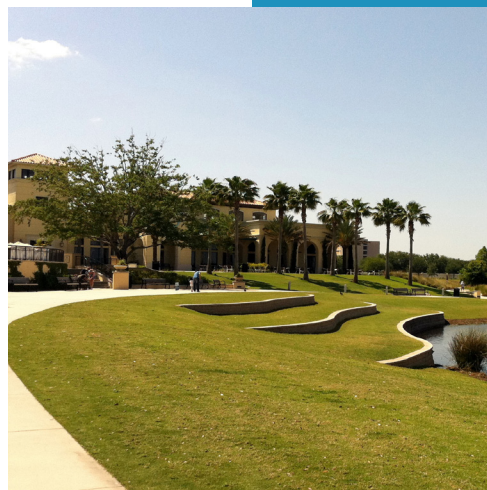




FAMILIES, PARKS
& RECREATION
CITY OF ORLANDO



CITY OF ORLANDO

Impact Fee Study

 Littlejohn

August 2014
DRAFT

City of Orlando
Families, Parks and Recreation Impact Fee Study

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Prepared for:

City of Orlando
Economic Development Department
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I. Executive Summary

The City of Orlando Families, Parks and Recreation Department includes the Recreation Division, Parks Division, and the Orlando After School All Stars.

The Families, Parks and Recreation Department provides the residents of Orlando fitness, recreational, educational and cultural activities and programs at one hundred-one park locations, seventeen recreation centers, seven After School All-Star locations, four special facilities, two Senior Centers and two trails.

This report:

- Evaluates future population and growth trends within the City of Orlando,
- Identifies the areas of the City where and when the greatest anticipated residential growth will occur,
- Evaluates the existing level of parks and recreation services provided to City residents and visitors, examines alternative level-of-service measurements and identifies potential deficiencies in service provision based on alternative level-of-service measurements,
- Identifies potential replacement costs for existing park and recreational facilities based on current industry standards, current park facility inventory and proposed park facility function and service models; and,
- Presents for consideration, two potential impact fee schedules based on a standards-based (level-of-service) model and an improvements-based (New Facilities) model.

This report presents a Standards-Based (level-of-service) impact fee, an Improvements-Based (New Facilities) impact fee and a Quadrant-Based (variant of Improvement-Based) impact fee schedules for consideration by the City as potential funding mechanisms to support the development of future park facilities' capital improvements to address population growth related demands for parks and recreation services through the 2030 planning horizon.

Additionally, this report evaluated and assessed the feasibility of developing separate impact fees for the five quadrants of the City versus a citywide fee based on anticipated population and development impacts.

The proposed fee alternatives present the ***maximum, justifiable, potential impact fees*** that the City of Orlando may determine to charge new residential development based on ***maintaining the existing level-of-service for Park and Recreational services*** or ***to address a specific capital improvement program for Parks and Recreation facilities***. Future policy decisions by the Orlando City Council will be needed to determine: if the use of an impact fee to address the identified future Parks and Recreation capital needs is appropriate; if deemed appropriate, what type of impact fee mechanism may be utilized; and, whether the maximum justifiable fee amount, or a proportion thereof, is utilized to augment funding future capital needs for Park and Recreational facilities based on population growth.

The result of the analysis of the three potential impact fee methods revealed that the most equitable potential impact fee methodology with the most flexibility for

utilization of the fee revenues by the City is a citywide Level-of-Service Standards-Based fee of \$6,902.38 (for new Single-Family residential units) and \$5,892.73 (for new Multi-Family residential units). Improvements-Based fees provide for limited flexibility due to the predetermined nature of the parks facilities that may utilize the fees. An Improvements-Based fee does not allow for city discretion or community-driven desires to allocate funds for future improvements that were not specifically identified during the formulation of the Improvements-Based fee. The maximum Improvements-Based fee presented is \$4,429.32 (for new Single-Family residential units) and \$3,800.14 (for new Multi-Family residential units). Please note that these potential fee amounts represent the maximum amount that the City may choose to utilize. It is at the City's discretion, if an impact fee is appropriate for funding future parks and recreation capital improvements, and whether to use the maximum fee amount, or a partially discounted fee amount.

Also completed as part of this analysis, was an evaluation of allocating costs and fees by service quadrant for the Improvements-Based fees methodology. Due to the historical growth patterns, anticipated future growth locations and the unique demands of specific service quadrants (areas of the City), the analysis revealed a large range of potential fees for different quadrants from \$0 to over \$17,000. Due to the potential range of fees, a service quadrant specific fee approach was not selected for further evaluation due to potential equity issues and the potential effect that disparate fees may discourage future development in service quadrant areas that may have higher Improvement-Based fees.

Summary and Recommendations

The following proposed impact fee schedules, shown in **Table 1**, were developed to address the potential funding for FPR capital facilities needed to address future demands for service based on population growth.

Table 1: Impact Fee Summary Table

| LOS Standards-Based Fee | Residents per Unit | Net Cost per Resident | Net Credit per Unit | Total Impact Fee Per Unit |
|-------------------------|--------------------|-----------------------|---------------------|---------------------------|
| Single Family | 2.60 | \$2,654.76 | \$154.39 | \$6,902.38 |
| Multi-family | 2.20 | \$2,678.51 | \$130.64 | \$5,892.73 |
| Improvements-Based Fee | Residents per Unit | Net Cost per Resident | Net Credit per Unit | Total Impact Fee Per Unit |
| Single Family | 2.60 | \$1,703.58 | \$154.39 | \$4,429.32 |
| Multi-family | 2.20 | \$1,727.34 | \$130.64 | \$3,800.14 |

Source: Littlejohn, 2014.

Based on in-depth discussions with Families, Parks and Recreation Department (FPR) staff regarding the Department's long term service delivery and programming objectives and to ensure equity regarding the collection of proposed fees and to provide maximum flexibility regarding the use of potential impact fees collected for the provision of parks and recreation facilities, ***the use of the Level-of-Service (LOS) standards based impact fee is recommended.***

The improvements based fee provides less flexibility to the City and would restrict the City to provide specific recreation improvements for the areas of the City regardless of community desires, demographic and social makeup of the area, or realistic demand for the facilities. Standards based impact fees provides a pool of funds that can be more flexibly utilized to address recreation facilities improvements Citywide.

It is recommended that the city evaluate on annual basis whether to adjust the adopted impact fee based on the Consumer Price Index (CPI). It should be noted that the CPI fluctuates from year-to-year.

Potential Future Impact Fee Revenue Scenarios

The following table illustrates the potential impact fee revenues that may be generated from the LOS Standard-Based Fee and Improvement-Based Fee based on population and housing development projections through 2040. Potential Impact Fee revenues were generated using undiscounted rates and a fifty-percent (50%) discounted rates for evaluation by the City. **Table 2** presents these projections.

Table 2: Potential Future Impact Fee Revenue Scenarios Table

| Proposed Impact Fee Methodology | 2015 | Estimated Fees | 2025 | Estimated Fees | 2030 | Estimated Fees | 2035 | Estimated Fees | 2040 | Estimated Fees | Total |
|--|-------|----------------|--------|----------------|-------|----------------|-------|----------------|-------|----------------|----------------------|
| LOS Standards-Based Methodology | | | | | | | | | | | |
| 100% Proposed Fee | | | | | | | | | | | |
| SFR(Units) | 1,204 | \$8,310,466 | 2,368 | \$16,344,836 | 2,375 | \$16,393,153 | 844 | \$5,825,609 | 779 | \$5,376,954 | \$52,251,017 |
| MFR (Units) | 2,832 | \$16,688,211 | 10,493 | \$61,832,416 | 8,463 | \$49,870,174 | 4,615 | \$27,194,949 | 3,191 | \$18,803,701 | \$174,389,452 |
| Total | | | | | | | | | | | \$226,640,468 |
| 50% Proposed Fee (Discounted) | | | | | | | | | | | |
| SFR(Units) | 1,204 | \$4,155,233 | 2,368 | \$8,172,418 | 2,375 | \$8,196,576 | 844 | \$2,912,804 | 779 | \$2,688,477 | \$26,125,508 |
| MFR (Units) | 2,832 | \$8,344,106 | 10,493 | \$30,916,208 | 8,463 | \$24,935,087 | 4,615 | \$13,597,474 | 3,191 | \$9,401,851 | \$87,194,726 |
| Total | | | | | | | | | | | \$113,320,234 |
| Improvements-Based Methodology | | | | | | | | | | | |
| 100% Proposed Fee | | | | | | | | | | | |
| SFR(Units) | 1,204 | \$5,332,901 | 2,368 | \$10,488,630 | 1,652 | \$7,317,237 | 844 | \$3,738,346 | 779 | \$3,450,440 | \$30,327,554 |
| MFR (Units) | 2,832 | \$10,761,996 | 10,493 | \$39,874,869 | 5,025 | \$19,095,704 | 4,615 | \$17,537,646 | 3,191 | \$12,126,247 | \$99,396,462 |
| Total | | | | | | | | | | | \$129,724,016 |
| 50% Proposed Fee (Discounted) | | | | | | | | | | | |
| SFR(Units) | 1,204 | \$2,666,451 | 2,368 | \$5,244,315 | 2,375 | \$3,658,618 | 844 | \$1,869,173 | 779 | \$1,725,220 | \$15,163,777 |
| MFR (Units) | 2,832 | \$5,380,998 | 10,493 | \$19,937,435 | 8,463 | \$9,547,852 | 4,615 | \$8,768,823 | 3,191 | \$6,063,123 | \$49,698,231 |
| Total | | | | | | | | | | | \$64,862,008 |

II. Population Growth and Trends

This section includes Orlando's estimated current and projected population figures. For the purposes of this study, population numbers were extracted from Traffic Analysis Zones (TAZ) prepared by MetroPlan Orlando. The use of TAZ data provides both empirical information and spatial growth patterns that is not possible in generalized population forecasts.

A. Orlando's Current Population

The City of Orlando is estimated to have a population of 249,562 (2012 Estimate, US Census) and a land area of approximately 111 square miles. The City's current population density is 2,327 persons per square mile. Orlando is the 77th largest city in the United States. The City receives over 51 million tourists per year. Orlando is one of the nation's most rapidly growing municipalities due primarily to the growth of the tourism-related attractions and the hospitality industry.

Orlando is part of the dynamic and growing central Florida region. The City of Orlando is a diverse community that is composed of a significant amount of relocated residents. Orlando's demographic composition is reflective of this increasing diversity. The largest segments of the City's population as classified by the 2010 US Census are as follows:

- 41% of the population classified as White/Caucasian Non-Hispanic
- Over 28% classified as Black or African-American
- Over 25% classified as Hispanic or Latino
- Almost 4% (3.8%) classified as Asian

"In-migration"¹ continues to fuel Orlando's population growth. For the period of 2000 through 2012 the Orlando metropolitan area's ² population has grown from 185,951 persons to 249,562 persons, an approximate population increase of 34%! Orlando's populace is also relatively young. The median age for a City resident is approximately 33 years of age.

The continuing diversification of Orlando's economy beyond the tourism-related industries into such sectors as modeling, simulation, software, manufacturing, financial services, health-care services and television and motion-pictures production has added to the City's population growth and diversity.

Orlando is #4 of the top-10 fastest growing cities in US.

-CNN Money, 2014

¹ In-migration is a verb meaning to move into or come to live in a region or community especially as part of a large-scale and continuing movement of population. Source: Merriam-Webster Dictionary, 2014.

² Orlando Metropolitan Statistical Area (MSA).

B. Orlando's Future Population

Growth in the technology industry sector, the tourism and hospitality sector, the healthcare industry, and the film and television sector will continue to drive Orlando's economic development and population growth. During the period July, 2012 to July, 2013, the Orlando Metropolitan Statistical Area added 44,390 new residents.³

The most significant geographic areas of anticipated population growth for the City of Orlando are the downtown urban core and the southeast areas of the City.

The geographic location of the City's anticipated population growth is shown on the following series of maps for the 2040 planning horizon. These maps utilize Traffic Analysis Zone (TAZ) data provided by US Census forecasts, and are tailored to the Orlando area conditions by the City of Orlando and other local government planning agencies to estimate future population growth. The maps detail where the largest anticipated increases in population will occur within the City and show where the City will have the largest future demand for parks and recreation services.

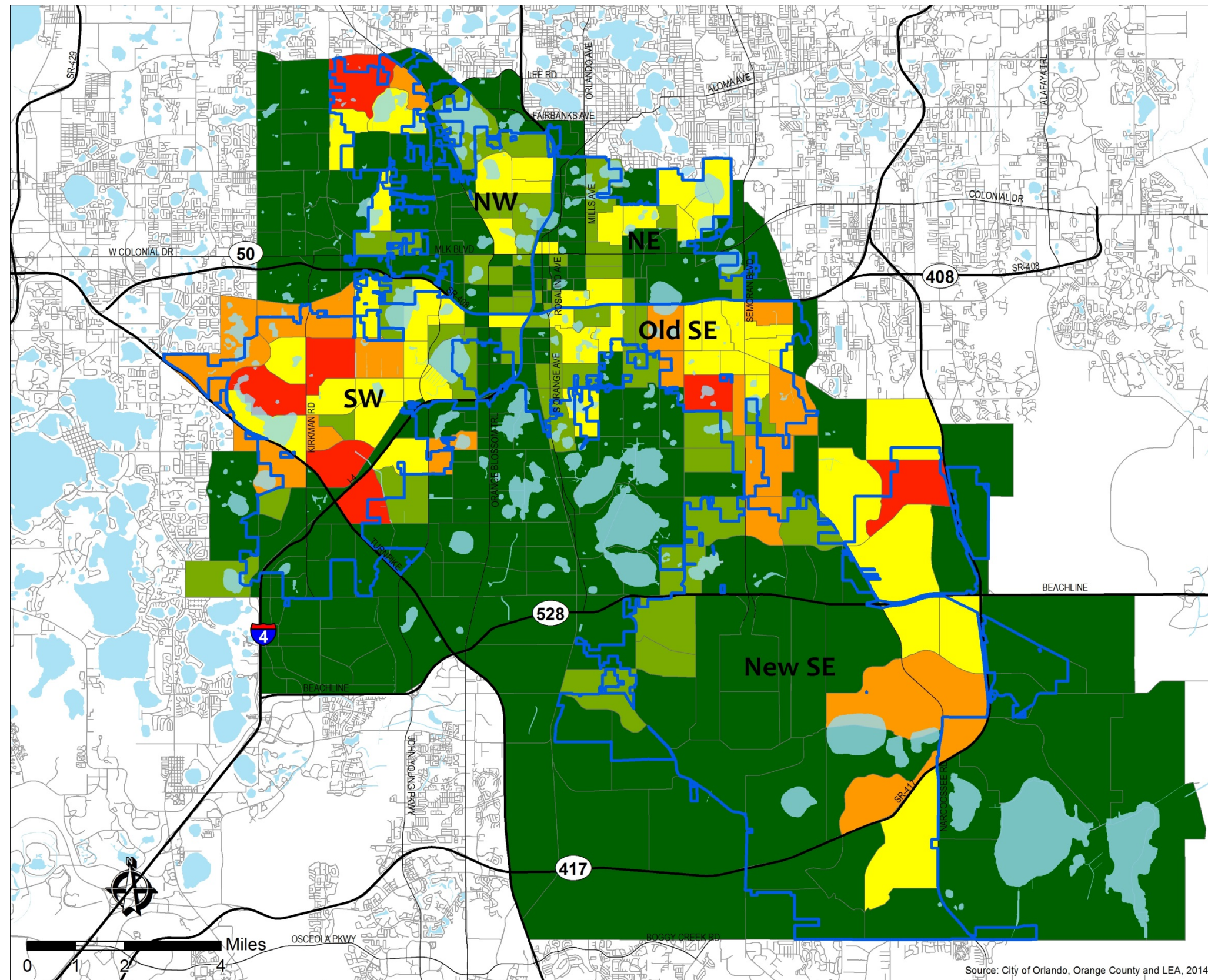
The need is still great, however, and demand for outdoor recreation opportunities will evolve and continue to grow in tandem with the state's population.

-Outdoor Recreation in Florida, 2013-Florida Statewide Comprehensive Outdoor Recreation Plan (SCORP)

The map areas shown are segmented into the "service-area" quadrants utilized in the 2010, City of Orlando, Families, Parks and Recreation Vision Plan. The proportional increases in population density are color coded. Areas are color coded from "green" to "red" with green representing the lowest threshold of population density and red representing the highest comparative threshold of population density. Population density growth in specific areas (TAZ's) over time is reflected by a change in color from the preceding threshold level.

³ CNN, Money, "Top 10 Fastest Growing Cities", March 27, 2014. U.S. Census Bureau, 2014.

Map 1: City of Orlando Population 2013 by TAZ



City of Orlando

Traffic Analysis Zone Population - 2013

Legend

TAZ Population - 2013

- 0 - 500
- 501 - 1,200
- 1,201 - 3,000
- 3,001 - 5,000
- 5,001 - 10,000
- Quadrants



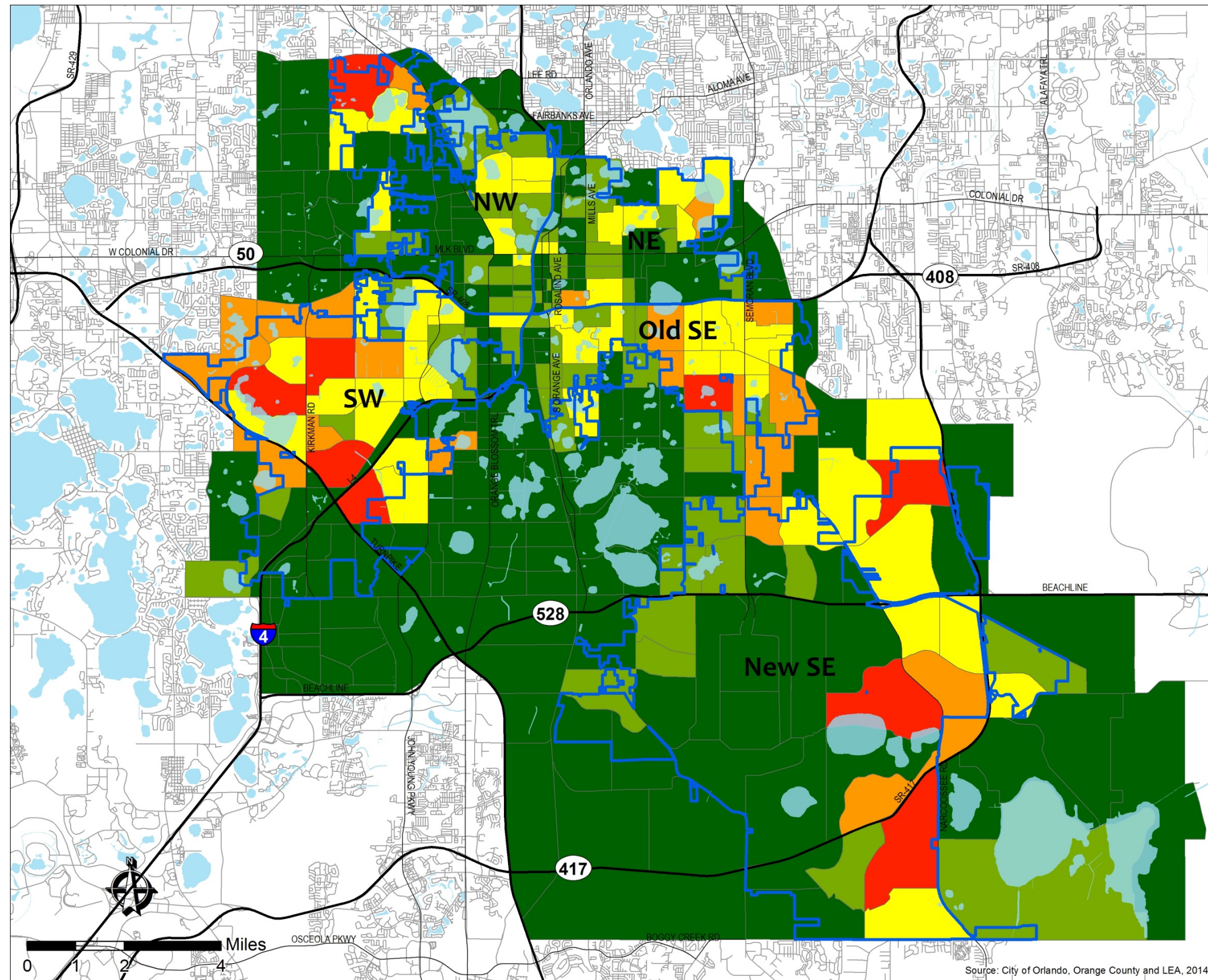
LITTLEJOHN ENGINEERING ASSOCIATES

7/8/2014

Source: City of Orlando, Orange County and LEA, 2014.

Map 1 graphically depicts the current population density conditions of the City with the largest concentrations of highest-density population (5001-10,000 persons) located in the older areas of the City, the Northwest (NW), Southwest (SW), and Old Southeast (Old SE) service quadrants. The least densely populated quadrant in 2013 is located in the 'newer' part of the City, the New Southeast (New SE) quadrant. This map serves as the base for future map series comparisons. Subsequent changes in population density due to population growth will be depicted as changes in color of the affected TAZ areas.

