



***Wellington Comprehensive Plan  
Recreation & Open Space Element***



**Table 1.2.1.1:  
Recommended Standards for Parks and Recreation Facilities**

**Legend**

●**LOS** means Level of Service ●**Est. Perm. Popul.** means Estimated Permanent Population ●**Rec.** means Recommended Facilities  
●**Diff** means Difference between facilities needed to meet Recommended Level of Service and Existing Inventory

| Facility                        | Adopted LOS (Facility/Population) | Inventory of Facilities (June, 2008) | 2005                     |        |      | 2007                     |        |      | 2010                     |        |      | 2017                     |        |      |
|---------------------------------|-----------------------------------|--------------------------------------|--------------------------|--------|------|--------------------------|--------|------|--------------------------|--------|------|--------------------------|--------|------|
|                                 |                                   |                                      | Est. Perm. Popul. 53,429 | Rec.   | Diff | Est. Perm. Popul. 58,179 | Rec.   | Diff | Est. Perm. Popul. 60,891 | Rec.   | Diff | Est. Perm. Popul. 63,505 | Rec.   | Diff |
| Baseball Fields, Youth          | 1/5000                            | 14                                   |                          | 11     | 0    |                          | 12     | 0    |                          | 12     | 0    |                          | 13     | 0    |
| Baseball/Softball Fields, Adult | 1/12,000                          | 3                                    |                          | 4      | 1    |                          | 5      | 2    |                          | 5      | 2    |                          | 5      | 2    |
| Basketball Courts, Indoor       | 1/15,000                          | 6                                    |                          | 4      | 0    |                          | 4      | 0    |                          | 4      | 0    |                          | 4      | 0    |
| Basketball Courts , Outdoor     | 1/4,000                           | 12                                   |                          | 13     | 1    |                          | 15     | 3    |                          | 15     | 3    |                          | 16     | 4    |
| Bocce Courts                    | 1/30,000                          | 2                                    |                          | 2      | 0    |                          | 2      | 0    |                          | 2      | 0    |                          | 2      | 0    |
| Civic/Programming Space         | 1 square feet/ 3 persons          | 103,000 square feet                  |                          | 17,810 | 0    |                          | 19,393 | 0    |                          | 20,297 | 0    |                          | 21,168 | 0    |
| Equestrian Trails               | 1 mile/5,000                      | 58.4 miles                           |                          | 11     | 0    |                          | 12     | 0    |                          | 12     | 0    |                          | 13     | 0    |
| Football/Soccer Fields          | 1/5000                            | 19                                   |                          | 11     | 0    |                          | 12     | 0    |                          | 12     | 0    |                          | 13     | 0    |
| Land Area                       | 10 acres/1,000                    | 894                                  |                          | 534    | 0    |                          | 582    | 0    |                          | 607    | 0    |                          | 636    | 0    |
| Play Areas                      | 1/3,000                           | 23                                   |                          | 18     | 0    |                          | 19     | 0    |                          | 20     | 0    |                          | 21     | 0    |
| Recreational Trails             | 1 mile/5,000                      | 12.5 miles                           |                          | 11     | 0    |                          | 12     | 0    |                          | 12     | 0    |                          | 13     | 1    |
| Roller Hockey Rinks             | 1/8,000                           | 2                                    |                          | 7      | 5    |                          | 7      | 5    |                          | 8      | 6    |                          | 8      | 6    |
| Softball Fields - Youth         | 1/10,000                          | 5                                    |                          | 5      | 0    |                          | 6      | 1    |                          | 6      | 1    |                          | 6      | 1    |
| Swimming Pools                  | 1/30,000                          | 3                                    |                          | 2      | 0    |                          | 2      | 0    |                          | 2      | 0    |                          | 2      | 0    |
| Tennis Courts                   | 1/4,000                           | 22                                   |                          | 13     | 0    |                          | 15     | 0    |                          | 15     | 0    |                          | 16     | 0    |
| Volleyball Courts               | 1/6,000                           | 7                                    |                          | 9      | 2    |                          | 10     | 3    |                          | 10     | 3    |                          | 11     | 4    |

Policy 1.2.5 Wellington shall pursue acquisition and development of parks and recreational sites at adopted and recommended Levels of Service to the benefit of each age, social, and economic group as necessary to meet recreational preferences.

Policy 1.2.6 Park, recreation, and open space areas shall be linked and accessed by an adopted multi-purpose/equestrian trail system, where feasible. The Village shall attempt to adopt said trail system by January 1, 2010.

Policy 1.2.7 Park, recreational, and open space areas shall be developed in a way to maximize preservation of existing native vegetation and natural features of the sites and to utilize facilities which are compatible with such natural areas. Said preservation shall be accomplished through strict enforcement of vegetation preservation requirements of the existing and proposed LDR. At minimum these standards shall include:

- (1) A vegetation assessment and evaluation including habitat quality, biological diversity, listed species and wildlife corridors.
- (2) A management plan that at a minimum includes detailed site description, perpetual protection of the native vegetation, eradication and continued removal of invasive non-native plant species, removal of litter and debris, control of erosion, maintenance of hydrological requirements, land use limitations.

These regulations shall be adopted and implemented consistent with the requirements of Chapter 163, F.S.

Policy 1.2.8 Community and District Parks and recreational facilities shall be located so that they are accessible to the general public and not internalized within a particular neighborhood.

