

VILLAGE OF **WELLINGTON**

Parks and Recreation Impact Fee Study

Draft Report / October 15, 2021

October 15, 2021

Honorable Mayor and
Members of Wellington's Council
Village of Wellington
14000 Greenbriar Blvd.
Wellington, FL 33414

Subject: **Parks and Recreation Impact Fee Study**

We have completed our study of the parks and recreational services municipal impact fee for the Village of Wellington ("Wellington") and have summarized the results of our analysis, assumptions, conclusions and recommendations in this letter report, which is submitted for your consideration. This report summarizes the basis for the proposed impact fees in order to provide capital revenues that recover Wellington's capacity-related capital expenditure requirements to provide parks and recreation services and facilities to new development within Wellington.

RECREATION PLANNING PROCESS

The overall planning process can be illustrated as follows:



Wellington's Comprehensive Plan describes the goals, objectives and policies for Parks and Recreation. This represents the first step of the overall planning process. This plan describes Wellington's goals as they relate to its recreational services program and facilities, as well as delineates Wellington's planning processes, level of service guidelines and standards required to achieve such goals.

The second step in the planning process relates to the development and implementation of a master plan. Wellington has finalized a Parks and Recreation Master Plan (the "Master Plan") to support the goals and objectives set forth in the Parks and Recreation Element of the Comprehensive Plan. The Master Plan provides an in-depth evaluation of Wellington's current Parks and Recreation program and facilities and describes a strategy for the development and implementation of future capital expenditures associated with the desired level of recreation services and facilities for the Parks and Recreation Program.

This report summarizes Wellington's recreation planning process associated with the identification of Wellington's recreation services capacity-related capital costs and the evaluation of the appropriate level of such capital costs to be recovered through Parks and Recreation Impact Fees.

IMPACT FEE CRITERIA

The purpose of an impact fee is to assign, to the extent practical, growth-related capital costs to new development that benefits from the facilities funded by such expenditures. To the extent new population growth and associated development requires public facilities with identifiable capital costs to municipal services, equity and modern capital funding practices suggest the assignment of such capital costs to those residents or system users responsible for such costs rather than the existing population base. Generally, this practice has been labeled as "growth paying its own way."

Within the State of Florida, state statutes authorize the use of impact fees. The statute was generally developed based on case law before the Florida courts and broad grants of power including the home rule power of Florida counties and municipalities. Section 163.31801 of the Florida Statutes was created on June 14, 2006, and amended in 2009 and 2011, 2019, and 2021. This section of the Florida Statutes is referred to as the "Florida Impact Fee Act." Within this section, the Legislature finds that impact fees are an important source of revenue for local government to use in funding the infrastructure necessary to serve new growth. Section 163.31801 of the Florida Statutes, as amended, further provides that an impact fee adopted by ordinance of a county or municipality or by resolution of a special district must, at a minimum:

1. Require that the calculation of the impact fee be based on the most recent and localized data.
2. Provide for accounting and reporting of impact fee revenues and expenditures in a separate accounting fund.
3. Limit administrative charges for the collection of impact fees to actual costs.
4. Require that notice be provided no less than ninety (90) days before the effective date of an ordinance or resolution imposing a new or increased impact fee.
5. Requires collection of the fees not take place before the issuance of a building permit.
6. Limit any increase in the fees to no more than 50% of the current rate.
7. Requiring equal phasing of increases over two years for increases up to 25% and phasing of four years for increases between 25% and 50%.
8. Requires an affidavit addressed to the Auditor General that the utility has complied with this statute.

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This section is further reinforced through existing Florida case law and the Municipal Home Rule Powers Act that grants Florida municipalities the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, as limited by legislation or as prohibited by state constitution or general law. Florida courts have ruled that the Municipal Home Rule Powers Act grants the requisite power and authority to establish valid impact fees. The authority for Florida governments to implement valid system impact fees was further granted in the Florida Growth Management Act of 1985^[1].

The initial precedent for impact fees in Florida was set in the Florida Supreme Court decision, *Contractors and Builders Association of Pinellas Authority v. The Village of Dunedin, Florida*. In this case, the Court's ruling found that an equitable cost recovery mechanism, such as impact fees, could be levied for a specific purpose by a Florida municipality as a capital charge for services. An impact fee should not be considered as a special assessment or an additional tax. A special assessment is predicated upon an estimated increase in property value as a result of an improvement being constructed in the vicinity of the property. Further, the assessment must be directly and reasonably related to the benefit which the property receives. Conversely, impact fees are not related to the value of the improvement to the property, but rather to the property's use of the public facility and the capital cost thereof.

Until property is put to use and developed, there is no demand placed upon servicing facilities and the land use may be entirely unrelated to the value or assessment basis of the underlying land. Impact fees are distinguishable from taxes primarily in the direct relationship between amount charged and the measurable quantity of public facilities or service capacity required. In the case of taxation, there is no requirement that the payment be in proportion to the quantity of public services consumed since tax revenue can be expended for any legitimate public purpose.

Based on Section 163.31801 of the Florida Statutes and existing Florida case law, certain conditions are required to develop a valid impact fee. Generally, it is our understanding that these conditions involve the following issues:

1. The impact fee must meet the "dual rational nexus" test. First, impact fees are valid when a reasonable impact or rationale exists between the anticipated need for capital facilities and the growth in population. Second, impact fees are valid when a reasonable association, or rational nexus, exists between the expenditure of the impact fee proceeds and the benefits accruing to new development from those proceeds.
2. The system of fees and charges should be set up so that there is not an intentional windfall to the existing population.
3. The impact fee should only cover the capital cost of construction and related costs thereto (engineering, legal, financing, administrative, etc.) for facilities and capital requirements that are required due to growth. Therefore, expenses due to rehabilitation or replacement of a facility serving existing customers (e.g., replacement of a capital asset) or an increase in the level of service should be borne by all users of the

[1] The Act as codified in the Florida Statutes allows for impact fees under land use regulation by stating:

"This section shall be construed to encourage the use of innovative land development regulations which include provisions such as the transfer of development rights, incentive and inclusionary zoning, planned unit development, impact fees, and performance zoning. These and all other such regulations shall be combined and compiled into a single land development code for the jurisdiction."—Florida Statutes, Sec. 163.3202(3).

facility (i.e., existing and future users). Likewise, increased expenses due to operation and maintenance of parks and recreation services and facilities should be borne by all users of the facility.

4. Wellington should maintain an impact fee resolution that explicitly restricts the use of impact fees collected. Therefore, impact fee revenue should be set aside in a separate account, and separate accounting must be made for those funds to ensure that they are used only for the lawful purposes described above.

Based on the criteria above, the proposed Parks and Recreation Impact Fee set forth in subsequent sections herein: i) will include a proportionate share of the cost of the major capital facilities necessary to provide parks and recreation services and facilities; ii) will not reflect renewal and replacement costs associated with existing capital assets; and iii) will not include any costs of operation and maintenance of the facilities.

IMPACT FEE METHODS

There are two methods typically used for the calculation of impact fees. The method that is selected is dependent on the type of fee being calculated (e.g., water, police services, recreational services, transportation, etc.), cost and engineering data available, and the availability of other local data such as household and population projections, current levels of service, and other related items. These two methods are: i) the improvements-driven approach; and ii) the standards-driven approach. These methods have been utilized in the development of impact fees for local governments in Florida.

The improvements-driven method is an approach that utilizes a specific list of existing assets and planned capital improvements over a period of time. For example, the fee may correspond to the level of capital improvements that have been identified in the Master Plan or capital improvement budget of the local government. The standards-driven method does not utilize the cost of improvements based on specific capital budget needs but rather on the theoretical cost of the improvements to capital facilities for incremental development based on standards established by the local government. For example, the standards-driven method for a transportation impact fee would consider the theoretical cost of a mile of a new road by the trip capacity of a mile of road to establish the cost per trip. The primary difference between the two methodologies is how the capital costs, which must be recovered from the application of the fee, are identified.

The proposed impact fee for recreational services and facilities is primarily based on the improvements-driven method and reflects Wellington's existing parks and recreation assets and capital improvement plans to provide future facilities and satisfy Wellington's parks and recreation service and facility goals and objectives. This method was selected as Wellington's asset and capital improvement plan data is complete and readily available, including Wellington's desired future capital investments related to recreation services as set forth in the Parks and Recreation Master Plan and thus will provide a strong nexus between the proposed impact fee and the benefits that will accrue to new development.