Map 2: City of Orlando Population 2020 by TAZ



City of Orlando

Traffic Analysis Zone Population - 2020

Legend

TAZ Population - 2020

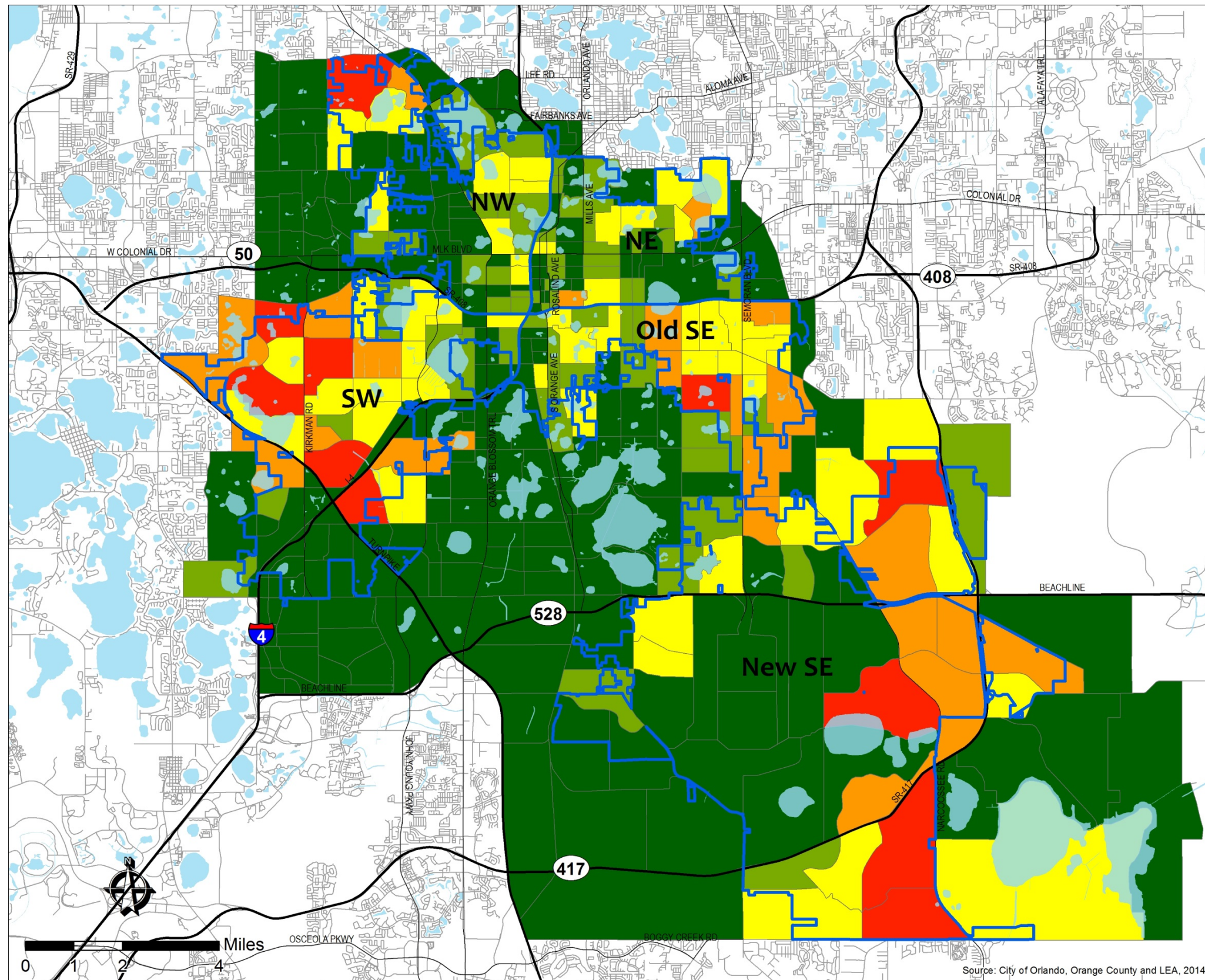
| |
|----------------|
| 0 - 500 |
| 501 - 1,200 |
| 1,201 - 3,000 |
| 3,001 - 5,000 |
| 5,001 - 10,000 |
| Quadrants |


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Map 2 graphically depicts the growing population density conditions of the City with significant growth anticipated in the Southwest (SW) and New Southeast (New SE) service quadrants during the 2013-2020 period. When compared to the 2013 TAZ Population Map, the changes in colors in the south-eastern portion of the New Southeast (New SE) service quadrant graphically indicates the areas of anticipated population growth and increasing population density, south of the East-West Expressway and east of South Orange Avenue. This area includes the Lake Nona, Medical City and Vista East developments.

Map 3: City of Orlando Population 2030 by TAZ



City of Orlando

Traffic Analysis Zone Population - 2030

Legend

TAZ Population - 2030

- 0 - 500
- 501 - 1,200
- 1,201 - 3,000
- 3,001 - 5,000
- 5,001 - 10,000
- Quadrants



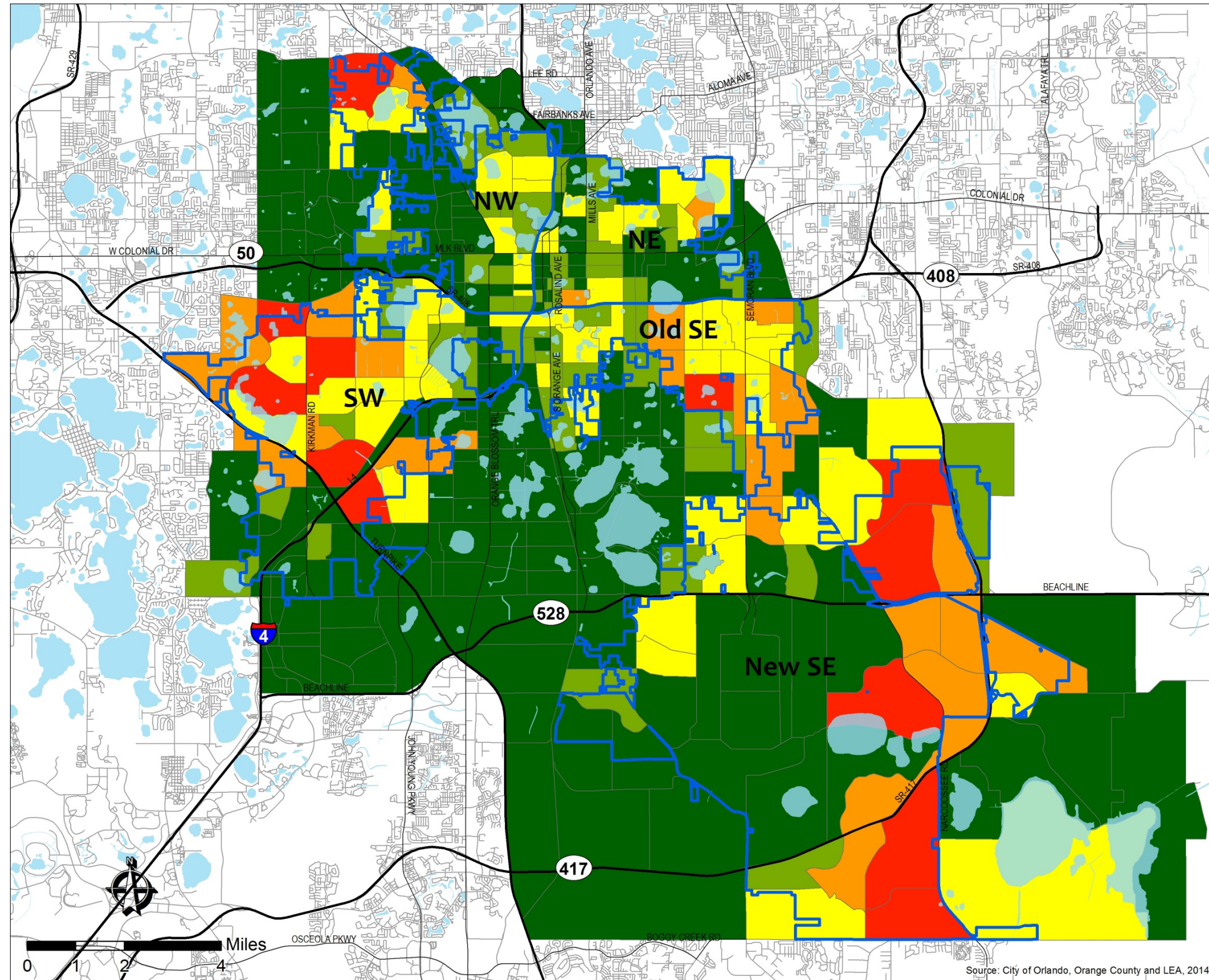
LITTLEJOHN ENGINEERING ASSOCIATES

7/8/2014

Source: City of Orlando, Orange County and LEA, 2014.

Map 3 graphically depicts the growing population density conditions of the City with significant growth anticipated in the Old Southeast (Old SE) and continuing population growth in the Northeast (NE) and New Southeast (New SE) service quadrants during the 2020-2030 period. The on-going growing population density in the New Southeast (New SE) quadrant is associated with continuing development of the Lake Nona, Vista East and Medical City developments.

Map 4: City of Orlando Population 2040 by TAZ



City of Orlando

Traffic Analysis Zone Population - 2040

Legend

TAZ Population - 2040

- 0 - 500
- 501 - 1,200
- 1,201 - 3,000
- 3,001 - 5,000
- 5,001 - 10,100
- Quadrants



LITTLEJOHN ENGINEERING ASSOCIATES

7/8/2014

Source: City of Orlando, Orange County and LEA, 2014.

Map 4 graphically depicts the growing population density conditions of the City with growth anticipated in the Northwest (NW) and Northeast (NE) quadrants and continuing population growth Old Southeast (Old SE) in the New Southeast (New SE) service quadrants during the 2020-2040 period. The significant population growth that is shown in the south-eastern portion of the New Southeast (New SE) service quadrant indicates the area that will have the highest new demand for community and neighborhood parks in the future.

C. Population Growth Summary

Table 3 shows the anticipated population growth for the City of Orlando for the period of 2013 through 2040 segmented by service-area quadrants. The overall population of the City is estimated to increase by approximately 84,243 residents. The largest population increases for that period occur in Northeast (NE) and New Southeast (New SE) service-quadrants with population increases of 10,271 person (approximately 30%) and 53,033 persons (approximately 135%) respectively. This represents approximately 75% of the City's total population growth for the planning period occurring in these two services areas. Approximately 63% of the total population growth for the planning period occurring in the New Southeast (New SE) service quadrant. The Northwest (NW), Old Southeast (Old SE), and Southwest (SW) service-quadrants are estimated to grow by 6,592 persons or approximately 17%, 7,303 persons or approximately 11% and 7,044 persons or approximately 8% respectively during the 2013-2040 planning period. The largest increase in demand for parks and recreation services and facilities will be within the New Southeast (New SE) service-quadrant followed by the Northeast (NE) service-quadrant.

Table 3: Orlando Population Projections 2013-2040

| Quadrant | TAZ Count | 2013 Population | 2020 Population | 2025 Population | 2030 Population | 2035 Population | 2040 Population |
|---------------|------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Northeast | 66 | 34,783 | 39,172 | 41,962 | 42,744 | 43,648 | 45,054 |
| New Southeast | 49 | 39,177 | 52,783 | 70,108 | 81,784 | 88,215 | 92,210 |
| Northwest | 49 | 38,555 | 40,960 | 42,587 | 43,287 | 44,759 | 45,147 |
| Old Southeast | 49 | 65,800 | 65,951 | 67,812 | 69,040 | 70,945 | 73,103 |
| Southwest | 63 | 83,427 | 87,286 | 88,297 | 89,119 | 89,997 | 90,471 |
| Total | 276 | 261,742 | 286,152 | 310,766 | 325,974 | 337,564 | 345,985 |

Source: Traffic Analysis Zones, MetroPlan Orlando, 2014.

III. Parks and Recreation Service Standards

The National Recreation and Parks Association (NRPA), defines level-of-service (LOS) as "an allocation mechanism for the delivery of park land and basic recreation facilities throughout a community. By adopting such a standard, a community in essence says that all citizens, regardless of the taxes they pay or the use they will make of the services provided, will have an equal opportunity to share in the basic menu of services implicit in the standard and accompanying spatial distribution and allocation policies."

This section of the document evaluates the current level-of-service measurements of parks and the recreational facilities utilized by the City of Orlando and also evaluates two other level-of-service measurement techniques, facility access and facility capacity. In addition to level-of-service standards, the City of Orlando also considers other factors when determining how to provide park and recreation facilities for neighborhood residents, residents citywide, regional residents and visitors. These factors considered by the City include:

- 1) The amenities offered at each location.** Amenities include recreation centers, playgrounds, basketball courts, swimming pools, ball fields, and other amenities.
- 2) The users of each facility.** The population which is served by a particular site is influenced by factors such as age, local culture and interests. The Families, Parks and Recreation Department is the lead entity in dealing with recreational programming and amenity planning.
- 3) The condition of each park site.** The City of Orlando is committed to providing safe, environmentally friendly, usable park facilities. Identification of repair and replacement issues are handled primarily under the auspices of the Public Works Department and the Families, Parks and Recreation Department. Funding for repair and replacement of amenities are addressed through the goals, objectives, and policies section of the Parks and Recreation Element and the Capital Improvement Element of the City's Comprehensive Plan.
- 4) The location and the accessibility of each site.** Accessibility to parks and other recreation opportunities in Orlando varies considerably among population groups. Lower income groups, the very young and the elderly tend to have limited mobility and typically have limited access to recreational opportunities. Orlando's Parks have been designed so that all persons of all abilities and ages may access the park in an independent and safe manner.

Each of the alternative level-of-service measurement techniques presented addresses different aspects of the four factors presented above. When the various level-of-service measurements are viewed in total, they present a more complete picture of the anticipated future needs for parks and recreation services than the picture presented when utilizing a singular level-of-service standard. Each level-of-service measurement technique has its own unique measurement characteristics. No one level-of-service measurement technique is perfect. While the City's currently adopted level-of-service measurement technique has served the City well, utilization of the information presented by the alternative level-of-service measurement techniques evaluated will enable the City to identify and address service delivery deficiencies and more effectively deliver parks and recreational services to City residents and visitors.

A. Acreage Standards

The City of Orlando provides recreational facilities and programming, educational services and cultural activities to residents and visitors to the City. The City measures the current level-of-service for the provision of parks and recreational services through a ratio of the acreage of park sites per 1,000 persons. The two park classifications used for the analysis of level-of-service are Neighborhood Parks and Community Parks. Major Sports, Performing Arts and Special Facilities, and Undeveloped Parks do not have adopted LOS standards. The adopted levels of service for parks and recreation services are 3.25 acres per 1,000 persons of population for Neighborhood and Community parks combined, with a 1.3 acres per 1,000 persons for Community Parks and 0.75 acres per 1,000 persons for Neighborhood Parks.⁴

Due to the large amount of park acreage owned, maintained, operated or mandated by the City, it will take nearly 35 years to reach a need for a new parks and recreation facilities based solely on the adopted level-of-service standard and population growth. This useful for measuring the provision of land (acreage) for park uses, but does not address facilities or location.

This level-of-service measurement technique addresses the “**When** and **how** much area?” question of providing parks and recreation facilities in the future. However that is the limit of the level-of-service guidance this measurement can provide. It does not address the types of facilities (**What type** of facility is needed?) that may be needed in the future or the potential locations where new facilities may be needed in the future to address localized demands for service (**Where** are new facilities needed?).

Orlando provides 12.6 acres of parks and recreation area per 1,000 residents. The median acreage provided by the Top 50 cities in the nation is 13.1 acres per 1,000 residents.

-2012 City Park Facts-The Trust for Public Land

⁴ City of Orlando Comprehensive Plan, Recreation and Opens Space Element, Goals, Objectives and Policies, Policy 1.1.1, Page R-1, 2012.

Table 4: 2014 Citywide Actual Park Levels of Service

| Existing City Parks | Acreage | Actual Existing Level-of-Service |
|---|----------|----------------------------------|
| All Developed Park Land | 3,159.20 | 12.66 Acres per 1,000 pop. |
| Combined Regional, Community and Neighborhood Park Land | 1,824.91 | 7.31 Acres per 1,000 pop. |
| Regional Parks | 352.93 | 1.41 Acres per 1,000 pop. |
| Community Parks | 431.11 | 1.73 Acres per 1,000 pop. |
| Neighborhood Parks | 1,040.87 | 4.14 Acres per 1,000 pop. |

Source: City of Orlando, Comprehensive Plan, Figure R-2 Orlando Park Amenities, August 2014.

Table 4 shows the actual citywide level-of-service for park and recreation space currently provided by the City. The 12.66 acres per 1,000 persons LOS is very near the national median of 13.1 acres for the top 50 cities in the U.S.⁵

To better understand the relationship between the different types of parks, their typical sizes, uses and amenities within the City of Orlando the following definitions are provided.

Regional Parks are frequently defined as facilities that may serve the neighborhood, community and have the capacity and amenities to serve a still larger section of the city and the region as well. Included are the larger parks, golf courses, athletic complexes, parkways, and camp sites. Regional parks are designed and developed for diversified use by large numbers of people. Because of their area, they will contain facilities that cannot be accommodated in the neighborhood or community park. They give the urban dweller contact with nature and a pleasant environment in which he can engage in a variety of recreational activities. There is wide variation for the 'standard' size for regional parks ranging from 50 acres to over 200 acres in size depending on local community, agency or organization standards and definitions⁶. Regional parks may include Dog parks as one of their amenities. Examples of Regional parks within the City of Orlando are: Bill Frederick Park at Turkey Lake; Eagle Nest Park; Lake Eola Park and Trotter's Park (formerly Ben White raceway).

Community Parks are usually defined as a combination of active and passive facilities ranging in size from 5 to 25 acres. The average size of community parks in Orlando is 24.78 acres⁷. Community parks serve an area between the smaller neighborhood facilities and the larger regional parks which may serve the entire city and region. Community parks facilities should be centrally located for the

⁵ City Park Facts-The Trust for Public Land, 2012.

⁶ American Planning Association (APA), Planning Advisory Services, Standards for Outdoor Recreational Areas, 1965.

⁷ City of Orlando, Comprehensive Plan, Recreation & Open Space Support Document, Data Inventory and Analysis, 2009.

area it serves. The two most common types of community facilities are the playfield and the community park, which in some cities have been combined to form a playfield-park. Community parks may include Dog parks as one of their amenities. The 'standard' size for community parks varies from 20-50 acres in size depending on local community, agency or organization standards and definitions⁸. Examples of Community Parks within the City of Orlando are: Blue Jacket Park; Demetree Park; Lake Fairview Park; Langford Park and Park of the Americas (formerly Herndon Nature Park).

Neighborhood Parks are usually defined as active or passive parks, ranging in size from 3 to 10 acres. Neighborhood parks may utilize or complement playground facilities and service areas provided by public schools, wherever possible. The average size of neighborhood parks within the City of Orlando is 3.47 acres⁹. Neighborhood parks may include Dog parks as one of their amenities. Pocket-parks, and other very small urban parks, frequently comprised of passive use open space with little or no amenities, are also included in the Neighborhood park definition. The 'standard' size for neighborhood parks varies from 1/2-10 acres in size depending on local community, agency or organization standards and definitions¹⁰. Examples of Neighborhood Parks within the City of Orlando are: Al Coith Park; Baldwin Park's shoreline parks areas; Big Tree Park; Cherokee Park; Dartmouth Park; Englewood Park; Lake Como Park; Park Lake Park; Orwin Manor Green; the Parramore Heritage Park; Rock Lake Park and Spring Lake Park.

Community and Recreation Centers

In addition to Neighborhood, Community and Regional parks, one of the key features of the unique services and programming provided by City of Orlando's Families, Parks and Recreation system are the local Community Centers and Recreational Centers. The ever-increasing population and urban density of the City of Orlando demands that the provision of particular social activities, services and recreational programming be made available at the City's Community and Recreation Centers. Social activity services include after-school athletic and academic programming, youth-mentoring and development, active living programs and senior residents' activities and programs. The City of Orlando currently has nineteen (19) Community and Recreation Centers including: the Callahan Neighborhood Center; the Claudia Allen Senior Center; the Citrus Square Recreational Site; the College Park Community Center; the Colonialtown Neighborhood Center; the Dover Shores Neighborhood Center; the Downtown recreation and Tennis Center; the Dr. Smith neighborhood Center; the Englewood Neighborhood Center; the Dr. I Sylvester Hankins Park Recreation Site; the Ivey Lane Recreational Site; the John H. Jackson Recreational Center;

⁸ American Planning Association (APA), Planning Advisory Services, Standards for Outdoor Recreational Areas, 1965.

⁹ City of Orlando, Comprehensive Plan, Recreation & Open Space Support Document, Data Inventory and Analysis, 2009.

¹⁰ American Planning Association (APA), Planning Advisory Services, Standards for Outdoor Recreational Areas, 1965.

the Langford Park Neighborhood Center; the Northwest Community Center; the Reeves Terrace Recreation Site; the Rock Lake Community Center; the Rosemont Community Center; and the Wadeview Community Center.

1. Current Deficiencies- Acreage Standard

Table 3 shows the current citywide level-of-service based on acres per capita. It shows that the existing level-of-service currently exceeds the adopted level-of-service standard. There is no LOS deficiency using the City adopted LOS standard. Based on the current LOS standards utilizing a combined Community and Neighborhood Park land acreage yields an existing level-of-service standard of 7.28 acres per 1,000 persons.

Although the City is providing a level-of-service that is in excess of the adopted standard, it does not address the provision of services based on location and capacity. The City is providing a satisfactory amount of Community and Neighborhood park area, as measured in acres of facilities per 1,000 persons, however this measurement does not address **where** the parks are located relative to residents who may utilize the park facilities (accessibility) and does not address **the physical capacity** of the facilities, or how many people may be able utilize the facilities.

B. Accessibility Standards

The second level-of-service measurement technique evaluated is accessibility standards. The City's current Comprehensive Plan level-of-service standard of 3.25 acres per 1,000 persons for parks and recreation facilities does not account for facility accessibility, or how far residents have to travel to use parks and recreation facilities. Facility access is defined by the service area that a park or recreation facility serves. Service areas may be defined as either a measure of distance from a specific facility or of travel time to get to a specific facility. Parks and recreation planning guidelines include service area radii for each park type (i.e. neighborhood, community, and regional) and facility type (e.g. basketball courts, baseball fields, soccer fields, etc). The 2000 Florida State Comprehensive Outdoor Recreation Plan (SCORP) guidelines provide service radius guidelines for park and recreation facilities. Service radius guidelines are based on the specific type of park, which is generally based on the size, capacity and facilities.

However, these guidelines are flexible and can be molded to a specific community that has unique characteristics, or guidelines for specific park/facility type and may also be adjusted due to events programming or functionality. For example, Lake Eola Park does not meet the recommended size or general description for a regional park, but due to its functionality it operates more as a regional park because it draws visitors from throughout the Central Florida region and therefore has a large service area. **Table 5**, shows the recommended service area radii for parks and facilities by type.

Table 5: Parks and Facilities Service Areas (Radii)

| Type | Service Area Radii (Miles) |
|-------------------|----------------------------|
| Parks | |
| Neighborhood | 1 |
| Community | 3 |
| Regional | 10 |
| Facility | |
| Baseball Fields | 2 |
| Softball Fields | 5 |
| Soccer Fields | 2 |
| Swimming Pools | 2 |
| Senior Centers | 2 |
| Dog Parks | 5 |
| Tennis Courts | 5 |
| Basketball Courts | 1 |

Source: SCORP, FRP Vision Plan (2010), and Littlejohn, 2014.

Service area and accessibility to parks and recreational facilities for all citizens of the City of Orlando was identified as an Objective in the City's Comprehensive Plan¹¹. The City of Orlando's Families, Park and Recreation Vision Plan (2010) introduced facility access standards for consideration in establishing future levels of service for park and recreation facilities. Accessibility standards move the typical acres per capita standard to a spatial exercise of providing facilities and parks within a specific distance to potential users. The benefit of using a service area and accessibility level-of-service standard is the ability to identify underserved areas of the City with regards to parks and recreation facilities. This level-of-service measurement technique addresses the **"Where?"** question of providing parks and recreation facilities.

The 2010 Families, Parks and Recreation Vision Plan identified service areas by parks and facility type. This park and facility evaluation showed the underserved areas in the City for the different facility types. As provided in the FRP Vision Plan, the New Southeast quadrant (Airport/Lake Nona Area) lacked facilities due in large part to the underdeveloped nature of the area. The benefit of utilizing this level-of-service measurement technique is that it can geographically identify underserved areas of the community by park facility.