Policy 1.2.9 During acquisition of recreation and open spaces, priority shall be given to lands containing natural resources suitable for preservation and appropriate for a resource oriented facility, such as areas containing undisturbed native vegetative communities or functional wetlands.

**Objective 1.3** The Village of Wellington shall coordinate public and private resources to meet current and future recreational demands.

Policy 1.3.1 Wellington has adopted and maintains a recreational impact fee ordinance and a companion residential parks land dedication requirement program to assist with the provision of adequate park and recreation land and facilities.

Policy 1.3.2 Wellington shall continually, or on an ongoing basis, pursue government and private funding mechanisms such as grants and loans, user fees, etc. for the acquisition and development of park and recreation facilities.

Policy 1.3.3 Wellington shall pursue joint park planning/development efforts with the Palm Beach County School Board and adjacent jurisdictions, including the Palm Beach County Parks & Recreation Department.

Policy 1.3.4 Wellington shall pursue Interlocal Agreements where appropriate with the School Board for joint use/collocation of school recreational facilities.

Policy 1.3.5 Wellington shall work with the School Board through established intergovernmental coordination mechanisms in an effort to assist in the school site selection process, so that park sites may be located adjacent to schools to maximize the potential for joint usage of sports fields and recreational facilities.

Policy 1.3.6 Wellington shall pursue execution of agreements with the South Florida Water Management District (SFWMD) and the federal government for use of their canal banks, levees, and Water Conservation Area for trail and passive recreational purposes.

Policy 1.3.7 Wellington shall coordinate with SFWMD and the Loxahatchee National Wildlife Refuge (LNWR) to maintain a point of access to the Refuge for Wellington along its Western Boundary for *passive* recreational purposes.

Policy 1.3.8 Wherever possible, Wellington shall irrigate recreational facilities with reclaimed water in accordance with the Water Supply Facilities 10 Year Work Plan (contained as a sub-element of the Infrastructure Element of the Comprehensive Plan).

**Objective 1.4** The Village of Wellington shall ensure, through the site plan review process, that recreation sites are accessible to the public, including but not limited to sites having adequate parking and handicapped facilities, and access from bikeways, pedestrian paths and equestrian trails, where feasible. Wellington shall review and consider all recreation sites as required by the LDR through its Development Review Committee and it shall continue to enforce the applicable sections of the LDR and the Goals, Objectives and Policies of this Plan.

Policy 1.4.1 Park and recreational sites shall be centrally located within an identified population service area with proper and adequate parking and accessibility, including bicycle, equestrian, and pedestrian paths, and with special consideration given to the elderly and handicapped populations.

**Objective 1.5** The Village of Wellington shall ensure that adequate Open Space or Resource Based Areas shall be at Levels of Service (LOS) as recommended and specified in Policy 1.2.1 of this Element.

Policy 1.5.1 Wellington has adopted and shall retain, as part of the Planned Unit Development Regulations, open space definitions and recreation standards and incorporate the ordinance into the LDR's within one year from the effective date of adoption of this Comprehensive Plan. At a minimum these standards shall include:

- (1) Amount of open space and recreation facilities required on a per unit basis.
- (2) Types of land eligible to be counted toward minimum open space and recreation calculations.
- (3) Types of facilities eligible to be counted to offset minimum open space and recreation requirements.
- (4) Options for cash in lieu of land dedication.
- (5) Design alternatives that will allow the clustering of development to avoid negative impacts to environmentally sensitive lands and to encourage the preservation of open space.

These regulations shall be adopted and implemented consistent with the requirements of Chapter 163, F.S.

Policy 1.5.2 Uses in the Open Space Areas shall be limited to rest areas, picnic areas, and nature trails, and equestrian trails where appropriate. All amenities shall be compatible with the environmental resources existing on site.

Policy 1.5.3 Priority for designation and/or acquisition of open space areas shall be directed to areas containing existing native vegetation and natural resource features, and every effort shall be made to conserve and maximize the existing native vegetation and features on site.

Policy 1.5.4 Wellington shall continue to provide for maintenance, control and monitoring of resource-based or open space areas where the Village of Wellington has a legal property interest and incorporate the ordinance into the LDR's within one year of the effective date of this Plan. The ordinance shall address preservation of open space and provide incentives encouraging open space preservation. At a minimum this ordinance shall:

- (1) A vegetation assessment and evaluation including habitat quality, biological diversity, listed species and wildlife corridors.

- (2) A management plan that at a minimum includes detailed site description, perpetual protection of the native vegetation, eradication and continued removal of invasive non-native plant species, removal of litter and debris, control of erosion, maintenance of hydrological requirements, land use limitations.

## *Exhibit "A"*

# *Recreation and Open Space Element Map Series*

1. Wellington Parks

State Road 80

Southern Blvd

Southern Blvd

Flying Cow Ranch Rd

Area Club Dr

Greenview Shores Blvd

Big Blue Tree

Greenbriar Blvd

Pierson Rd

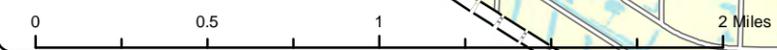
Lake Worth Rd

S State Road 7

Forest Hill Blvd

Lyons Rd

Wellington Environmental Preserve at the Marjory Stoneman Douglas Everglades Habitat



Copyright 2010 - City of Wellington  
The Data is provided "as is" without guarantee of accuracy, timeliness or completeness. It is the responsibility of the requestor to determine accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use. The City of Wellington is not responsible for the use of the licensed Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requestor acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update.

Date: 11/16/2010

 Parks & Preserves  Wellington