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POPULATION FORECAST

Regardless of the approach taken to formulate impact fees, it is necessary to develop a forecast of Wellington's population to have an appropriate planning horizon to ensure that capital improvement costs are apportioned over a suitable growth segment.

As shown below, according to Wellington's Comprehensive Plan, Land Use & Community Design Data and Analysis report, the total current population is 67,303 as of 2020. Based on information provided in the report, it is estimated that the total population will approach approximately 85,000 by 2035. This population projection was used in the Parks and Recreation Master Plan as one of the factors used to evaluate the need for future investment in recreations services. It is this projected population level that is used in the development of the fee apportionment as shown later on in this report.

Historical and Projected Population[1]		
Year	Total Population	Average Annual Population Growth Rate
2010	56,832	-
2020	67,303	1.71%
2035	85,397	1.60%

[1] Amounts derived from Wellington's Land Use & Community Design Data and Analysis report dated August 10, 2021 based on U.S. Census data.

EXISTING RECREATIONAL RESOURCES

Wellington's Parks and Recreation Program consists of a diverse park system and a variety of accessible recreational facilities. The park system consists of nine (9) community parks including:

Community Parks
Olympia Park
Tiger Shark Cove
Village Park
Wellington Amphitheater
Wellington Aquatics Center
Wellington Community Center
Wellington Community Park
Wellington Green Park
Wellington Tennis Center

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There are also three (3) dedicated nature preserves, two (2) open space areas, and two (2) memorials:

Nature Preserves
Birkdale Boardwalk
Peaceful Waters Preserve
Wellington Environmental Preserve

Open Space Areas
Commons Reserve
Pine Valley Preserve

Memorials
Patriot Memorial
Veterans Park

Wellington's park system also includes twenty-four (24) Neighborhood Parks:

Neighborhood Parks	
Areo Club Park	Goldenrod Park
Amesbury Park	Greenbriar Park
Azure Park	Hawthorne Park
Berkshire Park	Little Ranches Park
Block Island Park	Margate Park
Brampton Cove Park	Mystic Park
Dorchester Park	Primrose Park
Essex Park	Scott's Place
Farmington Park	Staimford Park
Field of Dreams Park	Summerwood Circle Park
Forest Hill Boat Ramp	Wellington Rotary Peace Park
Foresteria Park	Yarmouth Park

Wellington's Parks and Recreation Program includes a variety of recreational facilities including 41 athletic fields, 23 playgrounds, 14 basketball courts, 27 tennis courts, one (1) splash pad, two (2) community and recreation centers, one (1) aquatic center, and one (1) dog park.

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LEVEL OF SERVICE ANALYSIS

Wellington's Parks and Recreation Master Plan (Master Plan) evaluated the Level of Service (LOS) for parks and recreation services and facilities. The evaluation included a review of the Acreage LOS, the Facility LOS and the Access LOS.

The Acreage LOS indicated that Wellington currently exceeds the LOS target adopted in the Comprehensive Plan of 10 acres per 1,000 population; however, the current level of parks and open space acreage will be insufficient to meet the targeted LOS based on future population growth as shown in the tabulation below:

Village of Wellington Acreage LOS			
Park Type	Acreage	Existing LOS[1] 2020 Acres/1,000 Pop.	Future LOS[2] 2035 Acres/1,000 Pop.
Open Space	2.5	0.37	0.03
Neighborhood Parks	59.3	0.88	0.69
Community Parks	208.9	3.10	2.45
Preserves	423.6	6.29	4.96
Total Parks and Open Space Acres	694.3	10.32	8.13

[1] Based on 2020 population of 67,307.

[2] Based on projected 2035 population of 85,397.

The Master Plan notes that much of the current acreage is contained in large preserves and community facilities and recommends that emphasis be placed on the development of neighborhood parks as Wellington continues to grow.

The Master Plan also considered Wellington's Recreation Facilities LOS. The analysis indicated that the existing development of facilities to support recreational activities generally exceeds national standards and will continue to so as Wellington grows. The Master Plan findings also indicate that the parks and recreation system provides a high level of access to its larger community and regional facilities.

In the determination of the fee, the original costs of the existing major assets are considered. In tabulating the asset value for inclusion in the impact fee calculation equipment, such as lawn mowers, lighting systems, and other minor equipment, were excluded. Wellington's existing assets are categorized by type as shown on Table 1 and summarized on the following page.

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Inventory of Wellington Parks and Recreational Facilities [1]	
Description	Original Cost
Neighborhood Parks	\$4,004,211
Community Parks	58,556,356
Preserves	19,035,570
Memorials	503,499
Other Facilities [2]	7,838,072
Sub Total	\$89,937,708
Less Miscellaneous Equipment [3]	(\$3,515,390)
Original Cost Subtotal	\$86,422,318
Grant Funded Facilities [4]	(2,296,595)
Net Recoverable Costs	\$84,125,723

- [1] Based on information provided by Wellington as shown in detail on Table 1.
[2] Other Facilities include: Neil Hirsch Boys & Girls Club, Dog Park, Skate Park, and Saddle Trail Park.
[3] Based on evaluation of existing assets equipment such as vehicles, lawn mowers, lighting systems, etc. were excluded.
[4] As reported by Wellington. Includes grants awarded and currently applied for.

FUTURE CAPITAL IMPROVEMENTS

Wellington's Parks and Recreation Master Plan identified \$66,223,880 in capital improvements as shown below:

Parks System Capital Improvements	
Description	Estimated Cost
Park Improvements and Facility Development	\$22,823,000
Multimodal Connectivity	16,300,000
Environment Value and Sustainability	600,000
Flexible and Diverse Programming	18,480,000
Planning, Design, Permitting, and Contingency	8,020,880
Park System Totals	\$66,223,880

In developing the proposed Parks and Recreation Impact Fee, the only cost of parks improvement and facility development of \$22,823,000, plus a portion of the planning, design, permitting, and contingency of \$2,764,000 (approximately 12%), for a total of \$25,587,000, was included in the impact fee calculations.

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DESIGN OF RECREATIONAL FACILITY IMPACT FEE

The method used to determine the impact fee is the improvements-driven method along with recoupment of a portion of existing investments associated with capacity to serve recreation needs as defined by Wellington. Table 3 at the end of this report summarizes the results of the impact fee calculation. The following is a description of the method used in this study:

- Identification of Existing Assets – Based on Wellington's existing investment in recreation and park facilities the total estimated cost of existing assets to serve residents is identified.
- Identification of Future Capital Needs – Based on Wellington's estimated capital costs of developing future park facilities as set forth in the recently completed Master Plan.
- Development of Equivalent Impact Fee Units – This data which was provided by Wellington in the form of Wellington's anticipated "build-out" population estimated for 2040.
- Calculation of Cost per Dwelling Unit – Once the total capital costs allocable to the impact fee are determined, the impact fee unit per person is calculated. This calculation represents the average cost of recreation facilities per capita. To develop the proposed impact fees, the cost per person is multiplied by the number of persons per household estimated for single-family, multi-family, and senior living dwelling units.

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PROPOSED IMPACT FEE CALCULATION

Based on the above-referenced assumptions, the Parks and Recreation Impact Fee as set forth in detail on Table 3 was determined as follows:

Impact Fee Calculator	
Description	Amount
Net Wellington Investment in Existing Recreational Facilities and Activities	\$84,125,723
Total Future Wellington Investment in Recreational Facilities and Activities	25,587,000
Total Recoverable Costs of Recreational Facilities, Activities, and Parklands	\$109,712,723
Total Wellington Population as of 2035	85,397
Total Costs per Capita	\$1,284.74
Estimated Persons per Household Based on 2020 Census (All Household Types)	3.09
Proposed Fee per Single-family Residential Dwelling Unit [1]	4,046.92
Proposed Fee per Multi-family Residential Dwelling Unit [2]	3,378.96
Proposed Fee per Senior Living Dwelling Unit [3]	3,035.19

[1] Based on estimated persons per single-family household of 3.15 per 2020 American **Community** Survey.