The following map series graphically depicts the service areas for Regional, Community and Neighborhood park facilities. **Appendix A** shows the facility

¹¹ City of Orlando Comprehensive Plan, Recreation and Opens Space Element, Goals, Objectives and Policies, Objective 1.4, Page R-8, 2012.

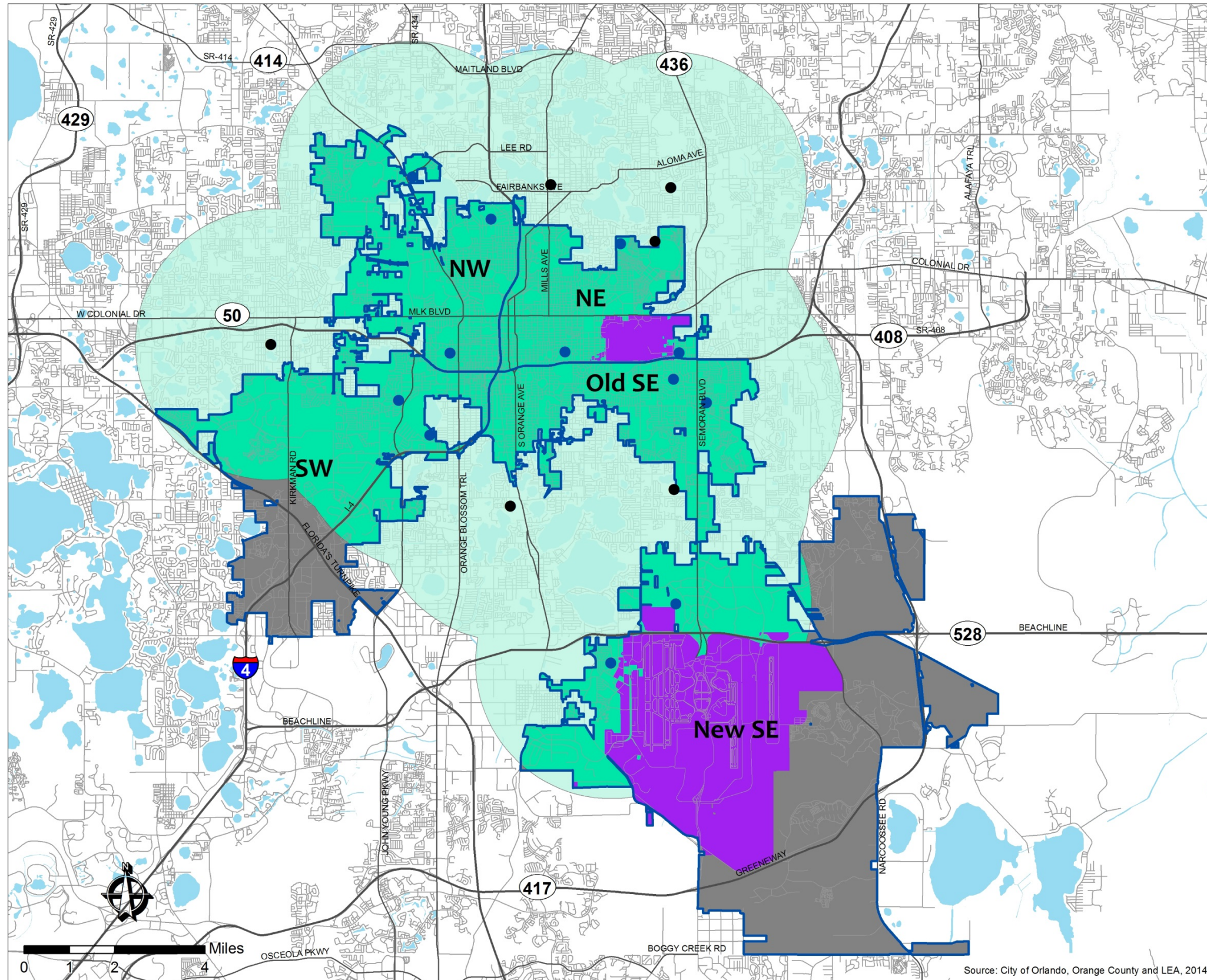
service areas for various recreational facilities including baseball fields, basketball courts, softball fields, swimming pools, senior centers, soccer fields, tennis courts, gymnasiums and community centers.

Map 5 depicts the Regional Parks that serve the City of Orlando as identified in the City of Orlando FPR Vision Plan and the Orange County Parks database. Due to their ten (10) mile service radius City residents are served by both City of Orlando Regional Parks and Orange County Regional Parks. City of Orlando Regional Parks shown on this map include: Mayor Bill Frederick Park at Turkey Lake; Lake Eola Park; Trotter's Park, and Eagle Nest Park. Eagle Nest Park, although identified as a Community Park in the FPR Vision Plan, is included as a Regional Park facility due to its size and regional draw of park users. Orange County Parks Regional Parks shown on this map include: Tibet Butler Preserve; Fort Christmas Park; Hal Scott Reserve; Split Oak Park Forest; Moss Park; Barnett Park; the Oakland Nature Preserve, and Horizon West Park.

1. Accessibility Standard-Regional Parks

Due to the overlapping service areas of the City of Orlando and Orange County Regional Park facilities there are no underserved areas identified within the City of Orlando for Regional Park facilities when utilizing accessibility standards.

Map 6: Community Parks Service Areas



City of Orlando

Community Parks

Legend

- City Community Parks
- County Community Parks
- Quadrants
- GOAA Property
- Served Area
- Underserved Area
- 3-Mile Service Area



LITTLEJOHN ENGINEERING ASSOCIATES

7/8/2014

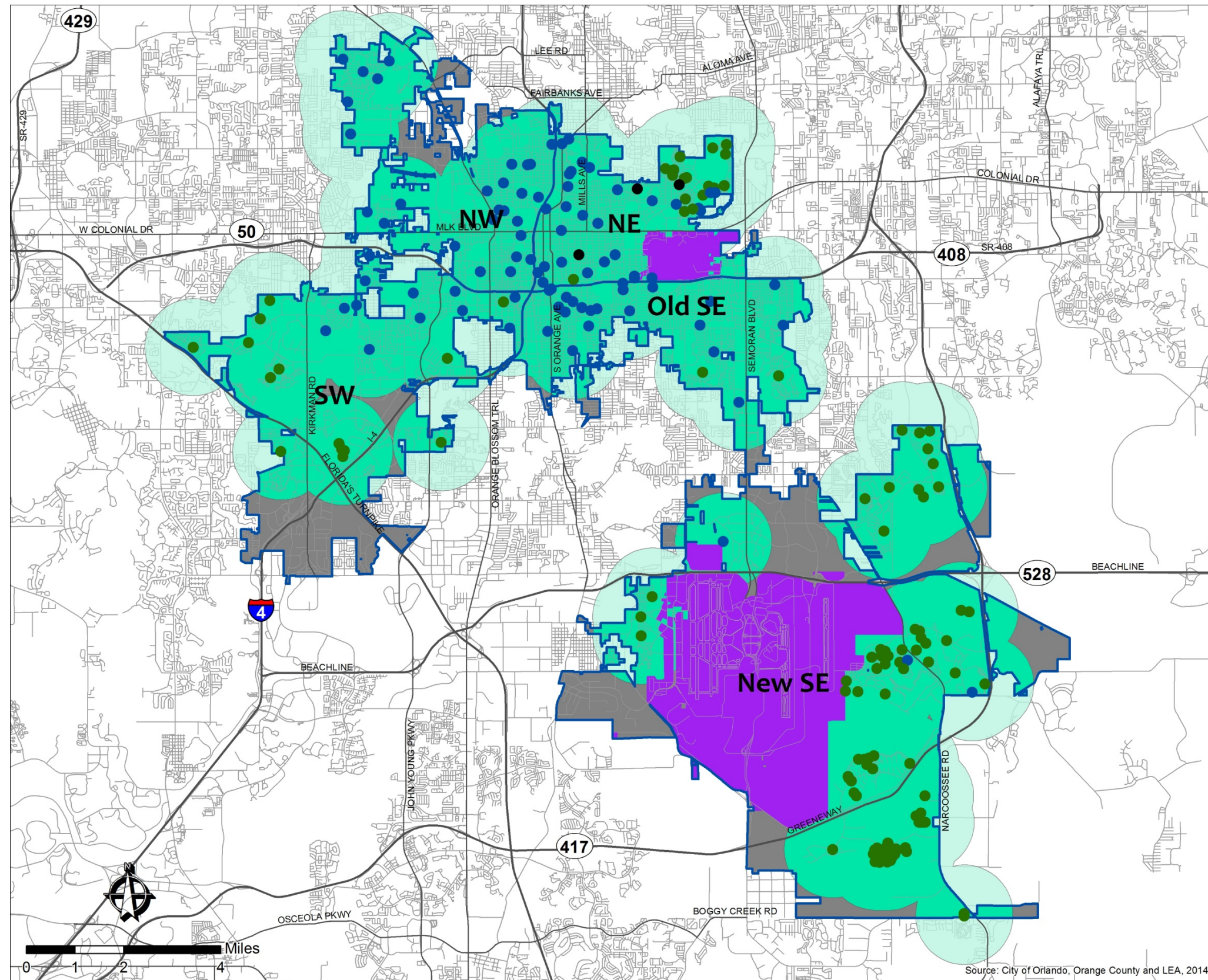
Map 6 depicts the Community Parks that serve the City of Orlando as identified in the City of Orlando FPR Vision Plan and the Orange County Parks database. Due to their three (3) mile service radius Orlando residents are served by both City of Orlando Community Parks and Orange County Community Parks. City of Orlando Community Parks shown on this map include the following: Clear Lake Park; Dr. I Sylvester Hankins Park; Blue Jacket Park; Park of the Americas; Langford Park; Airport Lakes Park; La Costa Urban Wetlands; Lake Fairview Park; Loch Haven Park; Lorna Doone Park; Southport Park, and Demetree Park.

Orange County Parks Community Parks shown on this map include: Cypress Grove Park; Orlo Vista Park; Barber Park; Ward Park Sports; Fleet Peoples Park at Lake Baldwin, and Lake Island Park.

2. Accessibility Standard-Community Parks

Due to the overlapping service areas of the City of Orlando and Orange County Community Park facilities the City as a whole is well-served with Community Park facilities. However there are underserved areas identified within the City of Orlando for Community Park facilities in the New Southeast quadrant (New SE) and the Southwest quadrant (SW) of the City when utilizing accessibility standards. The underserved areas are more than three miles away from a City of Orlando or Orange County Community Park facility. These two quadrants lack the current resident population due in part to a thriving tourist district (SW) and a burgeoning suburban sector developing around Medical City (New SE).

Map 7: Neighborhood Parks Service Areas



City of Orlando
Neighborhood Parks

Legend

Neighborhood Parks

OWNERSHIP

- City/Joint Use
- OCPS
- HOA/Private
- Quadrants
- GOAA Property
- Served Area
- Underserved Area
- 1-Mile Service Area



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7/8/2014

Source: City of Orlando, Orange County and LEA, 2014.

Map 7 depicts the Neighborhood Parks that serve the City of Orlando as identified in the City of Orlando FPR Vision Plan and the Orange County Parks database. Due to their one (1) mile service radius Orlando residents are served by City of Orlando Neighborhood Parks, Orange County Neighborhood Parks, Joint-Use Parks that may include Orange County Neighborhood Parks and Orange County Public Schools facilities, an Orlando/Orange County Expressway Authority facility and numerous Home-Owner Association (HOA) facilities.

Appendix B contains the full list of parks, amenities, acreage, and quadrant location by facility.

There are eighty-four (84) City of Orlando Neighborhood Parks shown on this map. Please note that Lorna Doone Park is placed in the Community Park category and Lake Eola Park is placed in the Regional Park category. Although both of these parks serve the immediate neighborhoods in which they are located they also serve a larger service areas generally associated with Community and Regional Park facilities. City of Orlando Neighborhood Parks shown on this map include the following:

| | | |
|--|---|---|
| Airport Lakes Park | Dickson Azalea Park | Lace Fern Village Park (within Timberleaf) |
| Al Coith Park | Dover Estates Linear Park | Lake Adair |
| Albert Park (aka First Park) | Dover Shores Neighborhood Center | Lake Beauty Park |
| Baldwin Park (Unit 7, Tracts 244, 245, Unit 9A Tract 289, Unit 8A, Tract 315, Lk Susannah Shoreline) | East Central Neighborhood Center | Lake Cherokee Shoreline Park |
| Beth Johnson Park | East Park PD N-1 Neighborhood Park (City Owned-Privately Maintained) | Lake Como |
| Big Tree Park | Englewood Park | Lake Concord (Don Dudley) |
| Cherokee Park | Florida A&M School of Law Green | Lake Davis |
| Cherry Tree Park | George Barker Park | Lake Dot |
| Citrus Square Recreation Site | Gertrude's Walk | Lake Dover (803 Wavecrest Drive) |
| College Park | Gilbert McQueen Park | Lake Emerald |
| Community Center (Adj to Princeton Elem. & Princeton Park) | Guernsey Park | Lake Estelle |
| Colonialtown Square | Hampton Park | Lake Formosa |
| Dartmouth Park | Iowa Place Park | Lake Highland Park |
| Delaney Park Playground | Ivanhoe Plaza Park | Lake Ivanhoe |
| | Ivey Lane Park | Lake Lancaster |
| | Kittinger Park | Lake Lawsons |
| | | Lake Lucerne |
| | | Lake Rowena |

| | | |
|---|--|---|
| Lake Weldona | Orlando City Hall Urban Park | Rock Lake Park |
| Leroy Hoequist Park | Orlando Cultural Park (former USDA site) | Rosemont Community Area (Lake Shore Park) |
| Lighthouse Park | Orwin Manor Green | Rosemont Park/Tot-Lot |
| Lizzie Rogers Park | Orwin Manor/Westminster Green | Rosemont Sports Fields and Community Center |
| Loch Haven Neighborhood Center | Overbrook Park | Signal Hill Park |
| Malibu Groves Park (Tot Lot) | Park Lake | Songbird Park (1124/30 Cardinal Rd) |
| Mathews Park | Parramore Community Garden | Southern Gateway Park |
| Mayfair Green (939 Mayfair Circle) | Parramore Heritage Central Park (Stormwater Pond - 4.8 ac; Parkland 2.3) | Spring Lake Park |
| Mercy Drive Playground (Children's Safety Village) | Pleasant Valley Park | Wall Street Plaza |
| Mitchell Nutter Park | Poppy Park | Washington Shores |
| NorthLake Park (Entry Pond/Ped Trail) | Princeton Park Playground | West Underhill Park |
| Northwest Community Center (Hal Marston Community Center) | | Willie Mays Park |
| | | Willows Park |
| | | Z.L.Riley Park |

Seven (7) Orange County Neighborhood Parks and Joint-Use Neighborhood Parks (County and OCPs) shown on this map include:

| | |
|--|--|
| Audubon Park Elementary | Howard Middle School |
| Baldwin Park (Unit 2; Elementary School and Park Site) | Lake Lawne Park (Joint City/County Neighborhood Park, 1320 Lawne Blvd) |
| Como Elementary Playground and Ball fields | Wadeview Park/Boone High School/Blanker K-8/Pool |
| Grand Avenue Elementary/Park | |

Ninety-nine (99) Home-Owner Association, Community Development District and private Neighborhood Parks are shown on the map and include:

| | | |
|--|--|--|
| Amhurst Park (Vista Lakes HOA, Privately Owned, Accessible to All) | Baldwin Park (Unit 1, Tract 2, "S" Park, New Broad Street) | Tract 391, West Unit 10; CDD) |
| Baldwin Park (Unit 1, Fox Street) | Baldwin Park (Unit 1, Tract 5, Enders Park) | Baldwin Park (Unit 10, Tract 392, East Unit 10; CDD) |
| | Baldwin Park (Unit 10, | Baldwin Park (Unit 10, |

| | | |
|--|---|--|
| Tract 393, Community Center; Private) | Maintained) | Space - 2 |
| Baldwin Park (Unit 2, Tract 71, Grace Hopper Hall) | East Park PD N-7 (Park #1, Public-Privately Maintained) | Laureate Park Open Space - 3 |
| Baldwin Park (Unit 2, Tract 72, Crescent Park) | Education Village | Laureate Park Open Space - 4 |
| Baldwin Park (Unit 4, Tract 180, Robin Rd./Ethan Ln.) | Fairway Cove Green (6600 Fairway Cove Drive) | Laureate Park Open Space - 5 |
| Baldwin Park (Unit 4, Tract 181, Robin Rd./Lower Union Rd.) | Fells Landing Tract C-1 | Laureate Park Open Space - 6 |
| Baldwin Park (Unit 4, Tract 182, Osprey Ave) | Fells Landing Tract C-2 | Laureate Park Open Space - 7 |
| Baldwin Park (Unit 6, Tract 203, Meeting Place Park) | Hidden Beach (6601 Hidden Beach Circle) | Laureate Park Open Space - 8 |
| Baldwin Park (Unit 8A, Tract 310, Dorwin Place Park) | Isle of Catalina Neighborhood Center (2701 Catalina Drive, Private) | Laureate Park Open Space - 9 |
| Baldwin Park (Unit 8A, Tract 313, Foss Ave.) | Lake Nona - DiVosta VillageWalk Residential Center (Gated) | Laureate Park Open Space - Phase 1C - 11 |
| Baldwin Park (Unit 8A, Tract 314, Lake Susannah Mews) | Lake Nona- Divosta Villagewalk Unit 1 - Tract | Laureate Park Open Space - Phase 1C - 12 |
| Baldwin Park (Unit 9A, Tract 259, Lake Connection Park; CDD) | Lake Nona Estates (Gated) | Laureate Park Open Space - Phase 1C - 13 |
| Baldwin Park (Unit 9A, Tract 285, Lake Baldwin Dr/Shea Dr.; CDD) | Lake Nona Preserve Tract D (Gated) | Laureate Park Open Space - Phase 1C - 16 |
| Bryn Mawr Recreation Area (Privately Owned/Maintained) | Laureate Park Neighborhood Center Aquatic Center | Laureate Park Open Space - Phase 1C - 17 |
| Carver Park Stormwater Pond / Park | Laureate Park Neighborhood Center Open Space - 1 | Laureate Park Open Space - Phase 1C - 18 |
| Constitution Green (Private Ownership) | Laureate Park Open Space - 1 | Laureate Park Open Space - Phase 2b - 19 |
| East Park PD N-5 (Park #2, Public-Privately | Laureate Park Open Space - 10 | Laureate Park Open Space - Phase 2b - 20 |
| | Laureate Park Open Space - 11 | Laureate Park Open Space - Phase 2b - 21 |
| | Laureate Park Open Space - 12 | Laureate Park Open Space - Phase 2b - 22 |
| | Laureate Park Open | Laureate Park Phase 3A |
| | | Laureate Park Phase 3B |
| | | LaVina PD (Tract AA - Tot Lot, Gated) |

| | | |
|--|--|---|
| LaVina PD (Tract L - Tot Lot, Gated) | NorthLake Park N-2 (Tot Lot - Sunbonnet Street) | (3101 Robert Trent Jones Dr) |
| LaVina PD (Tract M, Gated) | NorthLake Park N-2A (Glattling Green) | Tivoli Gardens Tract F (Crowntree) |
| LaVina PD (Tract P - Lakeshore Trail, Gated) | NorthLake Park N-2B (Azalea Place Green 1, Azalea Place Green 2, Azalea Place Green 3) | Tivoli Gardens Tract J (Crowntree) |
| LeeVista Square Tract U (Crowntree) | | Tivoli Woods PD Tract B |
| MetroWest Country Club - (Golf Course Subtracted; 2100 S. Hiawasse Rd) | NorthLake Park N-3B (Lakeshore Park/Trail) | Tivoli Woods PD Tract E |
| | NorthLake Park N-4 (Enclave Green) | Tivoli Woods PD Tract F |
| | | Tivoli Woods PD Tract I |
| | | Tivoli Woods PD Tract Y |
| Milford Haven Green (Vista Lakes; 5958 Milford Haven Place; Gated) | NorthLake Park N-5 (Water's Edge; Boat Launch Park; Rec-Center Gated) | UCF Medical School Green |
| Millenia Park Phase 1 Tract N, Tract Q, Tract R, Tract T | Palma Vista Green (7548 Westpointe Blvd) | Ventura PD (Privately Owned, Gated) |
| NonaCrest Neighborhood Park (LaVina PD, Gated) | Park Avenue at Metrowest Green | Villagewalk Tract E14 |
| | Park Central PD (Gated) | Villagewalk Tract E2 |
| NorthLake Park (NorthLake Parkway Green) | Randal Park P-1 | Villagewalk Tract L |
| | Randal Park P-2 | Vista Lakes Tot Lot/Lakeshore Park (Gated) |
| NorthLake Park N-1 (Magnolia Green) | SouthPort Pool #2 - South | Waters Edge Green Dock Park |
| Northlake Park N-1 , N-2 (Dog Park) | Stonebridge Commons Open Space/Green | Westchester Open Space/Green (601 Berks Ct) |

3. Accessibility Standard-Neighborhood Parks

Neighborhood parks are the most prevalent type of park facility in the City and are designed to be accessed by walking or cycling. Due to the small service areas of the Neighborhood Parks facilities, one (1) mile, there are several areas within the City that are underserved, or are otherwise located outside a 1-mile serve area of an existing Neighborhood Park facility. Areas that are identified as underserved by Neighborhood Park facilities when utilizing accessibility standards include, the Northwest (NW) quadrant, the Southwest (SW) quadrant, a small portion of the Old Southeast (Old SE) quadrant and areas within the New Southeast (New SE) quadrant.

4. Costs to Provide Facility to Underserved Areas (Facility Access)

Table 6 shows a summary of the needed park facilities and associated cost estimates to provide the facilities that have been identified through a review of the existing park facilities and their current service areas. The proposed additional facilities will provide a geographic coverage, or improve accessibility and reduce resident's travel time/distance traveled to utilize a particular parks and recreation facility. In some cases, these parks would cover a geographic area that is not yet developed or is developed with non-residential uses. The number of parks needed may be refined when combined with results from the other two LOS methodologies. **Table 7** shows a summary of the needed recreational facilities and associated cost estimates to provide the facilities that have been identified through a review of the existing park facilities and their current service areas. Cost estimate information for the development and potential amenities is contained in **Appendix D**. Appendix D includes cost estimates for neighborhood, community and regional parks based on prototypical park amenities and size, which is contained in **Appendix C – Spatial Constraint Park Design Analysis**. These costs also represent the replacement cost of existing parks.

