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Parkland to introduce fire, police impact fees

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With significant new developments expected in the 1,900-acre "wedge" piece that is now part of the city and unincorporated [Broward County](#), Parkland city officials have started taking steps to ensure that developers in the city pay their share of the costs the city will have to bear for providing new infrastructure.

After the City Commission voted a few months ago in favor of introducing public safety impact fees for new development, the city asked TischlerBise Inc. to calculate the impact fee that the city could charge for fire and police. At a recent meeting, Commission members listened to the pros and cons of the three options the company proposed for collecting the fee.

"The city has three options on assessing single family detached homes – one impact fee for all single family detached housing units, different impact fees based on number of bedrooms, and different impact fees based on square footage of unit," Chris Cullinan of TischlerBise said.

Having one impact fee for all single family homes was the most straightforward option from an administrative perspective, Cullinan said. "[Broward County](#) transit impact fees, [Broward County](#) road impact fees, [Palm Beach County](#) road impact fees; Margate and Davie use a similar approach."

Mayor Michael Udine said he liked the option. "All single family homes, irrespective of the number of bedrooms, merit the same exact fire response and basically the same police response. It should be the same impact fee for all single family units."

Vice Mayor Jay Smith said he was in favor of one impact fee for all single family homes or assessing the amount based on square footage. "I know people with six bedroom houses in Parkland. But in some cases, just two people stay there."

The proposed fee won't cost current residents any money, Commissioner Jared Moskowitz said. "This won't affect anything within the system. This will only be for new development that is not within the system. This is a fee that homebuilders pay to the city for public safety."

As per the option that the Commission favored, a builder of a single family home will pay \$431 as fire impact fee and \$159 as police impact fee, a total of \$590. For multi-family homes, the fee will be \$255 for fire and \$94 for police. The impact fee for non residential buildings will be based on square footage of the building. For hotels, a developer will pay \$431 per room.

"Introducing impact fees is common practice, especially in Florida," Cullinan said. "Florida has had impact fees for 30 years. Many cities like Coral Springs have it; [Broward County](#) and [Palm Beach County](#) too have had it

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According to the study, Parkland, which already has introduced park impact fees, will receive approximately \$304,400 in fire impact fees and \$116,000 in police impact fees over the next five years. The city will also collect \$32,000 during that period to update its fire and police impact fee study.

TischlerBise is expected to finalize its study within the next few weeks. Like with all impact fees, the amount collected by the city can only be used for funding new infrastructure projects and cannot be utilized for payment of salaries or for improvement of existing infrastructure.

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