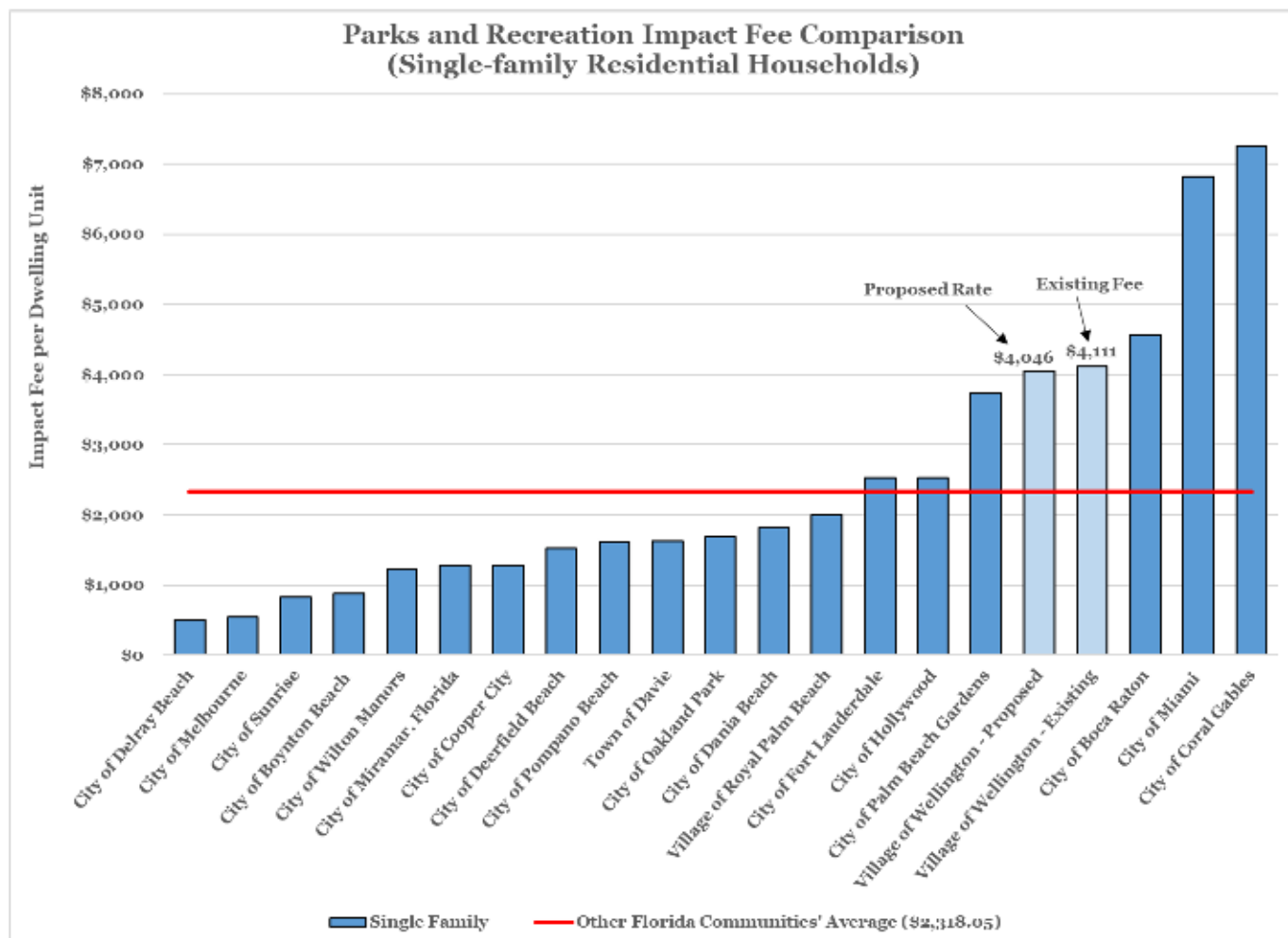
[2] Based on estimated persons per multi-family household of 2.63 per 2020 American Community Survey.

[3] Senior living dwelling units estimated to have approximately twenty-five percent (25%) fewer persons per dwelling unit based on survey data from 2017 National Household Travel Survey.

IMPACT FEE COMPARISONS

To provide Wellington additional information about the proposed impact fees for single-family and multi-family units, a comparison of the proposed fees for Wellington and those charged by other jurisdictions was prepared. Table 2 at the end of this report summarizes the impact fees for recreational services and facilities charged by other communities with the existing and proposed rates of Wellington. Please note that each community may establish a different level of service standard to meet its vision of the needs for recreation facilities and activities. As such, Wellington can anticipate variances between other communities.

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CONCLUSIONS AND RECOMMENDATIONS

Based on our analyses of the current parks and recreation asset data, projected capital improvements plan as well as discussions with Wellington Staff, Raftelis recommends updating of the current Parks and Recreation Impact Fee of \$4,111 per dwelling unit for all household types to the amount calculated herein of \$4,046 for single-family units, \$3,378 for multi-family units, and \$3,035 for senior living units. Additionally, Raftelis recommends that Wellington periodically review and update its impact fee calculations approximately every three (3) years.

The proposed Parks and Recreation Impact Fee presented in this report should meet the study objectives, as identified by Wellington and provide a defensible impact fee based on industry norms, case law and the requirements of the Florida Statutes regarding impact fees. As such, based on information provided by Wellington and the assumptions and considerations reflected in this report, Raftelis, considers the proposed fees to be cost-based, reasonable, and representative of the funding requirements necessary to serve new development.

Honorable Mayor and Members of Wellington's Council
Village of Wellington
October 15, 2021
Page 12

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We appreciate the cooperation and assistance given to us by Wellington and its staff in the completion of the study.

Very truly yours,

RAFTELIS FINANCIAL CONSULTANTS, INC.

Henry L. Thomas
Vice President

HLT/dlc
Attachments

VILLAGE OF WELLINGTON
PARKS AND RECREATION IMPACT FEE STUDY

LIST OF TABLES

Table No.	Description
1	Summary of Existing Assets
2	Recreation Impact Fee Comparison

Table 1
Village of Wellington, Florida
Parks and Recreation Impact Fee Study

Summary of Existing Assets [1]