Table 6: Costs to Provide Parks to Underserved Areas (Facility Access)

| Parks | Parks Needed | Park Costs |
|---------------------|--------------|--------------|
| Neighborhood | | |
| Northeast | 0 | \$0 |
| New Southeast | 6 | \$8,040,000 |
| Northwest | 2 | \$2,680,000 |
| Old Southeast | 2 | \$2,680,000 |
| Southwest | 4 | \$5,360,000 |
| Community | | |
| Northeast | 0 | \$0 |
| New Southeast | 2 | \$26,249,492 |
| Northwest | 0 | \$0 |
| Old Southeast | 0 | \$0 |
| Southwest | 1 | \$13,124,746 |
| Regional | | |
| Northeast | 0 | \$0 |
| New Southeast | 0 | \$0 |
| Northwest | 0 | \$0 |
| Old Southeast | 0 | \$0 |
| Southwest | 0 | \$0 |

Source: Littlejohn, 2014.

Table 7: Costs to Provide Facilities to Underserved Areas (Facility Access)

| Type | Facilities Needed | Cost |
|------------------------|-------------------|--------------|
| Baseball Fields | | |
| Northeast | 0 | \$0 |
| New Southeast | 3 | \$3,120,000 |
| Northwest | 1 | \$1,040,000 |
| Old Southeast | 0 | \$0 |
| Southwest | 1 | \$1,040,000 |
| Soffball Fields | | |
| Northeast | 0 | \$0 |
| New Southeast | 0 | \$0 |
| Northwest | 0 | \$0 |
| Old Southeast | 0 | \$0 |
| Southwest | 0 | \$0 |
| Soccer Fields | | |
| Northeast | 0 | \$0 |
| New Southeast | 4 | \$912,000 |
| Northwest | 1 | \$228,000 |
| Old Southeast | 0 | \$0 |
| Southwest | 2 | \$456,000 |
| Swimming Pools | | |
| Northeast | 1 | \$3,400,000 |
| New Southeast | 4 | \$13,600,000 |
| Northwest | 0 | \$0 |
| Old Southeast | 1 | \$3,400,000 |
| Southwest | 2 | \$6,800,000 |
| Senior Centers | | |
| Northeast | 1 | \$4,500,000 |
| New Southeast | 4 | \$18,000,000 |
| Northwest | 1 | \$4,500,000 |
| Old Southeast | 1 | \$4,500,000 |
| Southwest | 2 | \$9,000,000 |
| Dog Parks | | |
| Northeast | 0 | \$0 |
| New Southeast | 1 | \$680,000 |
| Northwest | 0 | \$0 |
| Old Southeast | 0 | \$0 |
| Southwest | 1 | \$680,000 |
| Tennis Courts | | |
| Northeast | 0 | \$0 |

| Type | Facilities Needed | Cost |
|--------------------------|-------------------|--------------|
| New Southeast | 0 | \$0 |
| Northwest | 0 | \$0 |
| Old Southeast | 0 | \$0 |
| Southwest | 0 | \$0 |
| Basketball Courts | | |
| Northeast | 3 | \$180,000 |
| New Southeast | 12 | \$720,000 |
| Northwest | 2 | \$120,000 |
| Old Southeast | 1 | \$60,000 |
| Southwest | 5 | \$300,000 |
| Gymnasiums | | |
| Northeast | 1 | \$1,800,000 |
| New Southeast | 4 | \$7,200,000 |
| Northwest | 1 | \$1,800,000 |
| Old Southeast | 0 | \$0 |
| Southwest | 2 | \$3,600,000 |
| Community Centers | | |
| Northeast | 0 | \$0 |
| New Southeast | 4 | \$16,000,000 |
| Northwest | 0 | \$0 |
| Old Southeast | 0 | \$0 |
| Southwest | 2 | \$8,000,000 |

Source: Littlejohn, 2014.

C. Park and Facility Capacity Standards

The third level-of-service measurement technique evaluated is Park and Facility Capacity standards. For the purposes of this study, the 2000 Florida State Comprehensive Outdoor Recreation Plan (SCORP) guidelines were utilized to evaluate the current and future capacities and demands. Capacity or population served by a park or facility varies significantly depending on the facility, and is typically elevated based on size and scope of a facility, see **Table 8**. For example, neighborhood parks serve up to 5,000 people, community parks serve up to 10,000 people and regional parks serve over 100,000 people.

Table 8: Population Served Per Facility Type

| Park Type | Population Served |
|-------------------|-------------------|
| Neighborhood Park | 5,000 |
| Community Park | 10,000 |
| Regional Park | 100,000 |

* Developed by Littlejohn based on similarly functioning facilities.

Source: SCORP, FRP Vision Plan, and Littlejohn, 2014.

Due to the City of Orlando's relatively higher population density and the 3 mile service area for a community park, the 2000 SCORP recommended 5,000 maximum persons served capacity was increased to 10,000 persons. Additionally, not all facility types have recommended population service capacity numbers. This includes Senior Centers and Dog Parks. Service capacity numbers were derived for Senior Center and Dog Parks based on a review of similarly functioning facilities. For example, Recreational Center capacities were utilized to develop Senior Center capacities and Soccer Field capacities were utilized for Dog Parks due to open space (area) requirements and population capacities. **Table 9** shows the population service capacities of specific park facilities.

Table 9: Population Served Per Facility Type

| Facility Type | Population Served |
|-------------------|-------------------|
| Baseball Fields | 10,000 |
| Softball Fields | 10,000 |
| Soccer Fields | 25,000 |
| Swimming Pools | 50,000 |
| Gymnasiums | 20,000 |
| Community Centers | 20,000 |
| Senior Centers | 50,000* |
| Dog Parks | 25,000* |
| Tennis Courts | 10,000 |
| Basketball Courts | 20,000 |

* Developed by LEA based on similarly functioning facilities.

Source: SCORP, FRP Vision Plan, and LEA, 2014.

Capacity standards identify how many people can utilize a specific type of facility. This level-of-service measurement technique addresses the “where, when, and how much of what type of park and facilities?” questions of providing parks and recreation facilities to address demand for service.

1. Existing Capacity Needs

Based on an evaluation of the City's current population, the existing parks and recreation facilities and the recommended service capacities for differing park and recreational facility types the following current deficiencies have been identified, as shown in **Table 10** and **Table 11**.

Table 10: Existing Capacity Needs (Capacity Standards)

| Park Type | Capacity Needs | Cost |
|---------------------------|----------------|--------------|
| Neighborhood Parks | | |
| Northeast | 0 | \$0 |
| New Southeast | 0 | \$0 |
| Northwest | 0 | \$0 |
| Old Southeast | 0 | \$0 |
| Southwest | 0 | \$0 |
| Community Parks | | |
| Northeast | 0 | \$0 |
| New Southeast | 2 | \$19,601,532 |
| Northwest | 3 | \$29,402,298 |
| Old Southeast | 3 | \$29,402,298 |
| Southwest | 3 | \$29,402,298 |
| Regional Parks | | |
| Northeast | 0 | \$0 |
| New Southeast | 0 | \$0 |
| Northwest | 0 | \$0 |
| Old Southeast | 0 | \$0 |
| Southwest | 0 | \$0 |

Source: Littlejohn, 2014.

Table 11: Existing Capacity Costs by Quadrant (Capacity Standards)

| Type | Capacity Needs | Cost |
|------------------------|-----------------------|-------------|
| Baseball Fields | | |
| Northeast | 0 | \$0 |
| New Southeast | 0 | \$0 |
| Northwest | 0 | \$0 |
| Old Southeast | 0 | \$0 |
| Southwest | 0 | \$0 |
| Softball Fields | | |
| Northeast | 0 | \$0 |
| New Southeast | 0 | \$0 |
| Northwest | 0 | \$0 |
| Old Southeast | 3 | \$3,120,000 |
| Southwest | 0 | \$0 |
| Soccer Fields | | |
| Northeast | 0 | \$0 |
| New Southeast | 0 | \$0 |
| Northwest | 0 | \$0 |
| Old Southeast | 0 | \$0 |
| Southwest | 0 | \$0 |
| Swimming Pools | | |
| Northeast | 0 | \$0 |
| New Southeast | 0 | \$0 |
| Northwest | 0 | \$0 |
| Old Southeast | 0 | \$0 |
| Southwest | 0 | \$0 |
| Senior Centers | | |
| Northeast | 0 | \$0 |
| New Southeast | 0 | \$0 |
| Northwest | 1 | \$4,500,000 |
| Old Southeast | 0 | \$0 |
| Southwest | 1 | \$4,500,000 |
| Dog Parks | | |
| Northeast | 0 | \$0 |
| New Southeast | 1 | \$680,000 |
| Northwest | 1 | \$680,000 |
| Old Southeast | 2 | \$1,360,000 |
| Southwest | 1 | \$680,000 |
| Tennis Courts | | |
| Northeast | 0 | \$0 |

| Type | Capacity Needs | Cost |
|--------------------------|----------------|-------------|
| New Southeast | 0 | \$0 |
| Northwest | 0 | \$0 |
| Old Southeast | 0 | \$0 |
| Southwest | 0 | \$0 |
| Basketball Courts | | |
| Northeast | 0 | \$0 |
| New Southeast | 0 | \$0 |
| Northwest | 0 | \$0 |
| Old Southeast | 0 | \$0 |
| Southwest | 0 | \$0 |
| Gymnasiums | | |
| Northeast | 0 | \$1,800,000 |
| New Southeast | 0 | \$0 |
| Northwest | 0 | \$0 |
| Old Southeast | 0 | \$2,322,000 |
| Southwest | 0 | \$5,708,430 |
| Community Centers | | |
| Northeast | 0 | \$0 |
| New Southeast | 0 | \$8,000,000 |
| Northwest | 0 | \$0 |
| Old Southeast | 0 | \$0 |
| Southwest | 0 | \$0 |

Source: Littlejohn, 2014.

IV. Future Park and Facility Needs and Costs

To determine the potential costs to the City of Orlando to address the additional demand for parks and recreation facilities due to resident population growth, three methods were utilized. Existing (adopted) level-of-services measurements, accessibility (service area) to park and recreation facilities standards and park and recreation facility service capacity standards were all reviewed. The combination of the three methods were used to address how much additional park and recreation acreage (land/type of park facility) would be needed, what specific amenities (ballpark, basketball court, soccer field, etc.) may be needed and where and when the additional facilities are anticipated to be needed.

When analyzing the impacts of future development, it is recommended that first a review of the park acres per capita be completed. This will provide a general citywide acres per capita figure as per the City's adopted level-of-service standards. Second, it is recommended that service area demand for parks and facilities is reviewed as recommended by the Families, Parks and Recreation Department's Vision Plan. Third, a capacity review of facilities within the quadrants of the City should be completed to understand the amount of specific type parks and specific park facilities that may be needed to accommodate the demand for the projected population as per the SCORP standards.

The first method reviewed the potential population growth by served areas and how the anticipated population growth affected the existing 3.25 acre LOS for combined neighborhood and community parks.

The second method utilizes Facility Access (FA). Facility Access is defined by the service area- either a distance or a travel time - that a park or recreation facility serves. Distance or travel time standards are based on development patterns, street networks, bicycle/pedestrian networks, demographics, climate, and other variables in the community.

The third method utilizes Florida's Statewide Comprehensive Outdoor Recreation Plan Standards, 2000¹² for outdoor recreation activities, resources and facilities.

A. Future Park and Facility Needs

1. Acreage Standards

The adopted level-of-service standards and the existing level-of-service provided indicate that no additional facilities are needed until 2030 within the New Southeast service quadrant. This method identifies only the required amount of new park acreage needed to satisfy the adopted level-of-service standard. Based on review of the City population growth by quadrant the City will need to add approximately 25.53 acres of Community Parks by 2040 in the New Southeast (New SE) quadrant (**Table 12**). Based on the City's adopted Policy 1.1.1(a & b) the City will need to

¹² **Outdoor Recreation in Florida, 2000**, State of Florida, Department of Environmental Protection, Division of Recreation and Parks, Tallahassee, Florida, 2000.

add the additional Community Park acreage to the CIP in 2030 and add the required park acreage to the funding schedule in 2035.

Table 12: Future Park Need/Cost by Quadrant (Adopted LOS Standards)

| Type | 2035 LOS Need | Cost |
|------------------------|-----------------|--------------|
| Community Parks | | |
| Northeast | 0 | \$0 |
| New Southeast | 1 (25.53 acres) | \$13,124,746 |
| Northwest | 0 | \$0 |
| Old Southeast | 0 | \$0 |
| Southwest | 0 | \$0 |

Source: Littlejohn, 2014.

2. Accessibility Standards

A review of the accessibility standards for each park and facility type within each quadrant identified where parks and recreation facilities were needed to address gaps in services areas.

The current/future need shown in **Table 13** indicates an area that does not fall within a service area radius of an existing parks and recreation facility and will continue to be underserved, through each time period, until the facilities are built. Once gaps in the service area are addressed by the construction of a new facility, the capacities of the facilities will have to be maintained to accommodate the projected population growth (See following section, Park and Facility Capacity Standards).

Table 13: Park Accessibility Needs

| Type | 2020¹³ | 2030¹³ | 2040¹³ |
|---------------------------|--------------------------|--------------------------|--------------------------|
| Neighborhood Parks | | | |
| Northeast | 0 | 0 | 0 |
| New Southeast | 6 | 6 | 6 |
| Northwest | 2 | 2 | 2 |
| Old Southeast | 2 | 2 | 2 |
| Southwest | 4 | 4 | 4 |
| Community Parks | | | |
| Northeast | 0 | 0 | 0 |
| New Southeast | 2 | 2 | 2 |
| Northwest | 0 | 0 | 0 |
| Old Southeast | 0 | 0 | 0 |
| Southwest | 1 | 1 | 1 |
| Regional Parks | | | |
| Northeast | 0 | 0 | 0 |
| New Southeast | 0 | 0 | 0 |
| Northwest | 0 | 0 | 0 |
| Old Southeast | 0 | 0 | 0 |
| Southwest | 0 | 0 | 0 |

Source: Littlejohn, 2014.

¹³ LOS Deficiency as per park accessibility only recurs until needed facilities are built within the affected service area. If needed facilities are built during the 2020 period, the accessibility deficiency will not recur as shown in 2030 and 2040 periods. Please note however that although the service area deficiency may be addressed, potential capacity deficiencies due to population served may remain.

Table 14: Future Facility Accessibility Needs

| Type | 2020 ¹⁴ | 2030 ¹⁴ | 2040 ¹⁴ |
|------------------------|--------------------|--------------------|--------------------|
| Baseball Fields | | | |
| Northeast | 0 | 0 | 0 |
| New Southeast | 0 | 0 | 0 |
| Northwest | 0 | 0 | 0 |
| Old Southeast | 0 | 0 | 0 |
| Southwest | 0 | 0 | 0 |
| Softball Fields | | | |
| Northeast | 0 | 0 | 0 |
| New Southeast | 0 | 0 | 0 |
| Northwest | 0 | 0 | 0 |
| Old Southeast | 3 | 3 | 3 |
| Southwest | 0 | 0 | 0 |
| Soccer Fields | | | |
| Northeast | 0 | 0 | 0 |
| New Southeast | 0 | 0 | 0 |
| Northwest | 0 | 0 | 0 |
| Old Southeast | 0 | 0 | 0 |
| Southwest | 0 | 0 | 0 |
| Swimming Pools | | | |
| Northeast | 0 | 0 | 0 |
| New Southeast | 0 | 0 | 0 |
| Northwest | 0 | 0 | 0 |
| Old Southeast | 0 | 0 | 0 |
| Southwest | 0 | 0 | 0 |
| Senior Centers | | | |
| Northeast | 0 | 0 | 0 |
| New Southeast | 0 | 0 | 0 |
| Northwest | 1 | 1 | 1 |
| Old Southeast | 0 | 0 | 0 |
| Southwest | 1 | 1 | 1 |
| Dog Parks | | | |
| Northeast | 0 | 0 | 0 |
| New Southeast | 1 | 1 | 1 |

¹⁴ LOS Deficiency as per park accessibility only recurs until needed facilities are built within the affected service area. If needed facilities are built during the 2020 period, the accessibility deficiency will not recur as shown in 2030 and 2040 periods. Please note however that although the service area deficiency may be addressed, potential capacity deficiencies due to population served may remain.

| Type | 2020 ¹⁴ | 2030 ¹⁴ | 2040 ¹⁴ |
|--------------------------|--------------------|--------------------|--------------------|
| Northwest | 1 | 1 | 1 |
| Old Southeast | 2 | 2 | 2 |
| Southwest | 1 | 1 | 1 |
| Tennis Courts | | | |
| Northwest | 0 | 0 | 0 |
| New Southeast | 0 | 0 | 0 |
| Northwest | 0 | 0 | 0 |
| Old Southeast | 0 | 0 | 0 |
| Southwest | 0 | 0 | 0 |
| Basketball Courts | | | |
| Northwest | 0 | 0 | 0 |
| New Southeast | 0 | 0 | 0 |
| Northwest | 0 | 0 | 0 |
| Old Southeast | 0 | 0 | 0 |
| Southwest | 0 | 0 | 0 |

Source: Littlejohn, 2014.

¹⁴ LOS Deficiency as per park accessibility only recurs until needed facilities are built within the affected service area. If needed facilities are built during the 2020 period, the accessibility deficiency will not recur as shown in 2030 and 2040 periods. Please note however that although the service area deficiency may be addressed, potential capacity deficiencies due to population served may remain.

3. Park and Facility Capacity Standards

Table 15 shows the future need for park facilities based on the capacity of existing facilities to serve future population demand. A review of the capacity for each park and facility type within each quadrant indicates a future need for parks and facilities to adequately serve the future population. Additional community parks will be needed in the New Southeast service quadrant in 2020, 2030 and 2040. Additional community parks will be needed in the Southwest service quadrant in 2020. An additional community park will be needed in the Northwest service quadrant in 2040.

Table 15: Park Needs by Capacity

| Type | 2020 | 2030 | 2040 |
|---------------------------|------|------|------|
| Neighborhood Parks | | | |
| Northeast | 0 | 0 | 0 |
| New Southeast | 0 | 0 | 0 |
| Northwest | 0 | 0 | 0 |
| Old Southeast | 0 | 0 | 0 |
| Southwest | 0 | 0 | 0 |
| Community Parks | | | |
| Northeast | 0 | 0 | 0 |
| New Southeast | 1 | 3 | 1 |
| Northwest | 0 | 0 | 1 |
| Old Southeast | 0 | 0 | 0 |
| Southwest | 3 | 0 | 0 |
| Regional Parks | | | |
| Northeast | 0 | 0 | 0 |
| New Southeast | 0 | 0 | 0 |
| Northwest | 0 | 0 | 0 |
| Old Southeast | 0 | 0 | 0 |
| Southwest | 0 | 0 | 0 |

Source: Littlejohn, 2014.

Table 16 shows the future need for recreation facilities based on the capacity of existing facilities to serve future population demand. A review of the capacity for each park and facility type within each quadrant indicates a current and future need for recreation facilities to adequately serve the current and future population.

Table 16: Future Facility Needs by Capacity

| Type | 2020 | 2030 | 2040 |
|------------------------|------|------|------|
| Baseball Fields | | | |
| Northeast | 0 | 0 | 0 |
| New Southeast | 0 | 0 | 0 |
| Northwest | 0 | 0 | 0 |
| Old Southeast | 0 | 0 | 1 |
| Southwest | 0 | 0 | 0 |
| Softball Fields | | | |
| Northeast | 0 | 0 | 0 |
| New Southeast | 0 | 0 | 1 |
| Northwest | 0 | 0 | 0 |
| Old Southeast | 0 | 0 | 0 |
| Southwest | 1 | 0 | 0 |
| Soccer Fields | | | |
| Northeast | 0 | 0 | 0 |
| New Southeast | 0 | 0 | 0 |
| Northwest | 0 | 0 | 0 |
| Old Southeast | 0 | 0 | 0 |
| Southwest | 0 | 0 | 0 |
| Swimming Pools | | | |
| Northeast | 0 | 0 | 0 |
| New Southeast | 0 | 1 | 0 |
| Northwest | 0 | 0 | 0 |
| Old Southeast | 0 | 0 | 0 |
| Southwest | 0 | 0 | 0 |
| Senior Centers | | | |
| Northeast | 0 | 0 | 0 |
| New Southeast | 0 | 1 | 0 |
| Northwest | 0 | 0 | 0 |
| Old Southeast | 0 | 0 | 0 |
| Southwest | 0 | 0 | 0 |
| Dog Parks | | | |
| Northeast | 0 | 0 | 0 |

| Type | 2020 | 2030 | 2040 |
|--------------------------|------|------|------|
| New Southeast | 0 | 1 | 1 |
| Northwest | 0 | 0 | 0 |
| Old Southeast | 0 | 0 | 0 |
| Southwest | 0 | 1 | 0 |
| Tennis Courts | | | |
| Northeast | 0 | 0 | 0 |
| New Southeast | 0 | 2 | 1 |
| Northwest | 0 | 0 | 0 |
| Old Southeast | 0 | 0 | 0 |
| Southwest | 0 | 0 | 0 |
| Basketball Courts | | | |
| Northeast | 0 | 0 | 0 |
| New Southeast | 0 | 0 | 0 |
| Northwest | 0 | 0 | 0 |
| Old Southeast | 0 | 0 | 0 |
| Southwest | 0 | 0 | 0 |
| Gymnasiums | | | |
| Northeast | 0 | 0 | 0 |
| New Southeast | 1 | 1 | 1 |
| Northwest | 0 | 0 | 0 |
| Old Southeast | 0 | 0 | 1 |
| Southwest | 0 | 0 | 1 |
| Community Centers | | | |
| Northeast | 0 | 0 | 0 |
| New Southeast | 1 | 1 | 1 |
| Northwest | 0 | 0 | 0 |
| Old Southeast | 0 | 0 | 0 |
| Southwest | 0 | 0 | 1 |

Source: Littlejohn, 2014.

B. Future Parks and Facilities Costs

The cost estimates provided in this section apply to capacity standards by facility type. Future parks and facilities costs based on accessibility standards have not been developed due to the uncertainty of future project locations.

Table 17 includes estimates of probable construction costs for City of Orlando parks based on the capacity of existing parks to serve future population demands.

Table 17: Future Park Cost by Capacity

| Parks | 2020 Cost | 2030 Cost | 2040 Cost |
|---------------|------------------|------------------|------------------|
| Neighborhood | | | |
| Northeast | \$0 | \$0 | \$0 |
| New Southeast | \$0 | \$0 | \$0 |
| Northwest | \$0 | \$0 | \$0 |
| Old Southeast | \$0 | \$0 | \$0 |
| Southwest | \$0 | \$0 | \$0 |
| Community | | | |
| Northeast | \$0 | \$0 | \$0 |
| New Southeast | \$13,124,746 | \$39,374,238 | \$13,124,746 |
| Northwest | \$0 | \$0 | \$13,124,746 |
| Old Southeast | \$0 | \$0 | \$0 |
| Southwest | \$39,374,238 | \$0 | \$0 |
| Regional | | | |
| Northeast | \$0 | \$0 | \$0 |
| New Southeast | \$0 | \$0 | \$0 |
| Northwest | \$0 | \$0 | \$0 |
| Old Southeast | \$0 | \$0 | \$0 |
| Southwest | \$0 | \$0 | \$0 |

Source: Littlejohn, 2014.

