the service area for the parks included in the impact fee calculations is citywide. To accurately determine the demand for services, this impact fee study utilizes the City's permanent residents, which is consistent with the adopted level of service of parks, as discussed in the subsequent sub-section. Therefore, the parks and recreation impact fee analysis uses the permanent population for all population estimates and projections unless otherwise noted.

List of Parks and Recreation provided by City of Lauderhill, FL

Facility Name	Address	Square Feet	Acreage	Building Square Feet	Land Value (\$)
17th Street Park	3255 NW 17 St.	10,083.96	0.23	0	28,270
21st St. & 46th Ave. Park	2028 NW 46th Ave.	108,804.14	2.50	0	1,088,040
56th Ave. Park	5600 W. Oakland Park Blvd.	35,854.00	0.82	0	645,370
Boulevard Woods Park	6961 NW 46 Ct.	13,195.04	0.30	0	52,780
Endeavour Primary Learning Center Park	NW 56 Ave.	138,956.40	3.19	0	10
Ilene Lieberman Botanical Park	3801 Inverrary Blvd.	132,834.47	3.05	0	318,950
Jackie Gleason Park	7260 NW 52 St.	129,671.87	2.98	0	10
James Bradley Park	1531 NW 31 Ave.	170,510.22	3.91	0	2,047,910
John E. Mullin Park	5455 NW 19 St.	1,271,096.68	29.18	6,982	4,771,320
Habitat Park	2241/2249/2257 NW 59 Ave.	26,605.00	0.61	0	172,940
Herbert Sadkin Center	1176 NW 42nd Way	45,010.33	1.03	12,686	360,080
Lauderhill 6-12 Park	1901 NW 49th Ave.	278,448.10	6.39	2,498	2,238,000
Lauderhill Golf Course	4141 NW 16 St.	653,721.63	15.00	5,668	158,880
Lauderhill Sports Park	7500 W Oakland Park Blvd.	549,566.27	12.62	7,188	3,703,270
Maye Frances Brooks Jenkins Park	3800 NW 4 Ct.	44,445.33	1.02	0	311,620
Meditation Park	3310 Inverrary Blvd.	92,365.87	2.12	0	10
NW 35th Avenue Greenway	545 NW 35th Ave.	250,802.52	5.76	0	22,950
Renaissance Park	2500 NW 55 Ave.	374,515.94	8.60	0	427,530
Ruth Rothkopf Park	6800 NW 44 St.	130,650.58	3.00	0	934,360
South Gateway Park	1070 NW 56 Ave.	155,756.27	3.58	0	247,160
St. George Community Park	3501 NW 8 St.	470,871.75	10.81	6,781	3,766,970
Veterans Park	7600 NW 50 St.	293,129.22	6.73	14,306	1,758,770
Walter "Wally" Elfers Park	1080 NW 47 Ave.	39,425.15	0.91	4,820	242,860
Waterford Park	7405 NW 44 St.	60,798.71	1.40	0	243,200
West Ken Lark Park	1321 NW 33 Ave.	428,400.66	9.83	6,243	3,098,170

West Wind Park	4550 NW 82 Ave.	447,899.62	10.28	2,479	1,791,600
Windermere Community Center	1818 NW 54 Ter.	32,389.38	0.74	4,750	10
Wolk Park	1080 NW 42 Way	274,436.34	6.30	3,384	548,870
TOTAL		6,660,245	152.89	77,785	28,979,910

List of Amenities provided by the City of Lauderhill, FL

- | | |
|---------------------------------|---------------------------------------|
| Amphitheater (2 parks) | Nature Trail (1 park) |
| Baseball (5 parks) | Netball Court (2 park) |
| Basketball (9 parks) | Passive/Open Area (11 parks) |
| Batting Cage (1 park) | Pavilion (7 parks) |
| Cricket Field (4 parks) | Petanque (1 park) |
| Dock/Pier (3 parks) | Pickleball Court (2 parks) |
| Fitness Room/Gym (4 parks) | Playgrounds (16 parks) |
| Fitness Stations (6 parks) | Public Art (15 parks) |
| Football/Soccer Field (6 parks) | Racquetball/Handball Courts (2 parks) |
| Gazebo (1 park) | Recreation Building (14) |
| Golf Course (1 park) | Splash Pad (1 park) |
| Lake or Waterway (5 parks) | Swimming Pools (4 parks) |
| Locker Room (3 parks) | Tennis Courts (4 parks) |
| Meeting Room (10 parks) | Volleyball Court (3 parks) |
| Museum (1 park) | Walking/Jogging Path (18 parks) |