Line No.	Asset Description	Include/Exclude	Location Description	Facility Type	Acquisition Cost
1	AMESBURY PARK IMPROVEMENTS	Include	Amesbury Park	Neighborhood Parks	\$37,946.97
2	PROXIMA PROJECTOR	Exclude	Amphitheater	Community Parks	9,799.00
3	INFLATABLE MOVIE SCREEN	Exclude	Amphitheater	Community Parks	6,844.00
4	Amphitheater Building	Include	Amphitheater	Community Parks	574,760.00
5	Amphitheater Bathroom	Include	Amphitheater	Community Parks	198,858.00
6	Town Center Site Improvements	Include	Amphitheater	Community Parks	1,447,135.41
7	AMPHITHEATER SIGNS	Exclude	Amphitheater	Community Parks	19,700.68
8	AMPHITHEATER LIGHTING UPGRADE	Exclude	Amphitheater	Community Parks	24,219.65
9	AMPHITHEATER SOUND UPGRADE	Exclude	Amphitheater	Community Parks	21,506.25
10	ELECTRICAL UPGRADES-AMP	Exclude	Amphitheater	Community Parks	18,548.00
11	SOUND SYSTEM FOR AMPHITHEATER	Include	Amphitheater	Community Parks	24,235.24
12	CANOPY-WELLINGTON AMPHITHEATER	Include	Amphitheater	Community Parks	34,375.00
13	KAWASAKI SHUTTLE 8 PASSENGER CART	Exclude	Amphitheater	Community Parks	9,410.56
14	KAWASAKI SHUTTLE 8 PASSENGER CART	Exclude	Amphitheater	Community Parks	9,410.56
15	PANASONIC LASER PROJECTOR/VIDEO PACKAGE	Exclude	Amphitheater	Community Parks	17,995.00
16	Aquatics Pavillion	Include	Aquatics	Community Parks	32,926.00
17	DIVING STANDS (VARIOUS SIZES)	Include	Aquatics	Community Parks	14,860.40
18	WCC AQUATIC SLIDES	Include	Aquatics	Community Parks	424,750.60
19	2-PEAK SHADE STRUCTURE @ POOL	Include	Aquatics	Community Parks	8,450.00
20	THERMAL POOL HEATER	Exclude	Aquatics	Community Parks	6,915.00
21	AQUATIC SLIDES	Include	Aquatics	Community Parks	33,487.22
22	PARK CAPITAL MAINTENANCE-POOL	Exclude	Aquatics	Community Parks	72,152.89
23	Pool Remodel	Exclude	Aquatics	Community Parks	31,504.24
24	Pool Security System	Exclude	Aquatics	Community Parks	23,983.68
25	Pool Office Furniture	Exclude	Aquatics	Community Parks	7,560.98
26	Pool Shade	Include	Aquatics	Community Parks	24,900.00
27	Pool Scoreboard	Exclude	Aquatics	Community Parks	14,315.00
28	Pool Sound System	Exclude	Aquatics	Community Parks	9,882.85
29	New Pool Building	Include	Aquatics	Community Parks	926,658.87
30	New Pool	Include	Aquatics	Community Parks	1,067,868.38
31	Pool Lift	Include	Aquatics	Community Parks	6,546.75
32	Pool Improvements	Exclude	Aquatics	Community Parks	28,662.87
33	Lightning Detection System	Exclude	Aquatics	Community Parks	11,534.00
34	Amphitheater Sound System	Exclude	Aquatics	Community Parks	49,622.00
35	AQUATIC-EQUIPMENT ROOM CONTROL	Exclude	Aquatics	Community Parks	10,915.46
36	POOL BATHROOM REROOF	Exclude	Aquatics	Community Parks	8,715.00
37	POOL HEAT/COOL UNIT	Exclude	Aquatics	Community Parks	16,550.00
38	ROOF-POOL PUMP HOUSE	Include	Aquatics	Community Parks	11,465.00
39	POOL SLIDE REHAB	Exclude	Aquatics	Community Parks	5,950.00
40	POOL HEAT/COOL UNITS (5)	Exclude	Aquatics	Community Parks	71,800.00
41	POOL LOCKERS	Exclude	Aquatics	Community Parks	24,972.74
42	ENDURO ROBOTIC VACUUM	Exclude	Aquatics	Community Parks	10,101.00
43	AQUATIC-LIGHTNING PROTECT SYST	Exclude	Aquatics	Community Parks	5,100.00
44	AQUATIC SHADE STRUCTURE	Include	Aquatics	Community Parks	25,662.21
45	POOL SHADE STRUCTURE SLAB	Include	Aquatics	Community Parks	20,350.00
46	PAL-PORTABLER AQUATIC LIFT WITH ARM	Exclude	Aquatics	Community Parks	6,817.60
47	12' X 30' BUNGALOW SHED	Include	Aquatics	Community Parks	6,800.00
48	MANUAL TRANSFER SWITCH FOR IRRIGATION	Exclude	Aquatics	Community Parks	16,782.00
49	SAFETY SURFACE-AZURE PARK	Include	Azure Park	Neighborhood Parks	20,016.00
50	PLAYGROUND EQUIP-BERKSHIRE PK	Exclude	Berkshire Park	Neighborhood Parks	14,242.88
51	BERKSHIRE PARK IMPROVEMENTS	Exclude	Berkshire Park	Neighborhood Parks	14,558.74
52	BASEBALL FIELDS	Include	Neil Hirsch Boys & Girls Club	Other Facilities	20,355.04
53	BUILD BASEBALL FIELDS	Include	Neil Hirsch Boys & Girls Club	Other Facilities	22,176.95
54	LIGHTING	Include	Neil Hirsch Boys & Girls Club	Other Facilities	7,665.00
55	BASKETBALL COURTS	Include	Neil Hirsch Boys & Girls Club	Other Facilities	16,947.70
56	BALL FIELD FENCING	Include	Neil Hirsch Boys & Girls Club	Other Facilities	23,014.00
57	LIGHTING OF BALLFIELDS	Include	Neil Hirsch Boys & Girls Club	Other Facilities	114,436.34
58	PARKING LOT	Include	Neil Hirsch Boys & Girls Club	Other Facilities	23,015.80
59	PARKING LOT	Include	Neil Hirsch Boys & Girls Club	Other Facilities	8,388.00
60	LIGHTING	Exclude	Neil Hirsch Boys & Girls Club	Other Facilities	125,306.50
61	LIGHTING	Exclude	Neil Hirsch Boys & Girls Club	Other Facilities	12,400.00
62	PLAYGROUND EQUIP @ BOYS/GIRLS	Exclude	Neil Hirsch Boys & Girls Club	Other Facilities	61,914.32
63	LIGHTING-B&G TEE BALL FIELDS	Exclude	Neil Hirsch Boys & Girls Club	Other Facilities	65,331.00
64	BOYS AND GIRLS CLUB	Include	Neil Hirsch Boys & Girls Club	Other Facilities	3,931,670.14
65	FENCING-BOYS AND GIRLS CLUB	Include	Neil Hirsch Boys & Girls Club	Other Facilities	23,975.00
66	BLOCK ISLAND PARK	Include	Block Island Park	Neighborhood Parks	242,458.00

Table 1
Village of Wellington, Florida
Parks and Recreation Impact Fee Study

Summary of Existing Assets [1]