Table 18 includes estimates of probable construction costs for City of Orlando recreational facilities to serve a currently underserved population. Underserved populations are determined based on where the facilities serve more people than the standards shown in Tables 8 and 9.

Table 18: Facilities Cost by Capacity

| Facilities | 2020 Cost | 2030 Cost | 2040 Cost |
|------------------------|-------------|-------------|-------------|
| Baseball Fields | | | |
| Northeast | \$0 | \$0 | \$0 |
| New Southeast | \$0 | \$0 | \$0 |
| Northwest | \$0 | \$0 | \$0 |
| Old Southeast | \$0 | \$0 | \$1,040,000 |
| Southwest | \$0 | \$0 | \$0 |
| Softball Fields | | | |
| Northeast | \$0 | \$0 | \$0 |
| New Southeast | \$0 | \$0 | \$1,040,000 |
| Northwest | \$0 | \$0 | \$0 |
| Old Southeast | \$0 | \$0 | \$0 |
| Southwest | \$1,040,000 | \$0 | \$0 |
| Soccer Fields | | | |
| Northeast | \$0 | \$0 | \$0 |
| New Southeast | \$0 | \$0 | \$0 |
| Northwest | \$0 | \$0 | \$0 |
| Old Southeast | \$0 | \$0 | \$0 |
| Southwest | \$0 | \$0 | \$0 |
| Swimming Pools | | | |
| Northeast | \$0 | \$0 | \$0 |
| New Southeast | \$0 | \$3,400,000 | \$0 |
| Northwest | \$0 | \$0 | \$0 |
| Old Southeast | \$0 | \$0 | \$0 |
| Southwest | \$0 | \$0 | \$0 |
| Senior Centers | | | |
| Northeast | \$0 | \$0 | \$0 |
| New Southeast | \$0 | \$4,500,000 | \$0 |
| Northwest | \$0 | \$0 | \$0 |
| Old Southeast | \$0 | \$0 | \$0 |
| Southwest | \$0 | \$0 | \$0 |
| Dog Parks | | | |
| Northeast | \$0 | \$0 | \$0 |
| New Southeast | \$0 | \$680,000 | \$680,000 |

| Facilities | 2020 Cost | 2030 Cost | 2040 Cost |
|--------------------------|------------------|------------------|------------------|
| Northwest | \$0 | \$0 | \$0 |
| Old Southeast | \$0 | \$0 | \$0 |
| Southwest | \$0 | \$680,000 | \$0 |
| Tennis Courts | | | |
| Northwest | \$0 | \$0 | \$0 |
| New Southeast | \$0 | \$225,600 | \$112,800 |
| Northwest | \$0 | \$0 | \$0 |
| Old Southeast | \$0 | \$0 | \$0 |
| Southwest | \$0 | \$0 | \$0 |
| Basketball Courts | | | |
| Northwest | \$0 | \$0 | \$0 |
| New Southeast | \$0 | \$0 | \$0 |
| Northwest | \$0 | \$0 | \$0 |
| Old Southeast | \$0 | \$0 | \$0 |
| Southwest | \$0 | \$0 | \$0 |
| Gymnasiums | | | |
| Northwest | \$0 | \$0 | \$0 |
| New Southeast | \$1,800,000 | \$1,800,000 | \$1,800,000 |
| Northwest | \$0 | \$0 | \$0 |
| Old Southeast | \$0 | \$0 | \$1,800,000 |
| Southwest | \$0 | \$0 | \$1,800,000 |
| Community Centers | | | |
| Northwest | \$0 | \$0 | \$0 |
| New Southeast | \$4,000,000 | \$4,000,000 | \$4,000,000 |
| Northwest | \$0 | \$0 | \$0 |
| Old Southeast | \$0 | \$0 | \$0 |
| Southwest | \$0 | \$0 | \$4,000,000 |

Source: Littlejohn, 2014.

V. Identification of Appropriate Funding Mechanism

Impact fees are payments required by local governments of new development for the purpose of providing new or expanded public capital facilities required to serve that development. The fees typically require cash payments in advance of the completion of development, are based on a methodology and calculation derived from the cost of the facility and the nature and size of the development. As a general matter, impact fees are capitalized into land values, and thus represent an exaction on the incremental value of the land attributable to the higher and better use made possible by the new public facilities. In this case the provision of additional parks and recreational facilities to accommodate demand from new population growth.

There are two methods evaluated in this section to calculate impact fees. These methods are the Standards-Based, (Level-of-Service) methodology and the Improvements-Based methodology.

Standards-Based impact fees are based on the cost of existing or desired levels of service (e.g. 5 acres of parks per 1,000 residents). Improvements- Based impact fees are determined by allocating the cost of specific planned improvements needed to serve a specific amount of new development over a specific period of time. Standards- Based impact fees are alternatively referred to as demand-, consumption- or incremental-driven fees; and improvements-based impact fees are also called plan-driven fees.

The City of Orlando currently spends \$111 per resident for Parks and Recreation services and ranks 24th out of the nation's 40 largest cities.
-City Park Facts, Trust for Public Land, 2012

A. Standards-Based (LOS) Impact Fee

A Standards-Based fee for the City of Orlando Parks and Recreational Services would be based on *maintaining the existing level-of-service, or service standard*, that is currently provided to City residents. Standards-Based impact fees are more commonly used than Improvements-Based impact fees.

A potential Standards-Based impact fee for use by the City of Orlando for parks and recreation facilities would include the following data:

- Existing inventory and replacement values of Parks and Recreation Facilities, including land costs. These costs will be attributed to a per acre cost.
- Existing level-of-service per resident ratio.
- Potential impact-fee credit application

Table 19, on the next page, provides the citywide standards-based cost per resident. Based on the standard of providing the current level of parks and recreation opportunities the cost per new resident is \$3,501.45.

Table 19: Facility, Equipment and Land Replacement Costs & Total Impact Cost per Resident

| Component | Amount |
|--|--------------|
| 1. Land Cost (per Acre) ¹ | \$74,487.47 |
| 2. Landscaping, Site Preparation and Irrigation Cost (per Acre) ² | \$31,733.33 |
| 3. Sub Total Land Cost (per Acre) ³ | \$106,220.80 |
| 4. Facility and Equipment Cost (per Acre) ⁴ | \$115,670.96 |
| 5. SubTotal Land & Facility Cost (per Acre) ⁵ | \$221,891.76 |
| 6. Existing LOS (acres per 1,000 Residents) ⁶ | 12.66 |
| 7. Parks and Recreation facilities Cost (per Resident) ⁷ | \$2,809.15 |

(1) Land cost per acre based on a review of Property Appraiser's Office data and average value of acre in City.

(2) Based on an assumed balance site and current industry standards.

(3) Sum of Component Line 1 and Line 2.

(4) Source: City of Orlando and Littlejohn.

(5) Sum of the sub-total land cost per acre (Item 3) and the facility cost per acre (Item 4).

(6) Source: City of Orlando and Littlejohn.

(7) Sub-Total land & facility cost per acre (Item 5) multiplied by the existing parks LOS (Item 6) divided by 1,000.

1. Credit Components

New development is not responsible for paying the cost for capital expenditures required to accommodate existing development. To avoid overcharging new development for the capital cost of providing existing parks and recreation services, a review of the capital financing program for parks and recreation was completed. The review of the means by which existing capital improvements were financed is necessary to determine if credits are due to new development to offset future payments in the form of taxes, special assessments, user fees, etc.

The City of Orlando has identified projects within the current five-year Capital Improvements Program (CIP) (FY 2014/15-2018/2019) as shown in **Table 20**. The CIP fund is primarily funded with ad-valorem tax revenues and miscellaneous grant funds; however, this CIP is unfunded and not financially feasible.

a) Capital Improvement Credit

Table 20 summarizes the capital expansion projects for parks and recreation facilities identified by the City. According to the information provided, the average capital expenditure for parks and recreation facilities per resident during this five-year period is \$39.78 per resident. This amount is calculated by dividing the average annual total capital expenditures for park and recreation related facilities for the five-year period by the anticipated

average annual residents during the same period. The Capital Improvements Credit is included in the base impact fee calculation.

Table 20: Parks and Recreation Capital Improvement Projects Credit

| | Fiscal Year | | | | | Total / Average |
|--|-------------|-------------|-------------|--------------|-------------|-----------------|
| | 2014 / 2015 | 2015 / 2016 | 2016 / 2017 | 2017 / 2018 | 2018 / 2019 | |
| Ball Field Renovation Project | \$650,000 | \$250,000 | \$250,000 | \$250,000 | \$250,000 | \$1,650,000 |
| Playground Renovation Project | \$350,000 | \$350,000 | \$350,000 | \$350,000 | \$350,000 | \$1,750,000 |
| Lake Eola Park Expansion Site Development | \$390,350 | \$1,300,000 | 0 | 0 | 0 | \$1,690,350 |
| Lake Druid (Area "C") Park Development | \$100,000 | \$400,000 | 0 | 0 | \$3,000,000 | \$3,500,000 |
| Community Center Renovation Project | \$750,000 | \$750,000 | \$750,000 | \$750,000 | \$750,000 | \$3,750,000 |
| Filtration Conversion/Pool Resurfacing Project | \$100,000 | \$100,000 | \$100,000 | \$100,000 | \$100,000 | \$500,000 |
| Orlando Loch Haven Park Improvements | \$475,000 | 0 | 0 | 0 | 0 | \$475,000 |
| Orlando Fit-Net (Orlando Fitness Network) | \$100,000 | \$100,000 | \$100,000 | \$100,000 | \$100,000 | \$500,000 |
| Security Cameras at Community Center | \$120,000 | 0 | 0 | 0 | 0 | \$120,000 |
| Bill Frederick Park Restroom Renovations | \$175,000 | 0 | 0 | 0 | 0 | \$175,000 |
| Amphitheater Sound System/LED Replacement | \$250,000 | 0 | 0 | 0 | 0 | \$250,000 |
| Athletic Field Shade Structures and Safety Netting | \$100,000 | \$100,000 | \$100,000 | \$100,000 | \$100,000 | \$500,000 |
| Park Security and Lighting | \$100,000 | \$100,000 | 0 | 0 | 0 | \$200,000 |
| Tennis / Basketball Court / Parking Lot Renovation | \$100,000 | \$100,000 | \$100,000 | \$100,000 | \$100,000 | \$500,000 |
| Mayor's One Person One Tree Initiative | \$100,000 | \$100,000 | \$100,000 | \$100,000 | \$100,000 | \$500,000 |
| Trotters/Lake Fairview Complex Renovation/Expansion | 0 | \$2,250,000 | 0 | 0 | \$5,950,000 | \$8,200,000 |
| Lake Eola Robinson St sidewalks and fencing improvement | \$225,000 | 0 | 0 | 0 | 0 | \$225,000 |
| Southeast Annex - Community Park (Regional Sports Complex) | 0 | 0 | 0 | \$13,000,000 | 0 | \$13,000,000 |
| Emery Hamilton Sports Complex Improvements | 0 | 0 | \$900,000 | 0 | 0 | \$900,000 |
| Bill Fredrick Park | \$250,000 | 0 | 0 | 0 | 0 | \$250,000 |

Families, Parks and Recreation Impact Fee Study

| | Fiscal Year | | | | | Total / Average |
|--|-------------|-------------|-------------|-------------|-------------|-----------------|
| | 2014 / 2015 | 2015 / 2016 | 2016 / 2017 | 2017 / 2018 | 2018 / 2019 | |
| Campground Improvements | | | | | | |
| Storage Sheds for Combustible materials | \$105,000 | 0 | 0 | 0 | 0 | \$105,000 |
| Lorna Doone Park Renovation (East and West) | 0 | \$500,000 | \$1,300,000 | 0 | 0 | \$1,800,000 |
| Beardall Renovation Project | 0 | 0 | 0 | \$400,000 | 0 | \$400,000 |
| Orlando Cultural Park/Loch Haven Neigh. Center Project | 0 | \$250,000 | \$1,150,000 | 0 | 0 | \$1,400,000 |
| Lake George Ball fields | 0 | \$1,500,000 | 0 | 0 | 0 | \$1,500,000 |
| Bill Frederick Park Activity Spray Pool | 0 | 0 | 0 | 0 | \$950,000 | \$950,000 |
| Parks Paving Improvements (Parking Lot, Drives & Interior Roads) | 0 | \$100,000 | \$100,000 | \$100,000 | \$100,000 | \$400,000 |
| Washington Plaza and Sidewalk Improvements | 0 | 0 | \$185,000 | 0 | 0 | \$185,000 |
| Rosemont Gymnasium | 0 | 0 | 0 | \$1,750,000 | 0 | \$1,750,000 |
| Bill Fredrick Park Activity/Concession Center | 0 | 0 | \$250,000 | \$1,000,000 | 0 | \$1,250,000 |
| Swan Dock Improvements | 0 | 0 | \$250,000 | 0 | 0 | \$250,000 |
| Beth Johnson Park Renovation | 0 | 0 | \$375,000 | 0 | 0 | \$375,000 |
| Amphitheater Solar Shade Structure | 0 | 0 | \$900,000 | 0 | 0 | \$900,000 |
| Azalea Park Ball fields | 0 | 0 | 0 | 0 | 0 | 0 |
| Poppy Park Renovation | 0 | 0 | 0 | 0 | 0 | 0 |
| Pleasant Valley Park Renovation | 0 | 0 | 0 | \$400,000 | 0 | \$400,000 |
| Demetree Park Renovation | 0 | 0 | 0 | \$250,000 | 0 | \$250,000 |
| Bill Frederick Park Campground Expansion (w/new restrooms) | 0 | 0 | 0 | \$200,000 | \$800,000 | \$1,000,000 |
| Community Center Sign Package | 0 | \$150,000 | 0 | 0 | 0 | \$150,000 |
| Festival Park Development | 0 | 0 | 0 | \$425,000 | 0 | \$425,000 |
| Southport Community Park Expansion | 0 | 0 | 0 | 0 | 0 | 0 |
| BFP Road Improvements | 0 | 0 | 0 | 0 | \$1,200,000 | \$1,200,000 |
| Dover Shores Pool Office Expansion | 0 | 0 | 0 | 0 | 0 | 0 |
| Prince Hall Park | 0 | 0 | 0 | 0 | \$175,000 | \$175,000 |
| Park Signage | 0 | 0 | 0 | 0 | \$100,000 | \$100,000 |
| Willows Park Renovation | 0 | 0 | 0 | 0 | 0 | 0 |
| Baldwin Park Parks | 0 | 0 | 0 | 0 | 0 | 0 |

| | Fiscal Year | | | | | Total / Average |
|---|-------------|-------------|-------------|--------------|--------------|-----------------|
| | 2014 / 2015 | 2015 / 2016 | 2016 / 2017 | 2017 / 2018 | 2018 / 2019 | |
| Area Community Park (Vista East) | 0 | 0 | 0 | 0 | 0 | 0 |
| Lake Nona South (Pool and Center) | 0 | 0 | 0 | 0 | 0 | 0 |
| Small Neighborhood Parks | 0 | 0 | 0 | 0 | 0 | 0 |
| BFP Carter Center Renovations | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL CAPITAL EXPANSION EXPENDITURES ¹ | \$4,440,350 | \$8,440,000 | \$7,260,000 | \$19,775,000 | \$14,125,000 | \$54,040,350 |
| AVERAGE ANNUAL CAPITAL EXPENDITURE ² | | | | | | \$10,808,070 |
| POPULATION ³ | 261,742 | 266,697 | 271,652 | 276,607 | 281,562 | |
| AVERAGE ANNUAL POPULATION ⁴ | | | | | | 271,652 |
| CAPITAL EXPENDITURE PER RESIDENT⁵ | | | | | | \$39.78 |

(1) Source: City of Orlando, Families, Park and Recreation, Five-Year unfunded CIP 2014/15.

(2) Average annual capital expenditure over a five-year period.

(3) Source: City of Orlando, TAZ Population projections 4,955 persons per year for 2013-2040 planning period).

(4) Average annual population over the five-year period.

(5) Average annual capital expansion expenditures (Item 2) divided by average annual population (Item 4).

Table 21: CIP Credit per Unit

| Land Use | Residents per Unit ¹ | Net CIP Credit Per Unit ² |
|---------------|---------------------------------|--------------------------------------|
| Single Family | 2.60 | \$103.43 |
| Multi-family | 2.20 | \$87.52 |

(1) Source: City of Orlando Comprehensive Plan, Future Land Use Element.

(2) Residents per unit (Item 1) for each land use category multiplied by CIP Credit per resident (Table 20).

2. Debt Service Credit

The City of Orlando has utilized tax-exempt revenue bonds to pay for renovations to the Amway Center and construction of a Major League Soccer stadium, these bonds are utilizing a repayment revenue stream that is secured by a specific revenue stream (i.e., venue usage fees, tourist development tax, etc.) and not secured (repaid) by the City's General Fund or the City's resident tax-payers.

In addition to the revenue-specific repayment methods listed above, the City of Orlando has utilized the General Fund, grant funds, General Obligation Bonds and special internal loans for the expansion of parks-related facilities, purchase of land and purchase of equipment. The City has utilized two (2) Bond Issuances in 2002 and 2004 and an Internal Loan

in 2013 for the purchase of Park Land and Capital equipment that generated approximately \$34 million in total bond proceeds for parks and recreation land acquisition and facility improvements. These debts are paid by Orlando resident through ad-valorem property taxes. The following table, **Table 22**, details the remaining payments towards the retirement of these bonds and internal loan and the corresponding payment per the City's population.

Table 22: Parks and Recreation Debt Service Credit

| Fiscal Year | Total Debt Service Capital Improvement Bond Series 2002 & 2004 | Lake Eola Land Purchase Internal Loan Estimated Debt Service ⁽¹⁾ | Total Debt Service | Residential Population ⁽²⁾ | Payment/ Res. Pop. |
|--------------------------|--|---|--------------------|---------------------------------------|--------------------|
| 2013 | | | | 261,742.00 | |
| 2014 | \$4,880,933.00 | \$1,030,151.00 | \$34,468,874.00 | 261,919.98 | |
| 2015 | \$4,713,834.00 | \$1,631,776.00 | \$28,123,264.00 | 262,100.00 | \$24.21 |
| 2016 | \$4,546,734.00 | \$1,666,526.00 | \$21,910,004.00 | 266,505.90 | \$23.31 |
| 2017 | \$4,379,634.00 | \$1,599,026.00 | \$15,931,344.00 | 270,985.87 | \$22.06 |
| 2018 | \$4,212,534.00 | \$1,483,218.00 | \$10,235,592.00 | 275,541.14 | \$20.67 |
| 2019 | \$3,051,642.00 | | \$7,183,950.00 | 280,172.98 | \$10.89 |
| 2020 | \$1,936,500.00 | | \$5,247,450.00 | 286,152.00 | \$6.77 |
| 2021 | \$1,860,900.00 | | \$3,386,550.00 | 290,684.65 | \$6.40 |
| 2022 | \$1,785,300.00 | | \$1,601,250.00 | 295,289.09 | \$6.05 |
| 2023 | \$556,250.00 | | \$1,045,000.00 | 299,966.47 | \$1.85 |
| 2024 | \$533,750.00 | | \$511,250.00 | 304,717.94 | \$1.75 |
| 2025 | \$511,250.00 | | \$0.00 | 310,766.00 | \$1.65 |
| 2026 | \$0.00 | | \$0.00 | | |
| Total | \$32,969,261.00 | \$7,410,697.00 | \$0.00 | | \$125.62 |
| Net Present Value | | | | | \$19.60 |

(1) Land Source: MetroPlan Orlando TAZ Population Estimates 2013-2040, assumes average annual 4.5% interest rate for calculation of present day value.

(2) Residential Population Base Points (2013, 2015, 2020 & 2025). Annual Population Growth Rate Estimate for 2013-2015: 1.00068, 2015-2020: 1.01681, 2020-2025: 1.01584

Table 23: Debt Service Credit per Unit

| Land Use | Residents per Unit ¹ | Net Debt Service Credit Per Unit ² |
|---------------|---------------------------------|---|
| Single Family | 2.60 | \$50.96 |
| Multi-family | 2.20 | \$43.12 |

(1) Source: City of Orlando Comprehensive Plan, Future Land Use Element.

(2) Residents per unit (Item 1) for each land use category multiplied by Debt Service Credit per resident (Table 22).

Table 24: Combined Credit per Unit

| Land Use | Residents per Unit ¹ | Net Combined Credit Per Unit ² |
|---------------|---------------------------------|---|
| Single Family | 2.60 | \$154.39 |
| Multi-family | 2.20 | \$130.64 |

(1) Source: City of Orlando Comprehensive Plan, Future Land Use Element.

(2) Sum of Net CIP Credit per Unit and Net Debt service Credit per Unit.

Standards-Based Impact Fee

Table 25 shows the net Standards-Based impact fee per residential unit, both single family and multi-family. The Standards-Based fee per single family residential unit is \$8,783.89 and \$7,467.55 for multi-family residential units.

Table 25: Net Parks and Recreation Impact Fee Cost per Resident (Standards-Based)

| Land Use | Residents per Unit ¹ | Net Cost per Resident ² | Net Credit Per Unit | Total Impact Fee ³ |
|---------------|---------------------------------|------------------------------------|---------------------|-------------------------------|
| Single Family | 2.60 | \$2,654.76 | \$154.39 | \$6,902.38 |
| Multi-family | 2.20 | \$2,678.51 | \$130.64 | \$5,892.73 |

(1) Source: City of Orlando Comprehensive Plan, Future Land Use Element.

(2) Source: Table 19.

(3) Residents per unit (Item 1) for each land use category multiplied by net cost per resident (Item 2).

B. Improvement Based Impact Fee

The "Improvements-Based" approach divides the cost of growth-related improvements, parks and recreation facilities required through the 2040 planning horizon by the number new residents projected to be generated by growth over the same planning horizon in order to determine a cost per service unit. The Improvements-Based approach depends on accurate planning and forecasting. Fees collected utilizing an Improvement-Based methodology may only be used to fund the development of facilities identified within the study.

Table 26 includes the citywide improvements-based cost per new resident, which is \$1,857.97.

Table 26: Parks and Facilities Cost per Future Resident

| Component | Amount |
|---|---------------|
| 1. Needed Neighborhood Parks | \$0 |
| 2. Needed Community Parks ¹ | \$118,122,713 |
| 3. Needed Regional Parks | \$0 |
| 4. Needed Facilities | \$38,398,400 |
| 5. Planning Horizon Population ² | 84,243 |
| 6. Parks and Recreation facilities Cost per Future Residents ³ | \$1,857.97 |

(1) Based on an assumed balance site and current industry standards.

(2) Source: City of Orlando and Littlejohn.

(3) Sub-Total of Projected Parks and Facility costs divided by planning horizon population.

Table 27 shows the improvements-based impact fee per residential unit, both single family and multi-family. The improvements-based fee per single family residential unit is \$4,429.32 and \$3,800.14 for multi-family residential units.