Parks and Recreation Summary

Total Parks Acreage:152.89

Total Land Value (Property Appraiser): \$28,979,910

Total Land Value per Acre: \$189,547

Table IV-1 - Land Cost per Resident

An analysis of land values was conducted to develop an estimated value of park land. This analysis included an evaluation of the land value component of the assessed value. The total land assessed value of the parks property is \$28,979,870 or \$201,445 per acre.

Variable	Park Land Value
Total Land Value per Acre	201,445
Total Acres	143.86
Level of Service	1.96
Total Land Value per Resident	370.68

Table IV-2 - Facilities Cost per Resident

Variable	Park Land Value
Total Square Feet	73,035
Cost per Square Foot	250.00
Total Building/Facility Value	18,258,750
Total Facility Value per Resident	248.21

For the purpose of this impact fee study, an average construction cost of \$250 per square foot has been utilized for municipal parks buildings in Lauderhill, Florida. This estimate aligns closely with recent industry-standard sources and published government impact fee studies within Florida. Specifically, Port St. Lucie's 2022 Parks and Recreation Impact Fee Study indicated construction costs ranging between \$260 to \$320 per square foot for recreational community centers (TischlerBise, 2022). Additionally, Palm Beach County's 2022 Impact Fee Update confirmed that contemporary government building costs in South Florida frequently range from \$200 to upwards of \$400 per square foot, with average industrial and recreational-type public buildings comfortably within the \$250 per square foot range (Benesch, 2022). RSMMeans construction cost data further supports this figure, adjusted for regional factors and recent inflation trends. Given these reputable and defensible sources, \$250 per square foot provides a conservative yet realistic benchmark for municipal park building construction costs suitable for impact fee calculations.

Table IV-3 - Total Impact Cost per Resident

Total Impact Cost per Resident		
Variable	Figure	Percent of Total Asset Value (9)
Land Cost per Resident	370.68	60%
Recreational Facility Cost per Resident	248.21	40%
Total Impact Cost per Resident	618.89	100%

Table IV-4 - Parks and Recreation Impact Fee Recommendation by Number of Bedrooms

The following table provides the parks and recreation impact fee recommendations based on the number of bedrooms per residential unit. This methodology accurately reflects the anticipated parks and recreation service demand generated by residential developments.

Residential Category	Net Cost per Person	Functional Pop Coefficient	Net Impact Fee per Unit (\$)
0-1 BR	\$618.89	1.3	\$804.56
2 BR	\$618.89	2.2	\$1,361.56
3 BR	\$618.89	3.0	\$1,856.67
4+ BR	\$618.89	3.6	\$2,228.00

Notes:

- Functional Population Coefficients are based on data from the U.S. Census Bureau’s American Community Survey and align with established practices in Florida impact fee studies.
- The Net Cost per Person is detailed in the cost analysis section of this report.

Conclusion

The City of Lauderhill Impact Fee Study establishes a legally sound and data-driven framework for assessing impact fees to support critical public services amid continued growth. Through careful evaluation of population trends, facility inventories, service levels, and infrastructure costs, this study provides technically defensible impact fees for Fire Rescue, Law Enforcement, and Parks and Recreation services.

The adoption of a bedroom-based residential methodology ensures equitable distribution of costs based on anticipated demand, while non-residential impact fees are proportionately assessed by functional population equivalents. The calculated fees reflect the cost of capital improvements necessary to maintain quality service delivery to new residents and businesses.

By implementing the recommendations herein, the City can ensure new development contributes its fair share toward infrastructure expansion, helping to preserve public safety, recreational opportunities, and quality of life for all residents. These fees are not intended to generate surplus revenue but to align new growth with the City's long-term capital investment and planning goals.

Ultimately, this study equips City leaders with the tools to make informed policy decisions that balance growth with fiscal responsibility and sustainable community development.