Line No.	Asset Description	Include/Exclude	Location Description	Facility Type	Acquisition Cost
67	Land Improvements	Include	Brampton Cove Park	Neighborhood Parks	65,189.90
68	PLAYGROUND EQUIP-BRAMPTON	Exclude	Brampton Cove Park	Neighborhood Parks	9,306.34
69	TURF BLOCK - BRAMPTON COVE PRK	Exclude	Brampton Cove Park	Neighborhood Parks	8,151.25
70	SIDEWALK AT BRAMPTON COVE PARK	Include	Brampton Cove Park	Neighborhood Parks	19,155.60
71	Land Improvements	Include	Dog Park	Other Facilities	14,998.47
72	POLYGON SHELTERS - DOG PARK	Include	Dog Park	Other Facilities	37,594.00
73	DOG PARK IMPROVEMENTS	Include	Dog Park	Other Facilities	12,897.26
74	DOG PARK PAVILLION	Include	Dog Park	Other Facilities	26,903.50
75	INSTALL ADDTL SECURITY CAMERA	Exclude	Dog Park	Other Facilities	8,286.26
76	DOG PARK PAVILION	Include	Dog Park	Other Facilities	56,922.14
77	DOG PARK-VBALL COURT IMPROVE	Include	Dog Park	Other Facilities	13,695.53
78	BLEACHERS DOG PARK VOLLEYBALL	Include	Dog Park	Other Facilities	8,584.90
79	SHADE STRUCTURE DOG PARK VB	Include	Dog Park	Other Facilities	17,970.50
80	DOG PARK PATHWAY	Include	Dog Park	Other Facilities	92,585.80
81	DORCHESTER PARK IMPROVEMENTS	Include	Dorchester Park	Neighborhood Parks	7,450.00
82	DORCHESTER PARK IMPROVEMENTS	Include	Dorchester Park	Neighborhood Parks	356,170.70
83	ESSEX PARK IMPROVEMENTS	Include	Essex Park	Neighborhood Parks	31,796.15
84	ESSEX PARK IMPROVEMENTS	Include	Essex Park	Neighborhood Parks	506,924.60
85	BASKETBALL COURTS	Include	Farmington Park	Neighborhood Parks	5,900.10
86	Polygon Shelter - Farmington	Include	Farmington Park	Neighborhood Parks	22,297.53
87	FARMINGTON PARK IMPROVEMENTS	Include	Farmington Park	Neighborhood Parks	18,045.00
88	FIELD OF DREAMS	Include	Field of Dreams Park	Neighborhood Parks	100,465.78
89	FIELD OF DREAMS IMPROVEMENTS	Include	Field of Dreams Park	Neighborhood Parks	5,717.50
90	FORESTERIA PARK IMPROVEMENTS	Include	Foresteria Park	Neighborhood Parks	8,812.00
91	FORESTERIA/GREENVIEW SHORES CURBING	Include	Foresteria Park	Neighborhood Parks	17,900.00
92	CHAIN LINK FENCE	Include	Greenbriar Park	Neighborhood Parks	5,197.00
93	Land Improvements	Include	Greenbriar Park	Neighborhood Parks	45,106.79
94	BATHROOM @ GRENNBRIAR PARK	Include	Greenbriar Park	Neighborhood Parks	19,457.26
95	GREENBRIAR PARK IMPROVEMENTS	Include	Greenbriar Park	Neighborhood Parks	385,255.54
96	Greenbriar Equipment	Exclude	Greenbriar Park	Neighborhood Parks	18,712.18
97	Greenbriar Park LI	Include	Greenbriar Park	Neighborhood Parks	156,274.87
98	BLACK FENCE- YARM ALONG GB	Include	Greenbriar Park	Neighborhood Parks	22,001.64
99	Synthetic Turf Greenbriar Par	Include	Greenbriar Park	Neighborhood Parks	16,917.76
100	GREENBRIAR PARK DOG WASH IMPROVEMENT	Exclude	Greenbriar Park	Neighborhood Parks	71,251.25
101	GOLDENROD PARK LAND IMP	Include	Goldenrod Park	Neighborhood Parks	117,135.16
102	BASKETBALL COURT - GOLDENROD	Include	Goldenrod Park	Neighborhood Parks	23,000.00
103	PAVILION - GOLDENROD	Include	Goldenrod Park	Neighborhood Parks	24,320.00
104	PLAY EQUIPMENT - GOLDENROD	Include	Goldenrod Park	Neighborhood Parks	60,000.00
105	WELLINGTON MALL PARK IMPROVEME	Include	Green Park	Community Parks	164,376.22
106	Hawthorne Court Park Land	Include	Hawthorne Park	Neighborhood Parks	123,178.00
107	Hawthorne Park Basketball Ct	Include	Hawthorne Park	Neighborhood Parks	35,323.71
108	Hawthorne Park Sidewalk	Include	Hawthorne Park	Neighborhood Parks	23,522.25
109	Hawthorne Park Fencing	Include	Hawthorne Park	Neighborhood Parks	26,642.71
110	Hawthorne Park Playgound Equip	Exclude	Hawthorne Park	Neighborhood Parks	55,634.03
111	Hawthorne Park Poligon Shelter	Include	Hawthorne Park	Neighborhood Parks	27,255.28
112	Hawthorne Park Surfacing	Include	Hawthorne Park	Neighborhood Parks	15,210.50
113	FOUNTAINS - HW/SPL/GOLDENROD	Include	Hawthorne Park	Neighborhood Parks	7,965.00
114	MARGATE PARK IMPROVEMENTS	Include	Margate Place Park	Neighborhood Parks	25,352.61
115	ENTRANCE WALL-MARGATE	Include	Margate Place Park	Neighborhood Parks	27,010.65
116	Mystic Park - Safety Surface	Include	Mystic Park	Neighborhood Parks	21,091.80
117	TORO 2020 SANDPRO W/ GROOMER	Exclude	Olympia Park	Community Parks	9,176.26
118	BASEBALL COMPLEX @ MINTO	Include	Olympia Park	Community Parks	4,249,689.81
119	KAWASAKI 600 MULE	Exclude	Olympia Park	Community Parks	5,250.11
120	BASEBALL COMPLEX @ MINTO	Include	Olympia Park	Community Parks	26,669.09
121	LIGHTING PROJECT-OLYMPIA PARK	Exclude	Olympia Park	Community Parks	333,104.00
122	INSTALL LIGHTING @ OLYMPIA PAR	Exclude	Olympia Park	Community Parks	153,908.00
123	OLYMPIA PARK SPEAKER SYSTEM	Exclude	Olympia Park	Community Parks	8,736.00
124	BACKSTOPS @ OLYMPIA PARK	Include	Olympia Park	Community Parks	85,650.00
125	BALL FIELD RENOVATIONS-INFIELD	Include	Olympia Park	Community Parks	15,641.02
126	BALL FIELD RENOVATE-LASERGRADE	Include	Olympia Park	Community Parks	14,700.00
127	BALL FIELD RENOVATE-DRAINAGE	Include	Olympia Park	Community Parks	60,283.41
128	Olympia Parking Lot	Include	Olympia Park	Community Parks	35,980.95
129	Minto Track Lighting	Include	Olympia Park	Community Parks	932,525.00
130	FIELD GATES - OLYMPIA PARK	Include	Olympia Park	Community Parks	10,862.00
131	SHADE STRUCTURES - OLYMPIA	Include	Olympia Park	Community Parks	25,332.34
132	FENCING-OLYMPIA PARK	Include	Olympia Park	Community Parks	6,963.27

Table 1
Village of Wellington, Florida
Parks and Recreation Impact Fee Study

Summary of Existing Assets [1]

Line No.	Asset Description	Include/Exclude	Location Description	Facility Type	Acquisition Cost
133	NETTING-OLYMPIA PARK BASEBALL	Include	Olympia Park	Community Parks	26,213.00
134	SHADE STRUCTURE-OLYMPIA	Include	Olympia Park	Community Parks	87,488.81
135	Basketball Court Lighting	Include	Olympia Park	Community Parks	80,000.00
136	OLYMPIA PARK CONTAINMENT WALL	Include	Olympia Park	Community Parks	19,110.76
137	OLYMPIA PARK DRAINAGE IMPROV	Include	Olympia Park	Community Parks	24,978.00
138	OLYMPIA PARK CONCRETE PATHWAY	Include	Olympia Park	Community Parks	17,979.00
139	PRIMROSE PARK	Include	Primrose Park	Neighborhood Parks	174,609.15
140	ENTRANCE SIGN - PRIMROSE PARK	Exclude	Primrose Park	Neighborhood Parks	25,260.00
141	TOWN CENTER BOARDWALK (PROMENADE)	Include	Promenade	Preserves	2,213,118.35
142	CAMERA SYSTEM AT PROMENADE	Exclude	Promenade	Preserves	36,076.43
143	PEACEFUL WATERS BOARDWALK IMPROV	Include	Peaceful Waters Sanctuary	Preserves	616,432.22
144	ROTARY PEACE POLE PARK	Include	Rotary Peace Park	Neighborhood Parks	156,659.24
145	SECT 24 WETLAND PK IMPROVEMENT	Include	Section 24 Preserve	Preserves	198,924.49
146	Pavilion Improvements Sect 24	Include	Section 24 Preserve	Preserves	25,359.78
147	SECTION 24 LAND IMPROVEMENTS	Include	Section 24 Preserve	Preserves	15,743,371.75
148	SECTION 24 RESTROOM	Include	Section 24 Preserve	Preserves	97,565.68
149	TOILETS SECTION 24	Include	Section 24 Preserve	Preserves	73,904.32
150	HUSQVARNA 54" ZERO TURN MOWER	Exclude	Section 24 Preserve	Preserves	8,689.96
151	HUSQVARNA 72" ZERO TURN MOWER	Exclude	Section 24 Preserve	Preserves	9,874.96
152	BUILDING AT SECTION 24	Include	Section 24 Preserve	Preserves	12,252.50
153	Scott's Place Playground Equip	Include	Scott's Place Park	Neighborhood Parks	225,337.24
154	SECURITY CAMERA @ SCOTT'S PL	Exclude	Scott's Place Park	Neighborhood Parks	10,389.00
155	Scott's Place Synthetic Turf	Include	Scott's Place Park	Neighborhood Parks	158,247.08
156	SCOTPL LIGHTING IMPROVEMENT	Exclude	Scott's Place Park	Neighborhood Parks	40,354.91
157	SCOTPL SHADE STRUCTURE	Include	Scott's Place Park	Neighborhood Parks	26,413.90
158	Skate Park Relocation	Include	Skate Park	Other Facilities	103,956.32
159	SKATE PARK RESURFACING	Include	Skate Park	Other Facilities	19,735.00
160	OUTDOOR HOCKEY SCOREBOARD	Exclude	Skate Park	Other Facilities	5,539.50
161	OUTDOOR HOCKEY SCOREBOARD	Exclude	Skate Park	Other Facilities	5,539.50
162	BLEACHERS ROLLER HOCKEY RINK	Include	Skate Park	Other Facilities	24,482.00
163	SUMMERWOOD CIRCLE PARK	Include	Summerwood Circle Park	Neighborhood Parks	236,559.00
164	Shetler at Summerwood Park	Include	Summerwood Circle Park	Neighborhood Parks	24,825.70
165	Irrigation System @ SW Park	Exclude	Summerwood Circle Park	Neighborhood Parks	17,368.20
166	Polygon Shelter - Staimford	Include	Staimford Park	Neighborhood Parks	22,297.53
167	STAIMFORD PARK IMPROVEMENTS	Include	Staimford Park	Neighborhood Parks	6,400.00
168	Saddle Trail Park Bridle Trail	Include	Saddle Trail Park	Other Facilities	462,082.36
169	Saddle Trail Park Land Improve	Include	Saddle Trail Park	Other Facilities	2,244,414.79
170	SADDLE TRAIL SWALE LAND IMPROVEMENT	Include	Saddle Trail Park	Other Facilities	225,288.02
171	3100 Lyons Rd Tennis Land	Include	Tennis Center	Community Parks	640,125.49
172	TENNIS BUILDING	Include	Tennis Center	Community Parks	1,534,343.08
173	TENNIS COURTS	Include	Tennis Center	Community Parks	1,287,926.01
174	TENNIS LAND IMPROVEMENTS	Include	Tennis Center	Community Parks	1,981,001.87
175	FENCING AT TENNIS COURTS	Include	Tennis Center	Community Parks	70,724.03
176	TENNIS COURT LIGHTING	Exclude	Tennis Center	Community Parks	140,713.83
177	TENNIS-LIGHTENING DETECTION	Exclude	Tennis Center	Community Parks	11,505.00
178	WILSON STRINGER MACHINE	Exclude	Tennis Center	Community Parks	6,000.00
179	Camera System @ Tennis Center	Exclude	Tennis Center	Community Parks	19,972.00
180	TENNIS PARKING LOT IMPROVEMENT	Include	Tennis Center	Community Parks	26,531.00
181	MANUAL TRANSFER SWITCH FOR IRRIGATION	Exclude	Tennis Center	Community Parks	15,454.00
182	12' X 24' BUNGALOW SHED-TENNIS	Include	Tennis Center	Community Parks	5,525.00
183	TRADEWINDS GENERATOR 60KW-TENNIS CTR	Include	Tennis Center	Community Parks	65,814.00
184	NEW HORIZONS PARK	Include	Tiger Shark Cove	Community Parks	50,406.19
185	NEW HORIZONS PARK	Include	Tiger Shark Cove	Community Parks	1,027,467.24
186	New Horizons Park	Include	Tiger Shark Cove	Community Parks	367,169.43
187	Tiger Shark Cove/Leathers Park	Include	Tiger Shark Cove	Community Parks	42,236.89
188	New Horizon's Park	Include	Tiger Shark Cove	Community Parks	9,375.00
189	Bathroom/Pavillion @ New Horiz	Include	Tiger Shark Cove	Community Parks	139,356.85
190	FENCING FOR TSC SOFTBALL	Include	Tiger Shark Cove	Community Parks	14,625.00
191	Land Improvements	Include	Tiger Shark Cove	Community Parks	40,968.85
192	SUN SHADE STRUCTURES-TSC	Include	Tiger Shark Cove	Community Parks	19,400.00
193	NEW HORIZONS LIGHTING	Include	Tiger Shark Cove	Community Parks	83,465.00
194	LIGHTING PROJECT-NEW HORIZONS	Include	Tiger Shark Cove	Community Parks	129,449.00
195	INSTALL LIGHTING @ NEW HORIZON	Include	Tiger Shark Cove	Community Parks	73,292.00
196	BACKSTOPS @ TIGER SHARK COVE	Include	Tiger Shark Cove	Community Parks	70,571.00
197	FENCE - TIGER SHARK COVE PARK	Include	Tiger Shark Cove	Community Parks	5,800.00
198	TSC-LASER GRADING	Include	Tiger Shark Cove	Community Parks	23,887.50