Table 27: Net Parks and Recreation Impact Fee Cost per Residential Unit (Improvements-Based)

| Land Use | Residents per Unit ¹ | Net Cost per Resident ² | Net Credit Per Unit | Total Impact Fee ³ |
|---------------|---------------------------------|------------------------------------|---------------------|-------------------------------|
| Single Family | 2.60 | \$1,703.58 | \$154.39 | \$4,429.32 |
| Multi-family | 2.20 | \$1,727.34 | \$130.64 | \$3,800.14 |

(1) Source: City of Orlando Comprehensive Plan, Future Land Use Element.

(2) Source: Net Cost per resident = Cost minus the Credit.

(3) Residents per unit (Item 1) for each land use category multiplied by net cost per resident (Item 2).

C. Quadrant Based Impact Fee

In addition to the citywide fees, improvements-based fees were derived for each Parks and Recreation Service Area quadrant. Those fees range from \$0 to \$17,040.15 per residential unit, see **Appendix E** for the unabridged version of the

quadrant fee calculations. The large differences are based on the amount of needed facilities and amount of new residents projected for those areas. Quadrants with higher needs, but have a low amount of new residents would be cost burdened due to the limited dispersion of the costs across the new residents.

After a review of the quadrant fee structure, it is recommended that a citywide fee be instituted in order to establish a more equitable fee structure applied to new residents regardless of geographic location.

D. Impact Fee Implementation

The collected park impact fee dollars must be utilized to fund improvements to the Parks and Recreation system in Orlando. The analysis contained in this report provides justification to charge a fee to development that will impact the service provision of park facilities up to \$6,902.38 per single family residential unit and \$5,892.73 per multi-family residential unit through a Standards-Based Impact Fee methodology. Location, type and character of the parks and facilities to be built utilizing funding from the impact fee will be based on the desires of the community and the recreational demands identified by City staff, which may change over time due to shifts in demographic make-up and community preferences.

The City Council has the discretion to adopt a discounted fee, which is less than the maximum justifiable fee amount listed above. Additional City Staff research was conducted at the onset of the study that includes park impact fee information for a number of Central Florida peer communities. The research of 17 area communities showed a range from \$83.44 to \$4,486.00 per residential unit. According to the research, the earliest park impact fees enacted were in 1989 by the cities of Mount Dora and Kissimmee, see **Appendix F**.

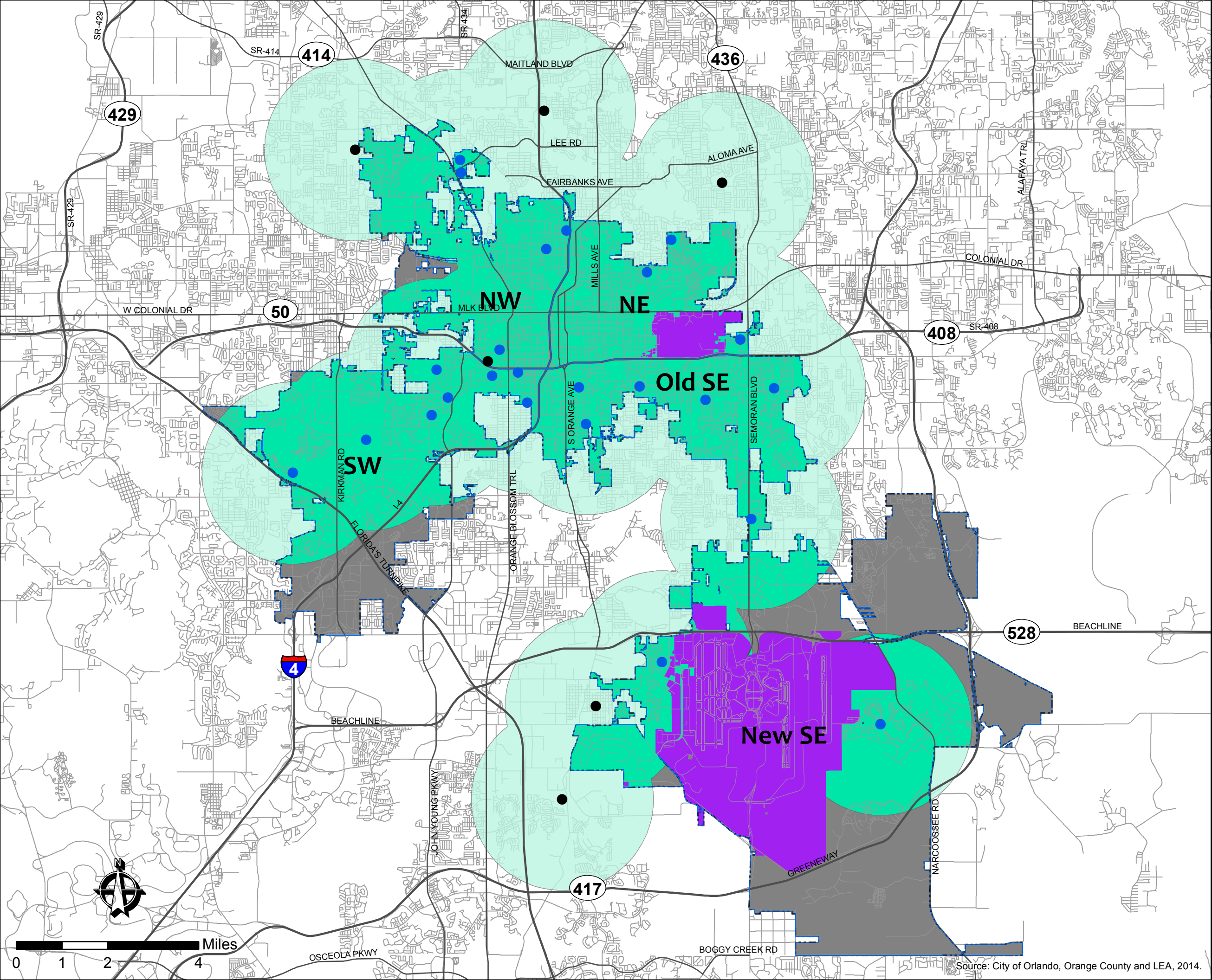
VI. Appendix A Parks and Recreation Facilities Service Areas

City of Orlando

All Baseball Fields

Legend

- County Baseball Fields
- City Baseball Fields
- Quadrants
- City Limits
- GOAA Property
- Served Area
- Underserved Area
- 2-Mile Baseball Service Area

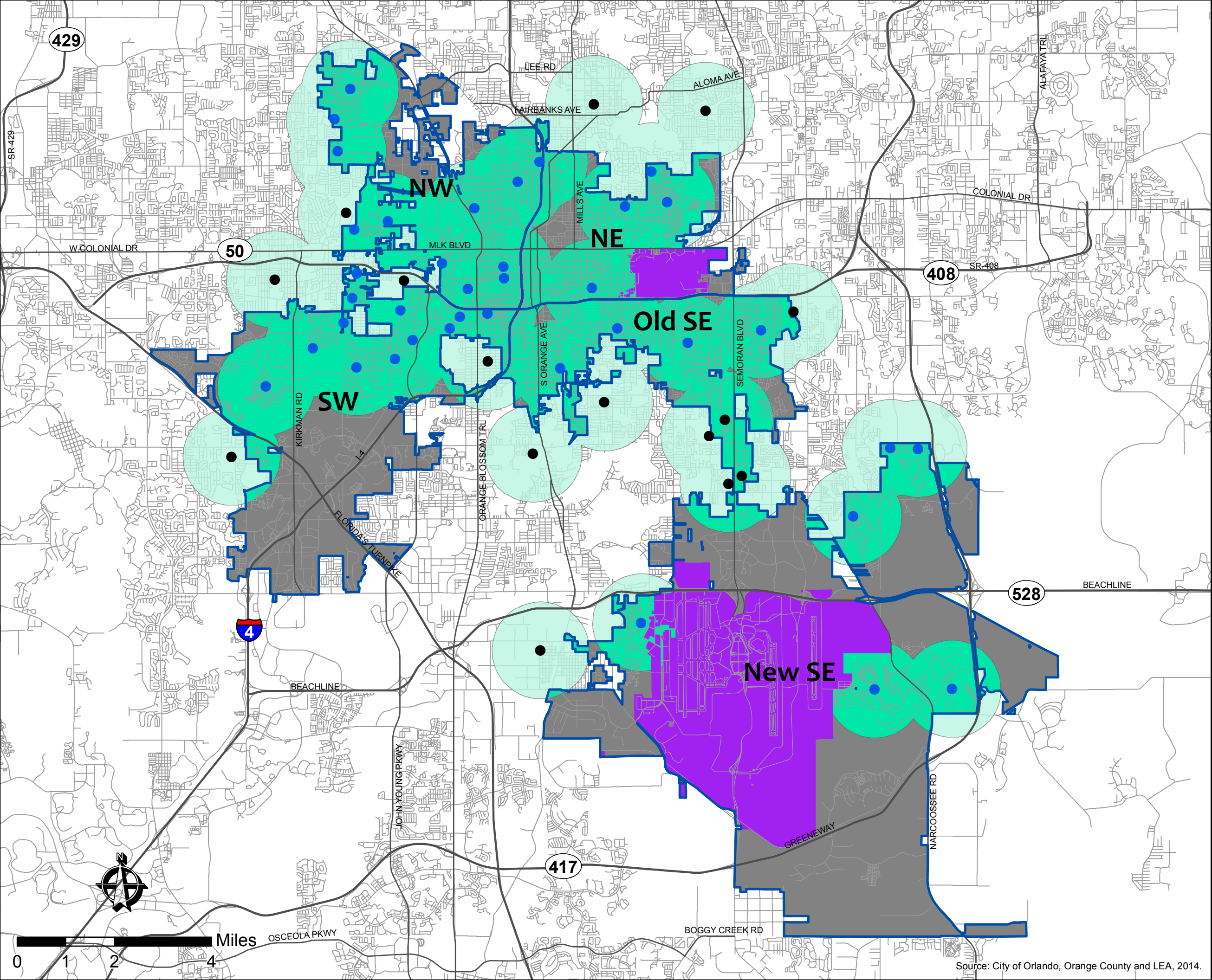


City of Orlando

Basketball Courts

Legend

- City Courts
- County Courts
- Quadrants
- GOAA Property
- Underserved Area
- 1-Mile Service Area

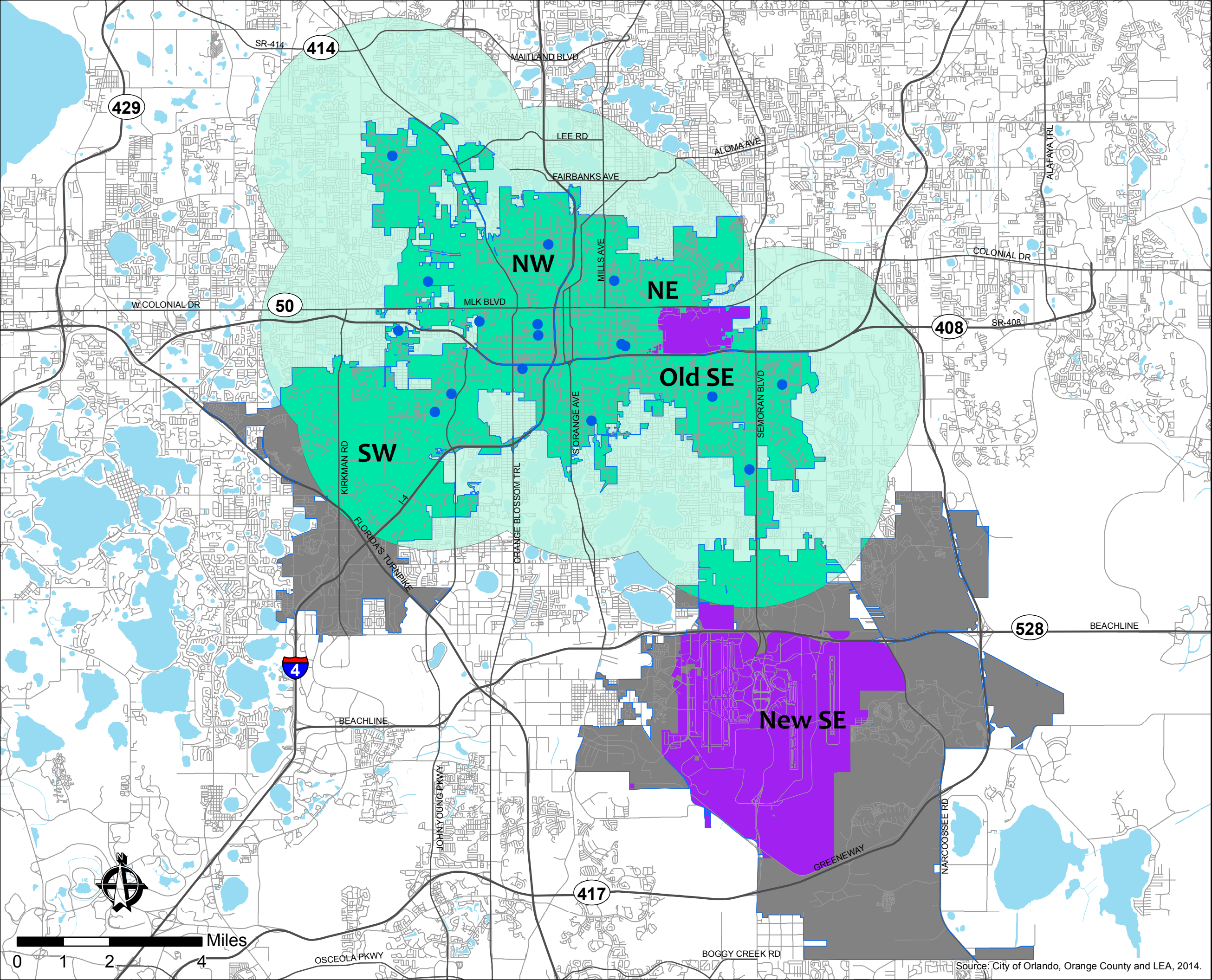


City of Orlando

Community Centers

Legend

- City Community Centers
- Quadrants
- GOAA Property
- Served Area
- Underserved Area
- 3-Mile Service Area

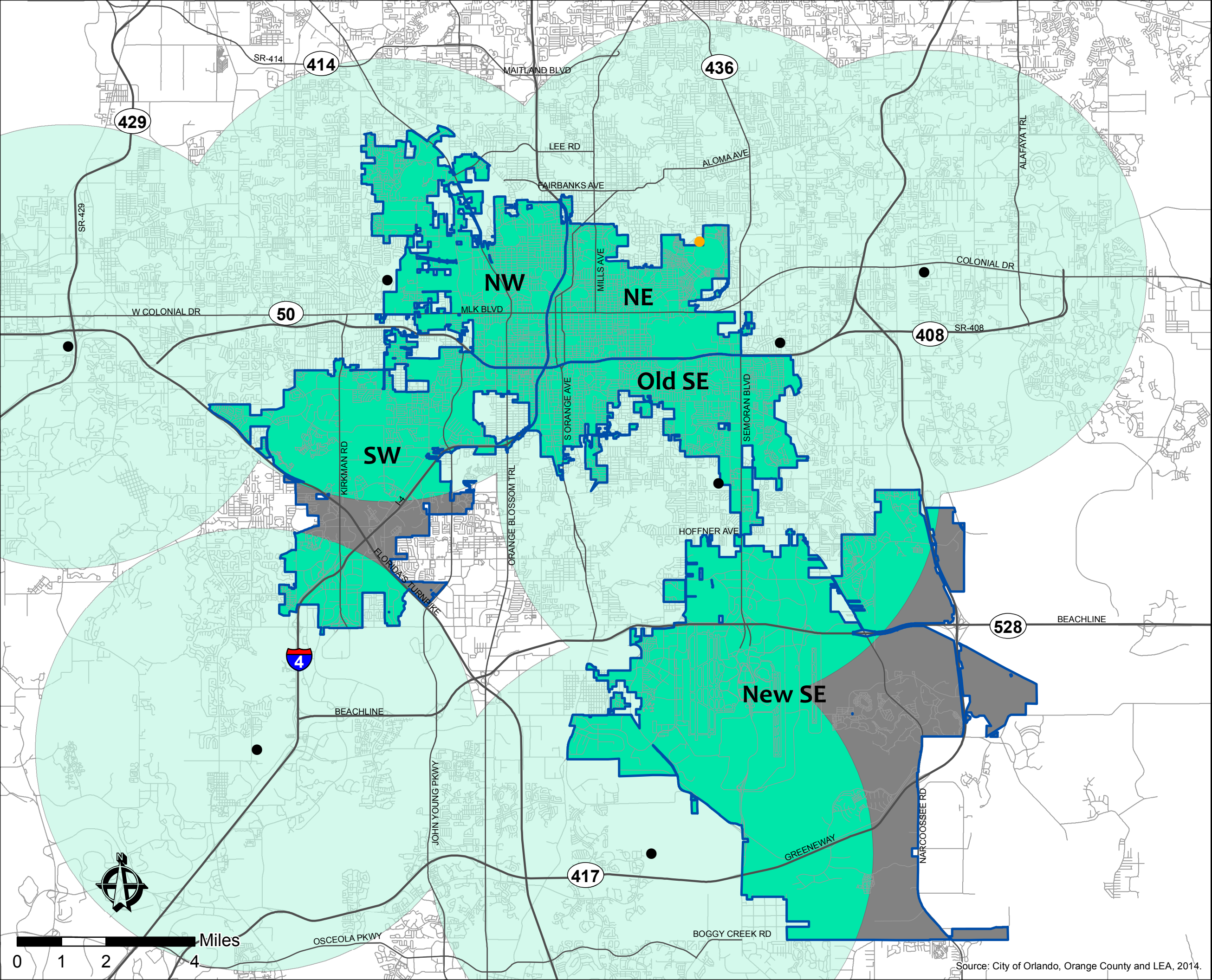


City of Orlando

Dog Parks

Legend

- County Dog Parks
- Winter Park Dog Parks
- ▭ Quadrants
- ▭ Served Area
- ▭ Underserved Area
- ▭ 5-Mile Service Area

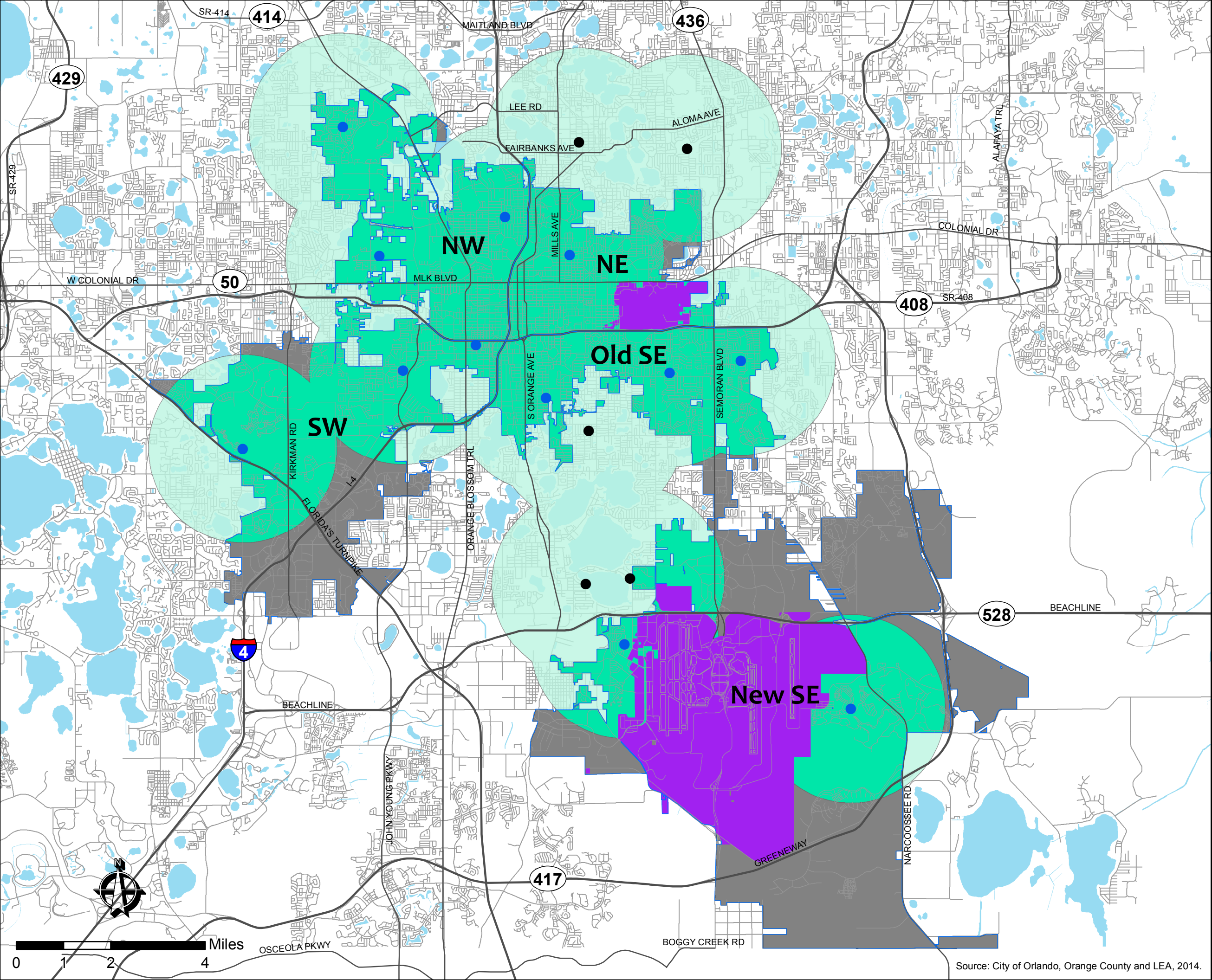


City of Orlando

Swimming Pools

Legend

- City Pools
- County Pools
- Quadrants
- GOAA Property
- Served Area
- Underserved Area
- 2-Mile Service Area

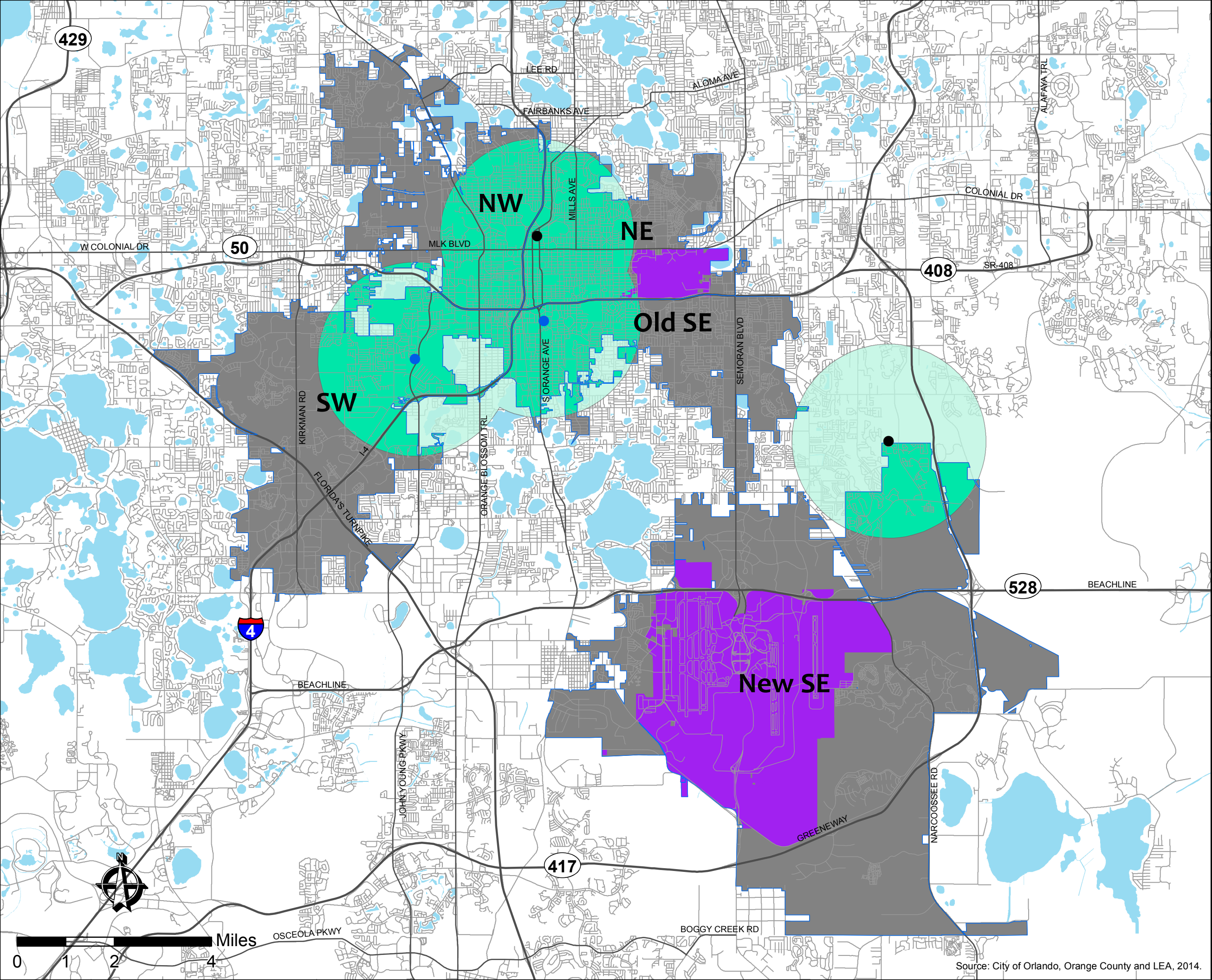


City of Orlando

Senior Centers

Legend

- City Senior Centers
- County Senior Centers
- Quadrants
- GOAA Property
- Served Area
- Underserved Area
- 2-Mile Service Area

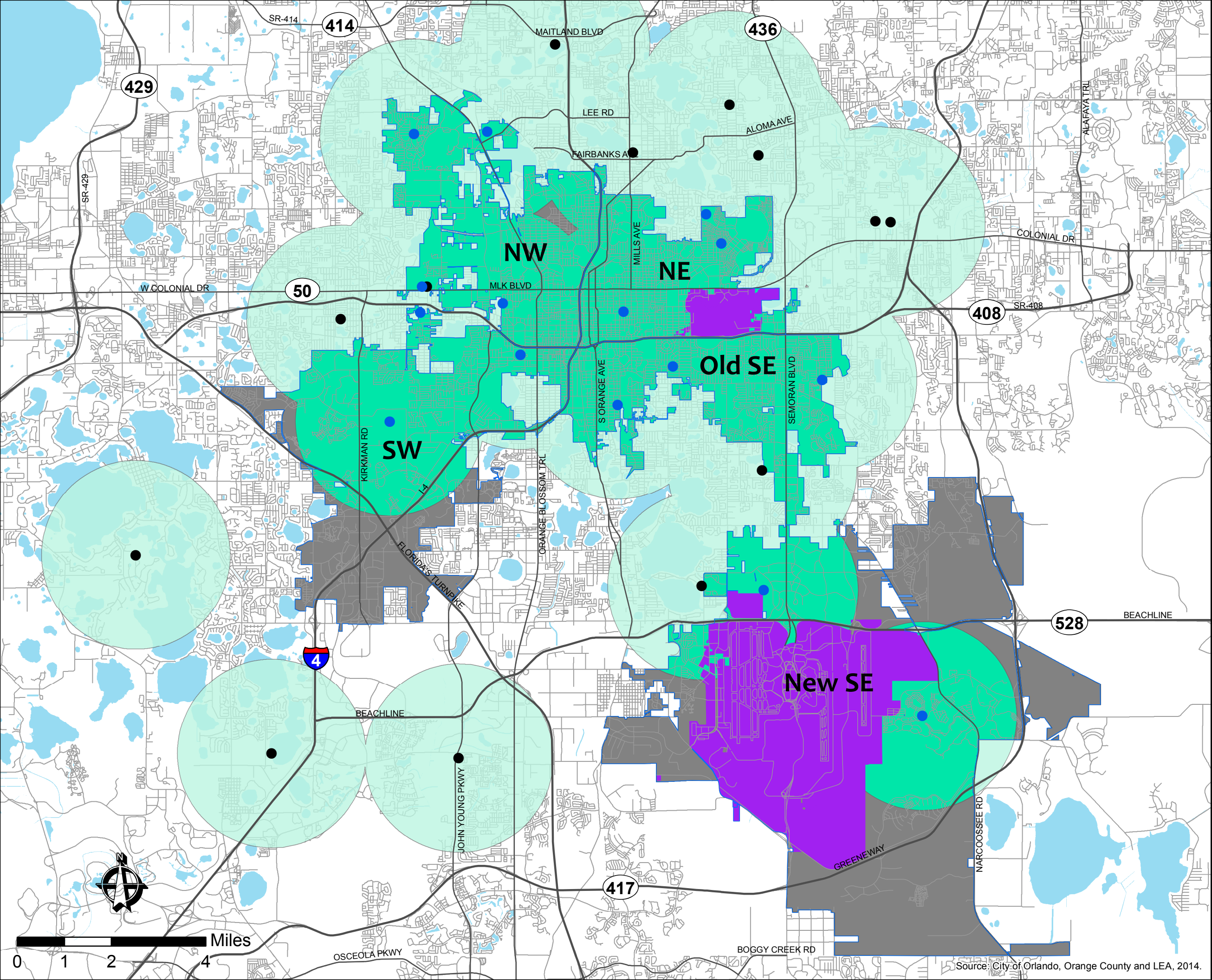


City of Orlando

Soccer Fields

Legend

- City Soccer Fields
- County Soccer Fields
- Quadrants
- GOAA Property
- Served Area
- Underserved Area
- 2-Mile Soccer Service Area

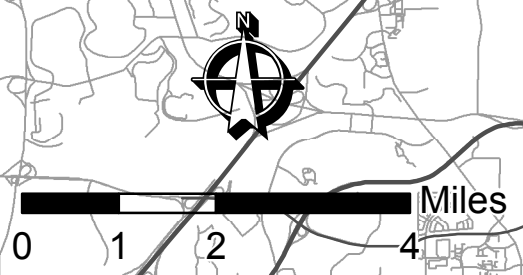
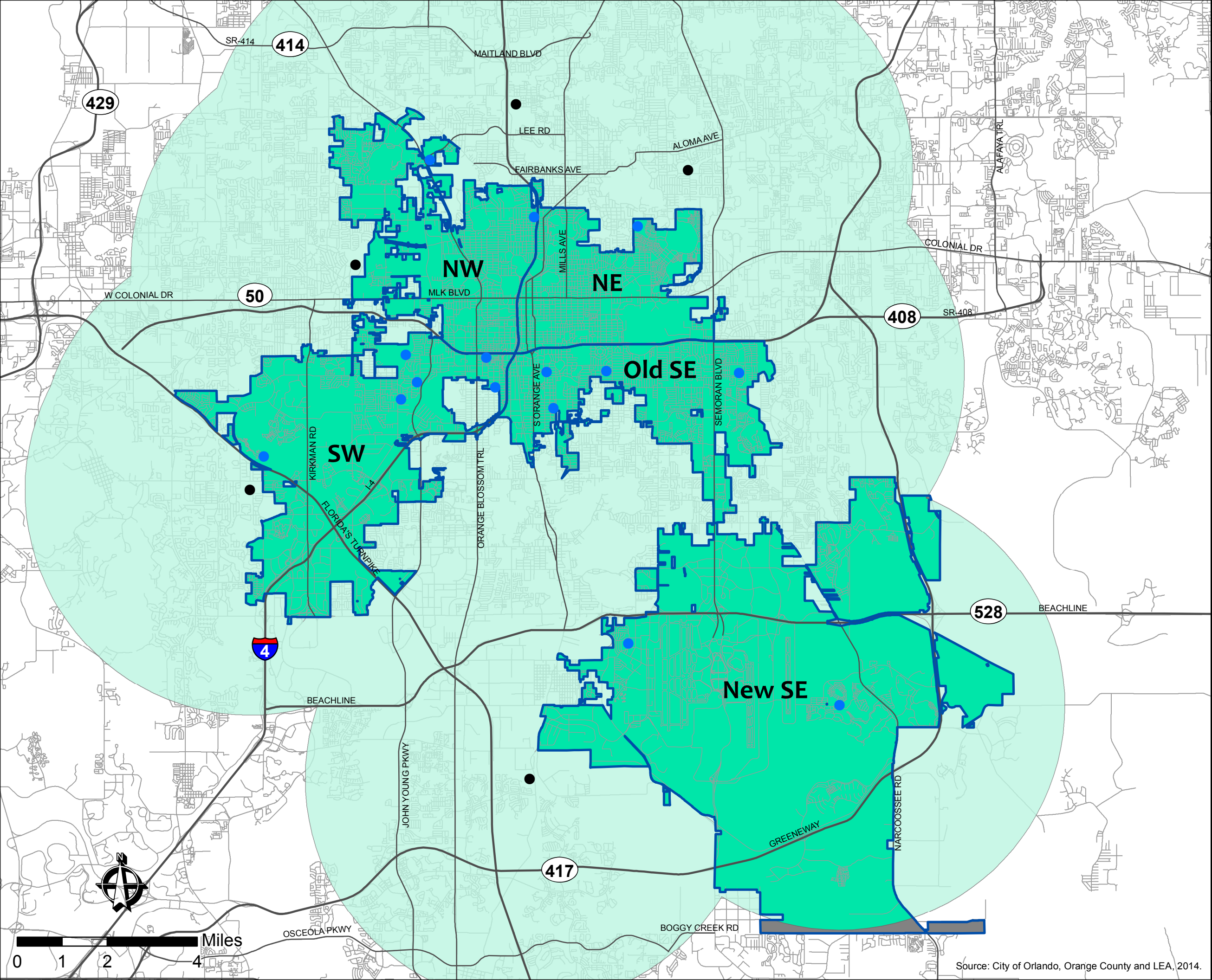


City of Orlando

All Softball Fields

Legend

- City Softball Fields
- County Softball Fields
- ▭ Quadrants
- Served Area
- 5-Mile Service Area
- Underserved Area



Source: City of Orlando, Orange County and LEA, 2014.

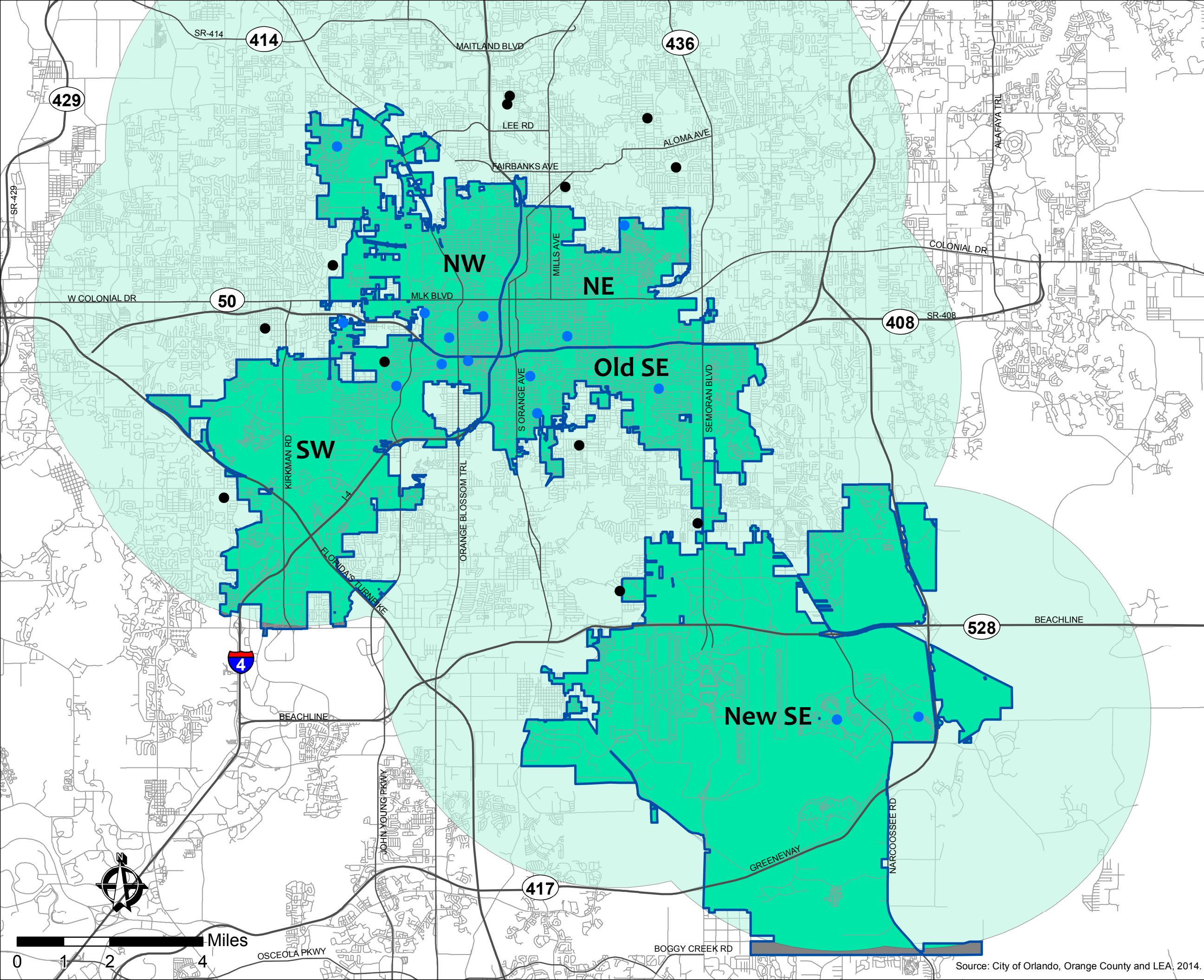


City of Orlando

Tennis Courts

Legend

- City Tennis Courts
- Other Public Tennis Courts
- ▭ Quadrants
- Served Area
- Underserved Area
- 5-Mile Tennis Service Area



VII. Appendix B List of Existing Parks and Facilities, Locations, Acreage and Quadrant

**CITY OF ORLANDO PARKS -
INVENTORY OF GREENSPACES AND ACTIVITY-BASED RECREATIONAL AMENITIES**

| P A R K T Y P E | O W N E R S H I P | P A R K S E R V I C E A R E A | A C R E S | S O F T B A L L / B A S E B A L L S | B A S E B A L L S | S O C C E R / M U L T | S W I M M O L I N G | B A C K C O U R T S | T E N N I S | C O M M U N I T Y | C E N T E R | G Y M N A S I U M | Q U A D R A N T | P a r c e l l I D |
|--|---|---|-----------------------|--|---|---|--|--|----------------------------|---|----------------------------|---|--------------------------------------|---|
| MAJOR SPORTS/PERFORMING ARTS/SPECIAL FACILITIES | | | | | | | | | | | | | | |
| Amway Center | City | Citywide | 7.76 | | | | | 1 | | | | 1 | NW | 26-22-29-6705-01-000 |
| Bob Carr Performing Arts Center | City | Citywide | 4.22 | | | | | | | | | | NW | 26-22-29-0758-00-010 |
| Dr. Phillips Performing Arts Center (Lake Ivanhoe - Rehearsal Venue) | City | Citywide | 2.05 | | | | | | | | | | NE | 23-22-29-2552-00-061 |
| Orlando Citrus Bowl | City | Citywide | 19.92 | | | 1 | | | | | | | NW | 27-22-29-1349-00-010 |
| Orlando Wetlands Park | City | Citywide | 1,280.00 | | | | | | | | | | NE | 14-22-33-0000-00-001 |
| Tinker Field/McCracken Field | City | Citywide | 20.34 | 2 | | | | | | | | | NW | 34-22-29-1353-00-011 |
| Total Major/Special Facilities Acreage | | | 1,334.29 | | | | | | | | | | | |

| REGIONAL PARKS | | | | | | | | | | | | | | |
|-------------------------------------|------|---|---------------|---|---|---|---|--|--|--|--|--|----|----------------------|
| Bill Frederick Park at Turkey Lake | City | 3 | 207.17 | | | | 1 | | | | | | SW | 11-23-28-8703-00-010 |
| Eagle Nest Park | City | 3 | 30.64 | 2 | 1 | 1 | | | | | | | SW | 06-23-29-2265-00-002 |
| Lake Eola Park | City | 8 | 17.45 | | | | | | | | | | NE | 25-22-29-0000-00-082 |
| Trotter's Park (formerly Ben White) | City | 1 | 97.67 | 2 | 2 | 4 | | | | | | | NW | 04-22-29-8753-00-010 |
| Total Regional Parks Acreage | | | 352.93 | | | | | | | | | | | |

| COMMUNITY PARKS | | | | | | | | | | | | | | |
|--|------|----|---------------|---|---|---|---|---|---|---|--|--|--------|----------------------|
| Airport Lakes Park | City | 17 | 35.50 | | | 2 | | | | | | | New SE | 28-23-30-0037-00-004 |
| Blue Jacket Park (Baldwin Park, Unit 4, Tract 178; includes Glenridge MS) | City | 2 | 49.00 | 2 | 1 | 3 | | 3 | 3 | | | | NE | 17-22-30-0524-00-178 |
| Blue Jacket Park (Center Extension; Baldwin Park Unit 4, Tract 179; City) | City | 2 | 5.61 | | | | | | | | | | NE | 17-22-30-0524-00-179 |
| Blue Jacket Park (Eastern Extension; Baldwin Park Unit 5, Tract 191; City) | City | 2 | 6.50 | | | | | | | | | | NE | 17-22-30-0525-00-191 |
| Clear Lake Park | City | 3 | 20.31 | | | | | | | | | | SW | 03-23-29-1401-00-010 |
| Demetree Park | City | 4 | 18.49 | | | | | | | | | | Old SE | 33-22-30-5710-09-020 |
| Dubsdread Golf Course | City | 1 | 116.37 | | | | | | | | | | NW | 11-22-29-3056-20-072 |
| Hankins Park | City | 3 | 13.07 | 1 | | | 1 | 2 | 2 | 1 | | | SW | 33-22-29-0780-04-001 |
| LaCosta Urban Wetland | City | 4 | 21.20 | | | | | | | | | | Old SE | 34-22-30-1154-00-030 |
| Lake Fairview Park | City | 1 | 25.47 | 5 | | | | | | | | | NW | 04-22-29-0000-00-007 |
| Mayor Carl T. Langford Park | City | 2 | 24.90 | | | | | 1 | 2 | 1 | | | NE | 30-22-30-7656-10-010 |
| Lorna Doone Park | City | 7 | 15.66 | 2 | | | | 1 | 2 | | | | NW | 27-22-29-0000-00-098 |
| Park of the Americas (formerly Herndon Nature Park) | City | 2 | 28.57 | | | | | | | | | | NE | 28-22-30-3503-00-010 |
| Southport Park (former ONTC McCoy Annex) | City | 4 | 50.46 | 6 | | | 1 | 1 | | | | | New SE | 32-23-30-8235-00-020 |
| Total Community Parks Acreage | | | 431.11 | | | | | | | | | | | |