Table 1
Village of Wellington, Florida
Parks and Recreation Impact Fee Study

Summary of Existing Assets [1]

Line No.	Asset Description	Include/Exclude	Location Description	Facility Type	Acquisition Cost
199	PLAYGROUNG EQUIPMENT - TSC	Include	Tiger Shark Cove	Community Parks	419,289.04
200	ROOF INSTALL - TIGER SHARK	Include	Tiger Shark Cove	Community Parks	12,134.12
201	TSC SHADE STRUCTURES SWINGS	Include	Tiger Shark Cove	Community Parks	79,539.68
202	TIGER SHARK PAVILION IMPROVEM	Include	Tiger Shark Cove	Community Parks	17,350.00
203	CROSSWALK IMPRV AT TIGER SHARK PARK	Include	Tiger Shark Cove	Community Parks	30,066.00
204	PUSH BUTTON FLASHERS	Include	Tiger Shark Cove	Community Parks	6,730.34
205	TIGER SHARK COVE BASKETBALL COURTS	Include	Tiger Shark Cove	Community Parks	141,847.73
206	VETERANS PARK PHASE II	Include	Veterans Park	Memorials	381,658.00
207	VETERANS PARK	Include	Veterans Park	Memorials	79,835.15
208	VETERANS PARK PHASE II	Include	Veterans Park	Memorials	42,005.67
209	BUILD BASEBALL FIELDS	Include	Village Park	Community Parks	13,132.76
210	20X24 SHED	Include	Village Park	Community Parks	5,975.00
211	ROLLER HOCKEY RINK PROJECT	Include	Village Park	Community Parks	54,911.92
212	PP Master Plan-Pierson Park	Include	Village Park	Community Parks	50,036.86
213	PIERSON PARK CONSTRUCTION	Include	Village Park	Community Parks	436,612.31
214	VILLAGE PARK	Include	Village Park	Community Parks	5,663,588.38
215	PA Sound System	Include	Village Park	Community Parks	7,774.04
216	VILLAGE PARK	Include	Village Park	Community Parks	758,082.23
217	Maintenance Building	Include	Village Park	Community Parks	18,238.30
218	Village Park/Land Improvements	Include	Village Park	Community Parks	349,613.32
219	Village Park/Building	Include	Village Park	Community Parks	41,729.50
220	Village Park/Lighting of Footh	Include	Village Park	Community Parks	309,790.60
221	Village Park Rail Fence	Include	Village Park	Community Parks	14,105.00
222	V.P. Gym Constr Contract	Include	Village Park	Community Parks	23,860.37
223	VP Football/Restroom Bldg.	Include	Village Park	Community Parks	289,428.68
224	VP Phase II - Lighting Fixture	Include	Village Park	Community Parks	256,698.00
225	Village Park II/Land Improve	Include	Village Park	Community Parks	143,587.72
226	Village Park Phase III	Include	Village Park	Community Parks	90,577.80
227	Village Park Walking Trail	Include	Village Park	Community Parks	95,955.62
228	Lighting for VP Soccer Parking	Include	Village Park	Community Parks	17,265.00
229	GEOMAT WASTE WATER RECOVERY SY	Include	Village Park	Community Parks	8,375.00
230	Land Improvements	Include	Village Park	Community Parks	17,265.00
231	Buildings	Include	Village Park	Community Parks	12,827.66
232	ROLLER HOCKEY RINK RENOVATION	Include	Village Park	Community Parks	553,282.26
233	2004 FORD TAURUS	Exclude	Village Park	Community Parks	12,293.00
234	SUN SHADE STRUCTURES-VP	Include	Village Park	Community Parks	19,400.00
235	SOUND SYSTEM FOR THE NEW GYM	Include	Village Park	Community Parks	7,095.00
236	VP GENERATOR BACKUP FOR EOC	Exclude	Village Park	Community Parks	47,845.00
237	WRESTLING MAT FOR NEW GYM	Exclude	Village Park	Community Parks	14,775.00
238	VP IV FOOTBALL LIGHTS/BLEACHER	Include	Village Park	Community Parks	716,056.18
239	VP IV TRAIL LIGHTING	Include	Village Park	Community Parks	7,225.00
240	VP IV SOCCER FIELD LIGHTING	Include	Village Park	Community Parks	696,450.00
241	VP IV RESTROOM/MEETING ROOM	Include	Village Park	Community Parks	329,557.55
242	VP PHASE III GYM	Include	Village Park	Community Parks	3,649,851.91
243	VP SOCCER FIELDS & PARKING	Include	Village Park	Community Parks	15,275.00
244	RT200 WALK BEHIND TRENCHER	Include	Village Park	Community Parks	14,471.00
245	NEW ROOF VP MAINTENANCE BLDG	Include	Village Park	Community Parks	34,250.00
246	LIGHTING PROJECT-VILLAGE PARK	Include	Village Park	Community Parks	1,633,155.00
247	INSTALL LIGHTING @ VIP	Include	Village Park	Community Parks	540,508.00
248	VP BASEBALL SCOREBOARDS	Include	Village Park	Community Parks	59,640.00
249	VP SCOREBOARDS (3)	Include	Village Park	Community Parks	37,850.00
250	INSTALL LIGHTING @ ROLLER RINK	Include	Village Park	Community Parks	34,560.00
251	NEW ROOF ROLLER HOCKEY RINK	Include	Village Park	Community Parks	146,816.40
252	VP BATTING CAGES (3)	Include	Village Park	Community Parks	24,750.00
253	VP IV TRAIL LIGHTING	Include	Village Park	Community Parks	8,180.37
254	ACOUSTIC SOUND SYSTEM-NEW GYM	Include	Village Park	Community Parks	24,945.00
255	ROCK & RIDGE PLAYGROUND EQUIP	Include	Village Park	Community Parks	26,519.50
256	TORO SANDPRO 2020 W/ RAKE	Exclude	Village Park	Community Parks	9,412.06
257	TORO WORKMAN 3100 UTILITY CART	Exclude	Village Park	Community Parks	13,594.00
258	TORO REELMASTER 6500-D MOWER	Exclude	Village Park	Community Parks	41,636.00
259	PENDULUM FERTILIZER/SPREADER	Include	Village Park	Community Parks	5,523.00
260	JOHN DEERE 544J FRONT LOADER	Exclude	Village Park	Community Parks	94,858.49
261	JOHN DEERE 410J BACKHOE	Exclude	Village Park	Community Parks	84,845.63
262	GYM GENERATOR	Include	Village Park	Community Parks	361,012.46
263	VP IV-SAND VOLLEYBALL	Include	Village Park	Community Parks	75,865.00
264	VILLAGE PARK-PHASE IV	Include	Village Park	Community Parks	526,898.31

Table 1
Village of Wellington, Florida
Parks and Recreation Impact Fee Study

Summary of Existing Assets [1]

Line No.	Asset Description	Include/Exclude	Location Description	Facility Type	Acquisition Cost
265	JDEERE 5625 UTILITY TRACTOR	Exclude	Village Park	Community Parks	38,724.66
266	HOCKEY SCOREBOARD	Include	Village Park	Community Parks	7,168.00
267	LASER GRADING EQUIPMENT	Include	Village Park	Community Parks	13,689.00
268	Pool Cover	Include	Village Park	Community Parks	43,582.30
269	CHEERING SPRING FLOOR	Include	Village Park	Community Parks	8,000.00
270	Soccer Field Drains	Include	Village Park	Community Parks	10,647.50
271	VP Second Entry	Include	Village Park	Community Parks	737,304.52
272	Village Prk Prking Lot Exp	Include	Village Park	Community Parks	121,181.33
273	GYM-EXTERIOR RENOVATIONS	Include	Village Park	Community Parks	60,462.76
274	VILLAGE PARK FIELD IMPROVEMENT	Include	Village Park	Community Parks	690,612.54
275	PLAY STRUCTURES - VILLAGE PARK	Include	Village Park	Community Parks	249,451.02
276	TORO SANDPRO 2020 W/ RAKE	Exclude	Village Park	Community Parks	10,496.78
277	TORO SANDPRO 2020 W/ RAKE	Exclude	Village Park	Community Parks	10,496.78
278	JOHN DEERE 4 X 2 TX GATOR	Exclude	Village Park	Community Parks	6,143.50
279	2010 BLACK SEGWAY	Exclude	Village Park	Community Parks	7,293.55
280	FENCE - VILLAGE PARK	Include	Village Park	Community Parks	52,562.12
281	POLYGON SHELTER - BOAT RAMP	Include	Village Park	Community Parks	15,412.70
282	VILLAGE PARK PATHWAY IMP	Include	Village Park	Community Parks	10,261.10
283	BASEBALL FIELD DRAINAGE IMP	Include	Village Park	Community Parks	492,111.34
284	JOHN DEERE HD200 SELECT SPRAY	Exclude	Village Park	Community Parks	10,464.75
285	KROMER TRACTOR-PAINTER/SPRAYER	Exclude	Village Park	Community Parks	21,344.66
286	CHEMICAL WASH/RINSE SYSTEM	Exclude	Village Park	Community Parks	15,397.00
287	VP WIND SCREENS	Exclude	Village Park	Community Parks	9,704.50
288	PUMP MOTOR FOOTBALL #2	Include	Village Park	Community Parks	9,305.91
289	LIGHTING UPGRADES-TOWN CENTER	Exclude	Village Park	Community Parks	18,992.25
290	VP SHADES-FABRIC REPLACED	Exclude	Village Park	Community Parks	19,002.00
291	LIGHTING-WRESTLING ROOM VP	Exclude	Village Park	Community Parks	5,184.00
292	A/C REPLACEMENT VP GYM	Exclude	Village Park	Community Parks	106,793.25
293	ELITE SOCCER GOALS	Include	Village Park	Community Parks	24,999.94
294	BATTING NETTING	Exclude	Village Park	Community Parks	20,480.00
295	LIGHTING-FOOTBALL PRACTICE	Include	Village Park	Community Parks	191,000.00
296	VP PARKING LOT IMPROVEMENTS	Include	Village Park	Community Parks	7,166.17
297	VP SIDEWALK IMPROVEMENTS	Include	Village Park	Community Parks	13,710.76
298	VANDALISM DETERRENT CAMERA	Exclude	Village Park	Community Parks	7,050.00
299	VP GYM - LED LIGHTING	Exclude	Village Park	Community Parks	19,440.00
300	CHILLER CONTROLLER INSTALL	Exclude	Village Park	Community Parks	11,620.00
301	LIGHTENING DETECTION UPGRADES	Exclude	Village Park	Community Parks	6,503.84
302	VP ENTRANCE WALL FOR SIGNS	Exclude	Village Park	Community Parks	28,691.00
303	FENCING - VP CHILLER	Include	Village Park	Community Parks	8,229.35
304	TURF INSTALL - BATTING CAGES	Include	Village Park	Community Parks	10,411.06
305	VP GYM UPGRADES	Include	Village Park	Community Parks	2,431,853.25
306	FENCING-VP ALONG PIERSON	Include	Village Park	Community Parks	21,275.00
307	NETTING-VILLAGE PARK BASEBALL	Include	Village Park	Community Parks	11,744.00
308	CROSSMATCH FINGERPRINT SCANNER	Exclude	Village Park	Community Parks	9,353.55
309	TORO REELMASTER 7000-D MOWER	Exclude	Village Park	Community Parks	67,139.73
310	TORO PRO-CORE 1298 AERATOR	Exclude	Village Park	Community Parks	29,729.09
311	TURFCO TOP DRESSER W/ SPINNER	Exclude	Village Park	Community Parks	22,645.16
312	VP GEN ELECTRIC UPGRADES	Exclude	Village Park	Community Parks	69,863.99
313	DRAIN IMPROVE VP SOCCER #13-16	Include	Village Park	Community Parks	364,735.17
314	HUSQVARNA PZ 72 MOWER	Exclude	Village Park	Community Parks	9,599.96
315	TORO REELMASTER 5110-D MOWER	Exclude	Village Park	Community Parks	55,258.05
316	TORO REELMASTER 5110-D MOWER	Exclude	Village Park	Community Parks	55,258.05
317	Chiller at VP GYM	Include	Village Park	Community Parks	120,910.04
318	Volleyball Rehabilitation - VP	Exclude	Village Park	Community Parks	25,469.20
319	Baseball Concession Roof Repla	Exclude	Village Park	Community Parks	30,634.38
320	Football Concession Roof	Include	Village Park	Community Parks	42,700.12
321	Hockey Concession Roof	Include	Village Park	Community Parks	27,145.80
322	Lacrosse Concession Roof	Include	Village Park	Community Parks	42,188.70
323	Soccer 1 Concession Roof	Include	Village Park	Community Parks	26,122.94
324	Soccer 2 Concession Roof	Include	Village Park	Community Parks	46,102.46
325	VP GYM Roof	Include	Village Park	Community Parks	180,040.33
326	VP PAVILION IMPROVEMENTS (1)	Include	Village Park	Community Parks	41,000.00
327	VP PLAYGROUND SURFACE IMPROVE	Include	Village Park	Community Parks	168,095.76
328	VP BASEBALL DRAINAGE IMPROVE	Include	Village Park	Community Parks	57,922.00
329	VP PAVILION IMPROVEMENTS (2)	Include	Village Park	Community Parks	42,166.27
330	VP CONCESSION SIDEWALK	Include	Village Park	Community Parks	24,085.00

Table 1
Village of Wellington, Florida
Parks and Recreation Impact Fee Study

Summary of Existing Assets [1]

Line No.	Asset Description	Include/Exclude	Location Description	Facility Type	Acquisition Cost
331	CARPORT @VP 28X51X14	Include	Village Park	Community Parks	12,001.01
332	50x50x14 Carport at Kennedy Compound - V	Include	Village Park	Community Parks	21,079.40
333	VP CONCESSION DOOR IMPROVEMENTS	Include	Village Park	Community Parks	30,426.00
334	VP CONCESSION DOOR IMPROVEMENTS	Include	Village Park	Community Parks	30,426.00
335	VP CONCESSION DOOR IMPROVEMENTS	Include	Village Park	Community Parks	30,426.00
336	VP BASEBALL DUGOUTS	Include	Village Park	Community Parks	238,293.94
337	SHADE STRUCTURE AT VILLAGE PARK	Include	Village Park	Community Parks	24,999.50
338	TORO SANDPRO 3040 W/ RAKE	Exclude	Village Park	Community Parks	17,214.94
339	TORO SANDPRO 3040 W/ RAKE	Exclude	Village Park	Community Parks	17,214.94
340	MANUAL TRANSFER SWITCH FOR IRRIGATION	Exclude	Village Park	Community Parks	18,892.00
341	SIDEWALK AT VILLAGE PARK BASEBALL	Include	Village Park	Community Parks	12,630.00
342	VILLAGE PARK TOILET PARTITIONS	Include	Village Park	Community Parks	24,817.60
343	VP CONCESSION STAND IMPROV @ SOCCER 1	Include	Village Park	Community Parks	32,045.71
344	VP CONCESSION STAND IMPROV @ SOCCER 2	Include	Village Park	Community Parks	32,045.71
345	VP CONCESSION STAND IMPROV @ LACROSSE	Include	Village Park	Community Parks	45,045.72
346	WCC - 17.63 ACRES	Include	Community Center	Community Parks	1,276,999.83
347	WCC - 2.54 ACRES	Include	Community Center	Community Parks	241,500.00
348	WCC - 2.58 ACRES	Include	Community Center	Community Parks	241,500.00
349	STUDIO LIGHT FIXTURES-6 UNITS	Exclude	Community Center	Community Parks	6,726.00
350	WCC FLOATING DOCK	Include	Community Center	Community Parks	17,000.00
351	JOHN DEERE 4X2 TX GATOR	Exclude	Community Center	Community Parks	6,629.22
352	WCC Phone System (Shoretel)	Exclude	Community Center	Community Parks	15,143.13
353	WCC 4G Cellular Service	Exclude	Community Center	Community Parks	13,982.41
354	WCC General Office Equipment	Exclude	Community Center	Community Parks	19,985.56
355	WCC Computer Equipment (CDW)	Exclude	Community Center	Community Parks	66,946.20
356	WCC Rolling Racks	Exclude	Community Center	Community Parks	21,511.00
357	WCC Furniture	Exclude	Community Center	Community Parks	41,529.63
358	WCC Food Service Equipment	Exclude	Community Center	Community Parks	69,000.00
359	PORTABLE DANCE FLOOR-WCC	Exclude	Community Center	Community Parks	7,123.10
360	FLOATING ROWING DOCK	Include	Community Center	Community Parks	14,516.00
361	WCC LAKE FOUNTAIN W/ LEDS	Exclude	Community Center	Community Parks	10,979.25
362	Wellington Community Center	Include	Community Center	Community Parks	7,858,283.43
363	2016 WCC Boathouse	Include	Community Center	Community Parks	184,500.00
364	2016 WCC Land Improvements	Include	Community Center	Community Parks	1,227,578.04
365	WCC Gazebo/Dock	Include	Community Center	Community Parks	182,258.10
366	WCC BROADCASTING CAMERA	Exclude	Community Center	Community Parks	7,321.90
367	WCC BROADCASTING CAMERA	Exclude	Community Center	Community Parks	7,321.90
368	WCC BROADCASTING CAMERA	Exclude	Community Center	Community Parks	7,321.90
369	WCC BROADCASTING CAMERA	Exclude	Community Center	Community Parks	7,321.90
370	WCC BROADCASTING CAMERA	Exclude	Community Center	Community Parks	7,321.90
371	WCC BROADCASTING EQUIPMENT	Exclude	Community Center	Community Parks	121,466.98
372	WCC PARKING LOT IMPROVEMENT	Include	Community Center	Community Parks	38,200.00
373	WCC WINDOW SHADES	Exclude	Community Center	Community Parks	7,600.00
374	WCC BIKE RACK	Exclude	Community Center	Community Parks	6,202.13
375	WCC STAGE SYSTEM	Exclude	Community Center	Community Parks	12,999.99
376	MAGNATTACH PORTABLE DANCE FLOOR	Exclude	Community Center	Community Parks	24,999.00
377	CONTINENTAL 8X20 ENCLOSED TRAILER	Exclude	Community Center	Community Parks	5,324.00
378	WCC LAKE FOUNTAIN WITH LEDS	Include	Community Center	Community Parks	9,708.70
379	FENCING-YARMOUTH AT GVS	Include	Yarmouth Park	Neighborhood Parks	14,168.55
380	Total Acquisition Cost of Assets				\$89,937,707.54
381	Total Acquisition Cost of Assets Less Excluded Equipment				\$86,422,318.28

Footnotes:

[1] As provided by Wellington staff.

Table 2
Village of Wellington, Florida
Parks and Recreation Impact Fee Study

Recreation Impact Fee Comparison [1]

Line No.	Description	Residential	
		Single Family	Multi-Family
Village of Wellington			
1	Existing Rate per Unit	\$4,111.00	\$4,111.00
2	Proposed Rate per Unit	4,046.00	3,378.00
Other Florida Communities:			
3	City of Boca Raton [2]	\$4,570.00	\$4,000.00
4	City of Boynton Beach	875.00	678.00
5	City of Cooper City	1,280.00	1,280.00
6	City of Coral Gables	7,260.00	5,774.00
7	City of Dania Beach	1,825.00	1,364.00
8	Town of Davie	1,625.95	630.67
9	City of Deerfield Beach	1,528.00	1,030.00
10	City of Delray Beach	500.00	500.00
11	City of Fort Lauderdale [3]	2,525.00	2,175.00
12	City of Hollywood	2,525.00	2,175.00
13	City of Melbourne	540.00	450.00
14	City of Miami	6,818.00	5,998.00
15	City of Miramar, Florida	1,277.00	1,277.00
16	City of Palm Beach Gardens [3]	3,737.00	2,858.00
17	City of Oakland Park [4]	1,687.50	1,687.50
18	City of Pompano Beach [5]	1,607.00	994.00
19	Village of Royal Palm Beach [3]	1,994.00	1,636.00
20	City of Sunrise [6]	831.78	609.98
21	City of Wilton Manors	1,224.28	976.51
22	Other Florida Communities' Average	\$2,327.92	\$1,899.67

Footnotes:

- [1] This comparison only shows local park and recreation impact fees; it does not include park and recreation impact fees that might be charged by the county in which the municipality is located.
- [2] The amount of the impact fee for a residential unit depends on the unit's size (sq. ft.). For the purpose of this comparison, it was assumed that a single family residence contains 2,000 - 3,599 square feet, and multi-family and mobile homes contain 1,400 - 1,999 square feet of floored space.
- [3] The amount of the impact fee for a residential unit depends on the unit's size (sq. ft.). For the purpose of this comparison, it was assumed that a single family residence contains 2,000 square feet, a multi-family residence contains 1,000 square feet, and a mobile home residence contains 1,500 square feet of floored space.
- [4] Represents the first year of a four-year phase-in, which will result in a final fee of \$2,250.00.
- [5] The amount of the impact fee is the fee for the community park plus the average of the fee for all 3 sectors for the neighborhood parks.
- [6] Amounts shown assume single family homes with three bedrooms, multi-family dwellings with two bedrooms, and mobile homes with two bedrooms.