| NEIGHBORHOOD PARKS | | | | | | | | | | | | | | |
|--|----------|----|-------|---|---|---|---|---|----|---|---|---|--------|---|
| Al Coith Park | City | 13 | 6.10 | | | | | | | | | | Old SE | 36-22-29-1208-00-010 |
| Stanley, Arnold and Margarita Albert Park (aka First Park) | City | 4 | 0.52 | | | | | | | | | | NW | 14-22-29-2048-01-010 |
| Amhurst Park (Vista Lakes HOA, Privately Owned, Accessible to All) | HOA | 19 | 7.58 | 1 | | 1 | | 2 | | | | | New SE | 24-23-30-8960-00-010 |
| Audubon Park Elementary (OCPS Joint Use Agreement) | OCPS | 6 | 7.50 | | | | | | | | | | NE | |
| Baldwin Park (Lake Baldwin Shoreline) | City | 2 | 27.69 | | | | | | | | | | NE | 16-22-30-0510-00-346, 347, 348 & 349; 17-22-30-0523-00-128 & 129; 17-22-30-0525-00192 & 193 |
| Baldwin Park (Unit 1, Former Sales Center NEC Bennett & New Broad St) | City/HOA | 16 | 1.65 | | | | | | | | | | NE | 20-22-30-0000-00-021 |
| Baldwin Park (Unit 1, Fox Street) | CDD | 16 | 7.08 | | | | | | | | | | NE | 20-22-30-0520-00-006 |
| Baldwin Park (Unit 1, Tract 2, "S" Park, New Broad Street) | CDD | 16 | 5.16 | | | | | | | | | | NE | 20-22-30-0520-00-002 |
| Baldwin Park (Unit 1, Tract 5, Enders Park) | HOA | 16 | 3.45 | | | | 1 | | | | | | NE | 20-22-30-0520-00-005 |
| Baldwin Park (Unit 1, Tract 7, Cady Way Trail, South of Fox Street) | City | 16 | 2.76 | | | | | | | | | | NE | 20-22-30-0520-00-007 |
| Baldwin Park (Unit 10, Tract 391, West Unit 10; CDD) | CDD | 16 | 2.01 | | | | | | | | | | NE | 16-22-30-0534-00-391 |
| Baldwin Park (Unit 10, Tract 392, East Unit 10; CDD) | CDD | 16 | 7.68 | | | | | | | | | | NE | 16-22-30-0534-00-392 |
| Baldwin Park (Unit 10, Tract 393, Community Center; Private) | HOA | 16 | 0.83 | | | | 1 | | | | | | NE | 16-22-30-0534-00-393 |
| Baldwin Park (Unit 2, Tract 71, Grace Hopper Hall) | HOA | 16 | 1.06 | | | | 1 | | | | | | NE | 17-22-30-0522-00-071 |
| Baldwin Park (Unit 2, Tract 72, Crescent Park) | HOA | 16 | 2.68 | | | | | | | | | | NE | 17-22-30-0522-00-072 |
| Baldwin Park (Unit 2; Elementary School and Park Site) | OCPS | 2 | 2.86 | 1 | 1 | | | 2 | | | | | NE | 17-22-30-0522-03-993 |
| Baldwin Park (Unit 3/Village Center - Harbor Park) | City | 2 | 2.00 | | | | | | | | | | NE | 16-22-30-0510-00-347 |
| Baldwin Park (Unit 4, Tract 180, Robin Rd./Ethan Ln.) | HOA | 16 | 1.25 | | | | | | | | | | NE | 17-22-30-0524-00-180 |
| Baldwin Park (Unit 4, Tract 181, Robin Rd./Lower Union Rd.) | HOA | 16 | 2.02 | | | | | | | | | | NE | 17-22-30-0524-00-181 |
| Baldwin Park (Unit 4, Tract 182, Osprey Ave) | HOA | 16 | 0.97 | | | | | | | | | | NE | 17-22-30-0524-00-182 |
| Baldwin Park (Unit 6, Tract 203, Meeting Place Park) | HOA | 16 | 2.55 | | | | | | | | | | NE | 17-22-30-0526-00-203 |
| Baldwin Park (Unit 7, Tract 244, Lk Susannah Shoreline) | City | 16 | 3.78 | | | | | | | | | | NE | 20-22-30-0527-00-244 |
| Baldwin Park (Unit 7, Tract 245, Lk Susannah Shoreline) | City | 16 | 1.11 | | | | | | | | | | NE | 20-22-30-0527-00-245 |
| Baldwin Park (Unit 7, Tract 246, Cady Way Trail-South) | City | 16 | 0.31 | | | | | | | | | | NE | 20-22-30-0527-00-246 |
| Baldwin Park (Unit 7, Tract 247, Cady Way Trail-South) | City | 16 | 0.51 | | | | | | | | | | NE | 20-22-30-0527-00-247 |
| Baldwin Park (Unit 7, Tract 255, Cady Way) | City | 16 | 0.53 | | | | | | | | | | NE | 20-22-30-0527-00-255 |
| Baldwin Park (Unit 8A, Tract 310, Dorwin Place Park) | HOA | 16 | 0.56 | | | | | | | | | | NE | 21-22-30-0531-00-310 |
| Baldwin Park (Unit 8A, Tract 313, Foss Ave.) | CDD | 16 | 0.20 | | | | | | | | | | NE | 21-22-30-0531-00-313 |
| Baldwin Park (Unit 8A, Tract 314, Lake Susannah Mews) | CDD | 16 | 1.63 | | | | | | | | | | NE | 21-22-30-0531-00-314 |
| Baldwin Park (Unit 8A, Tract 315, Lake Susannah Shoreline) | City | 16 | 1.07 | | | | | | | | | | NE | 21-22-30-0531-00-315 |
| Baldwin Park (Unit 9A, Tract 259, Lake Connection Park; CDD) | CDD | 16 | 6.26 | | | | | | | | | | NE | 21-22-30-0530-00-259 |
| Baldwin Park (Unit 9A, Tract 285, Lake Baldwin Dr./Shea Dr.; CDD) | CDD | 16 | 5.59 | | | | | | | | | | NE | 21-22-30-0530-00-285 |
| Baldwin Park (Unit 9A, Tract 289, Lake Susannah Shoreline; City) | City | 16 | 0.69 | | | | | | | | | | NE | 21-22-30-0530-00-289 |
| Baldwin Park (Unit 9B, Cady Way Trail; City) | City | 16 | 1.31 | | | | | | | | | | NE | 16-22-30-0510-00-351 |
| Senator Beth Johnson Park | City | 5 | 1.20 | | | | | | | | | | NE | 23-22-29-1304-00-030 |
| Big Tree Park | City | 5 | 0.70 | | | | | | | | | | NE | 24-22-29-4468-08-150 |
| Bryn Mawr Recreation Area (Privately Owned/Maintained) | HOA | 14 | 4.00 | | | | 1 | | 2 | | | | Old SE | 04-23-30-0995-00-004 |
| Cady Way Bike Trail (Linear Park; including 1.47 acre Fashion Square Ext.) | City | 2 | 18.42 | | | | | | | | | | NE | 16-22-30-0510-00-350 |
| Callahan Neighborhood Center/Park | City | 1 | 3.82 | | | | | 2 | | 1 | | | NW | 26-22-29-1127-00-010 |
| Carver Middle School (OCPS/After School All-Stars Facility Use Agreement) | OCPS | 11 | 8.72 | | | 1 | | | | | | | SW | 32-22-29-0000-00-019 |
| Carver Park OHA Stormwater Pond/Park (3.79 total acres - 1.3 acre pond) | OHA | 12 | 2.49 | | | | | | | | | | SW | 34-22-29-1211-00-003 |
| Orlando Veteran's Memorial Park (North Side of Lake Baldwin) | City | 16 | 8.97 | | | | | | | | | | NE | 16-22-30-0510-00-346 |
| Cherokee Park | City | 13 | 3.10 | | | | | | | | | | Old SE | 36-22-29-0656-10-010 |
| Cherry Tree Park | City | 8 | 0.96 | | | | | | | | | | NE | 30-22-30-7640-04-010 |
| Cherry Tree Park Annex (Old East Central Neighborhood Center) | City | 8 | 0.70 | | | | | | | | | | NE | 30-22-30-7640-03-140 |
| Citrus Square Recreation Site | City | 14 | 0.20 | | | | | | | | | | Old SE | 09-23-30-6346-01-000 |
| L. Claudia Allen Senior Center | City | 3 | 5.37 | | | | | | | | 1 | | SW | 33-22-29-9018-05-001 |
| College Park Community Center (Adj to Princeton Elem. & Princeton Park) | City | 4 | 1.14 | | | | 1 | | | 1 | 1 | | NW | 14-22-29-7266-00-010 |
| Colonialtown Neighborhood Center | City | 2 | 1.81 | | | | 1 | | | 1 | | | NE | 24-22-29-5822-06-020 |
| Colonialtown Square | City | 6 | 0.50 | | | | | | | | | | NE | 24-22-29-3560-28-010 |
| Lake Como Recreation Site | City | 14 | 6.50 | | 2 | 1 | | 2 | | | | | Old SE | 31-22-30-0000-00-027 |
| Constitution Green (City Leasing Property) | Private | 8 | 1.00 | | | | | | | | | | NE | 25-22-29-9320-05-010 |
| Dartmouth Park | City | 4 | 3.24 | | | | | | | | | | NW | 14-22-29-1462-08-010 |
| Delaney Park | City | 13 | 7.23 | 1 | 1 | | | | 2 | | | | Old SE | 36-22-29-0656-04-010 |
| Dickson Azalea Park | City | 8 | 3.40 | | | | | | | | | | NE | 30-22-30-7656-00-001 |
| Dover Estates Linear Park | City | 14 | 0.20 | | | | | | | | | | Old SE | 04-23-30-2173-10-110 |
| Dover Shores Community Center | City | 14 | 8.43 | 1 | | | 1 | 2 | 2 | 1 | | 1 | Old SE | 33-22-30-2175-00-010 |
| Downtown Recreation Center | City | 1 | 7.20 | | | | | 1 | 15 | 1 | | 1 | NW | 26-22-29-0000-00-007 |
| Dr. James R. Smith Community Center | City | 3 | 21.17 | 2 | | | 1 | 2 | | 1 | | 1 | SW | 04-23-29-2198-00-010 |
| East Park PD N-1 Neighborhood Park (City Owned-Privately Maintained) | City | 21 | 0.63 | | | | | | | | | | New SE | 08-24-31-4825-00-008 |

**CITY OF ORLANDO PARKS -
INVENTORY OF GREENSPACES AND ACTIVITY-BASED RECREATIONAL AMENITIES**

| P A R K T Y P E | O W N E R S H I P | P A R K S E R V I C E A R E A | A C R E S | S O F T B A L L / B A S E B A L L S | B A S E B A L L S | S O C C E R / M U S E | S W I M M I N G | B A C K O U R T S B A L L | T E N N I S | C O M M U N I T Y | C E N T E R | G Y M N A S I U M | Q U A D R A N T | P a r c e l l I D |
|---|---|---|-----------------------|--|---|---|--------------------------------------|---|----------------------------|---|----------------------------|---|--------------------------------------|--|
| East Park PD N-3 (Tract G, Public-Privately Maintained) | HOA | 21 | 0.75 | | | | | | | | | | New SE | 08-24-31-9238-00-007 |
| East Park PD N-5 (Park #2, Public-Privately Maintained) | CDD | 21 | 1.53 | | | | | | | | | | New SE | 05-24-31-2492-00-055 |
| East Park PD N-5 (Park #4, Public, City Maintained Community Park) | City | 5 | 1.17 | | | | | 2 | | | | | New SE | 05-24-31-2492-10-000 |
| East Park PD N-5 (Park #7, Public, City Maintained Community Park) | City | 5 | 6.54 | | | | | | | | | | New SE | 05-24-31-2492-14-000 |
| East Park PD N-5 (Park #8, Public, City Maintained Community Park) | City | 5 | 1.41 | | | | | | 2 | | | | New SE | 05-24-31-2492-12-000 |
| East Park PD N-7 (Park #1, Public-Privately Maintained) | HOA | 21 | 0.34 | | | | | | | | | | New SE | 05-24-31-2493-00-003 |
| Emery Hamilton Sports Complex (West Colonial Recreation Complex) | City | 1 | 31.91 | | | 4 | | | | | | | NW | 20-22-29-0000-00-042 |
| Englewood Neigh. Ctr./Stonewall Jackson Middle School (Use Agreement) | City/OCPS | 4 | 9.58 | 2 | | | 1 | 4 | 1 | 1 | | 1 | Old SE | 34-22-30-0000-00-060 |
| Englewood Park | City | 15 | 6.80 | | | | | | | | | | Old SE | 34-22-30-2500-00-010 |
| Fairway Cove Green (6600 Fairway Cove Drive) | HOA | 10 | 3.94 | | | | | | | | | | SW | 35-22-28-2653-00-005 |
| Florida A&M School of Law Green | City | 7 | 0.45 | | | | | | | | | | NW | 26-22-29-3084-03-020 |
| Gaston Edwards Park | City | 2 | 6.98 | | | | | | | | | | NE | 24-22-29-8364-00-013 |
| George Barker Park | City | 12 | 7.00 | | | | | | | | | | SW | 34-22-29-0509-00-010 |
| Gilbert McQueen Park | City | 12 | 6.61 | 1 | | | | 2 | | | | | SW | 33-22-29-0000-00-119 |
| Grand Avenue Park | City/OCPS | 12 | 8.65 | | 2 | | | | | | | | SW | 35-22-29-3112-01-000 |
| Greenwood Cemetary | City | 4 | 69.14 | | | | | | | | | | Old SE | 31-22-31-0000-00-002 |
| Greenwood Urban Wetlands | City | 4 | 17.19 | | | | | | | | | | Old SE | 36-22-29-1960-01-010 |
| Guernsey Park | City | 4 | 2.78 | | | | | 1 | | | | | NW | 22-22-29-1776-00-690 |
| Hampton Park | City | 8 | 1.42 | | | | | | | | | | NE | 30-22-30-3314-05-000 |
| Heritage Square (Orange County History Center) | County | 2 | 2.34 | | | | | | | | | | NE | 26-22-29-6221-00-010 |
| Hidden Beach (6601 Hidden Beach Circle) | HOA | C | 2.00 | | | | | | | | | | SW | 13-23-28-3550-00-004 |
| Howard Middle School (OCPS JUA-Soccer Field & Track north of Robinson) | OCPS | 8 | 3.69 | | | | 1 | | | 1 | | | NE | 25-22-29-2508-07-010 |
| Iowa Place Greenspace | City | 6 | 0.36 | | | | | | | | | | NE | 19-22-30-1532-00-000 |
| Isle of Catalina Neighborhood Center (2701 Catalina Drive, Private) | HOA | 12 | 0.86 | | | | | | | | | | SW | 04-23-29-3864-02-140 |
| Ivanhoe Plaza Park | City | 4 | 4.50 | | | | | | | | | | NW | 23-22-29-3916-00-140 |
| Ivey Lane Park | City | 11 | 8.75 | 1 | | | 1 | | 1 | 1 | | | SW | 29-22-29-0000-00-093 |
| John H. Jackson Neighborhood Center | City | 3 | 5.91 | 1 | | | 1 | 1 | 3 | 1 | | | SW | 34-22-29-9436-01-010 |
| Colonel Joe Kittenger Park | City | 8 | 5.51 | | | | | | | | | | NE | 29-22-30-0000-00-001 |
| Lace Fern Village Park (within Timberleaf) | City | 11 | 0.32 | | | | | | | | | | SW | 31-22-29-4233-00-001 and 002 |
| Lake Adair Park | City | 4 | 3.25 | | | | | | | | | | NW | 23-22-29-0000-00-025 |
| Lake Baldwin Ln Bike Trail (Linear Park from SR 50 to Roush Avenue) | City | 2 | 1.34 | | | | | | | | | | NE | |
| Lake Beauty Park | City | 13 | 0.56 | | | | | | | | | | Old SE | 02-23-29-0800-00-030 |
| Lake Cherokee Shoreline Park | City | 13 | 3.80 | | | | | | | | | | Old SE | 36-22-29-0000-00-017 |
| Lake Como Park | City | 13 | 4.45 | | | | | | | | | | Old SE | 31-22-30-6332-00-001 |
| Lake Concord Park (Don Dudley) | City | 4 | 2.71 | | | | | | | | | | NW | 23-22-29-2400-01-010 |
| Lake Davis Park | City | 13 | 3.52 | | | | | | | | | | Old SE | 36-22-29-0000-00-003 |
| Lake Dot Park | City | 7 | 1.70 | | | | | | | | | | NW | 23-22-29-1600-00-001 |
| Lake Dover Park (803 Wavecrest Drive) | City | 14 | 0.40 | | | | | | | | | | Old SE | 33-22-30-2150-00-000 |
| Lake Emerald Park | City | 13 | 0.28 | | | | | | | | | | Old SE | 36-22-29-4816-00-001 |
| Lake Estelle Park | City | 5 | 2.70 | | | | | | | | | | NE | 13-22-29-0668-00-001 |
| Lake Formosa Park | City | 5 | 1.40 | | | | | | | | | | NE | 13-22-29-5132-00-002 |
| Lake Fran Bike Trail (Linear Park) | City | 3 | 33.86 | | | | | | | | | | SW | 05-23-29-7399 (no subd #) east of Eagle Nest |
| Lake Highland Park | City | 5 | 3.61 | | | | | | | | | | NE | 24-22-29-0000-00-001 |
| Lake Ivanhoe Park | City | 4 | 11.20 | | | | | | | | | | NW | 23-22-29-0000-00-019 |
| Lake Lancaster Park | City | 13 | 0.79 | | | | | | | | | | Old SE | 36-22-29-4968-00-001; 36-22-29-4968-01-180 |
| Lake Lawne Park (Joint City/County Neighborhood Park, 1320 Lawne Blvd) | City/Co. | 3 | 2.20 | | | | | 1 | | | | | NW | 20-22-29-0000-00-037 |
| Lake Lawsona Park | City | 8 | 1.94 | | | | | | | | | | NE | No PID in Knowledge - See Parks Layer |
| Lake Lucerne Park | City | 13 | 3.20 | | | | | | | | | | Old SE | 35-22-29-0000-00-008 |
| Lake Nona - DiVosta VillageWalk Residential Center (Gated) | HOA | 23 | 7.56 | | | | 1 | | 6 | | | | New SE | 13-24-30-8336-01-000 |
| Lake Nona - DiVosta VillageWalk Unit 1 - Tract E-14 | HOA | 23 | 0.92 | | | | | | | | | | New SE | 18-24-31-9163-50-014 |
| Lake Nona - DiVosta VillageWalk Unit 1 - Tract J | HOA | 23 | 0.69 | | | | | | | | | | New SE | 13-24-30-8333-10-000 |
| Lake Nona - DiVosta VillageWalk Unit 1 - Tract L | HOA | 23 | 2.06 | | | | | | | | | | New SE | 13-24-30-8333-12-000 |
| Lake Nona - DiVosta VillageWalk Unit 3A - Tract E2 | HOA | 23 | 0.77 | | | | | | | | | | New SE | |
| Lake Nona Boulevard Bike Trail (Linear; Lake Nona Boulevard from Narcoossee Rd to | HOA | 5 | 14.43 | | | | | | | | | | New SE | Within ROW of Lake Nona Boulevard |
| Lake Nona Estates (Gated) | HOA | 22 | 2.90 | | | | 1 | | 6 | | | | New SE | 12-24-30-0000-00-002 |
| Lake Nona Laureate Park Phase 1A (Open Space #1 - Alley Green) | HOA | 24 | 0.07 | | | | | | | | | | New SE | 25-24-30-4944-15-001 |
| Lake Nona Laureate Park Phase 1A (Open Space #2 - Crescent Park) | HOA | 24 | 0.96 | | | | | | | | | | New SE | 25-24-30-4944-15-002 |
| Lake Nona Laureate Park Phase 1A (Open Space #3 - Neighborhood Green) | HOA | 24 | 0.47 | | | | | | | | | | New SE | 25-24-30-4944-15-003 |
| Lake Nona Laureate Park Phase 1A (Open Space #4 - Alley Green) | HOA | 24 | 0.13 | | | | | | | | | | New SE | 25-24-30-4944-15-004 |
| Lake Nona Laureate Park Phase 1A (Open Space #5 - Neighborhood Green) | HOA | 24 | 0.37 | | | | | | | | | | New SE | 25-24-30-4944-15-005 |
| Lake Nona Laureate Park Phase 1B (Open Space #10 - Neighborhood Green) | HOA | 24 | 0.11 | | | | | | | | | | New SE | |
| Lake Nona Laureate Park Phase 1B (Open Space #11 - Neighborhood Green) | HOA | 24 | 0.19 | | | | | | | | | | New SE | |
| Lake Nona Laureate Park Phase 1B (Open Space #12 - Lakeside/PCN Park) | HOA | 24 | 1.40 | | | | | | | | | | New SE | |
| Lake Nona Laureate Park Phase 1B (Open Space #6 - Neighborhood Green) | HOA | 24 | 0.27 | | | | | | | | | | New SE | |
| Lake Nona Laureate Park Phase 1B (Open Space #7 - Neighborhood Green) | HOA | 24 | 0.32 | | | | | | | | | | New SE | |
| Lake Nona Laureate Park Phase 1B (Open Space #8 - Neighborhood Park) | HOA | 24 | 1.01 | | | | | | | | | | New SE | |
| Lake Nona Laureate Park Phase 1B (Open Space #9 - Lakeside/PCN Park) | HOA | 24 | 0.24 | | | | | | | | | | New SE | |
| Lake Nona Middle School (OCPS/After School All-Stars Facility Use Agreement) | OCPS | 24 | 8.49 | | | 1 | 1 | | 3 | 3 | | | New SE | 30-24-31-0000-00-004 |
| Lake Nona North Bike Trail (Linear; NorthLake Park HOA; N-5 Portion) | HOA | 5 | 6.26 | | | | | | | | | | New SE | 12-24-30-8870-13-000 & 14-000 |
| Lake Nona North Bike Trail (Linear; NorthLake Park N-1 and N-3 Portion) | HOA | 5 | 4.69 | | | | | | | | | | New SE | 01-24-30-6053-00-005 & 006; 06-24-31-0000-00-003 |
| Lake Nona Preserve Tract D (Gated) | HOA | 21 | 0.39 | | | | | | | | | | New SE | 06-24-31-4752-00-004 |
| Lake Rowena | City | 5 | 1.70 | | | | | | | | | | NE | 13-22-29-5132-00-003 |
| Lake Underhill Path (Bike/Ped Trail connects Kittenger & Festival Parks) | City | 2 | 2.82 | | | | | | | | | | Old SE | Various |
| Lake Underhill Park | City | 4 | 7.58 | | | | | | | | | | Old SE | 32-22-30-0000-00-013 |
| Lake Weldona | City | 13 | 0.48 | | | | | | | | | | Old SE | 36-22-29-4816-00-002 |
| LaVina PD (Tract AA - Tot Lot, Gated) | HOA | 21 | 0.31 | | | | | | | | | | New SE | 06-24-31-4105-00-011 |
| LaVina PD (Tract L - Tot Lot, Gated) | HOA | 21 | 0.44 | | | | | | | | | | New SE | 06-24-31-4105-12-000 |
| LaVina PD (Tract M, Gated) | HOA | 21 | 0.19 | | | | | | | | | | New SE | 06-24-31-4105-13-000 |
| LaVina PD (Tract P - Lakeshore Trail, Gated) | HOA | 21 | 1.15 | | | | | | | | | | New SE | 06-24-31-4105-16-000 |
| Lee Middle School (OCPS/After School All-Stars Facility Use Agreement) | OCPS | 4 | 5.32 | | | | 1 | | 2 | | | | NW | 10-22-29-0000-00-034 |
| LeeVista Square Tract U (Crowntree) | HOA | 20 | 0.28 | | | | | 1 | | | | | New SE | 19-23-31-1948-21-000 |
| Leroy Hoequist Park | City | 15 | 15.50 | | | | 1 | | | | | | Old SE | 34-22-30-3674-00-010 |
| Leu (Harry P.) Botanical Gardens (ac reduced from 55.8 per OCPA) | City | 2 | 41.33 | | | | | | | | | | NE | 18-22-30-5067-00-020 |
| Lighthouse Park | City | 1 | 3.49 | | | | | | | | | | NW | 06-22-29-8036-00-000 |
| Lizzie Rogers Park | City | 12 | 3.14 | | | | | | | | | | SW | 34-22-29-0000-00-007 |
| Loch Haven Neighborhood Center | City | 5 | 2.72 | | | | | | | | | | NE | 13-22-29-5132-05-020 |
| Orlando Loch Haven Park (Inc. Orl Museum of Art, Orl. Science Ctr., Mennello) | City | 2 | 42.70 | | | | | | | | | | NE | 13-22-29-5132-00-001 |
| Malibu Groves Park (Tot Lot) | City | 11 | 0.20 | | | | | | | | | | SW | 29-22-29-5483-00-091 |
| Marks Street Senior Center (Orange County) | County | 2 | 2.37 | | | | | | | | | | NE | 23-22-29-1300-00-470 |
| Mathews Park | City | 4 | 4.20 | 2 | | | | | | | | | NW | 13-22-29-0540-03-010 |
| Mayfair Green (939 Mayfair Circle) | City | 13 | 0.20 | | | | | | | | | | Old SE | 31-22-30-6332-04-150 |
| Mayor William Beardall Center/Park | City | 4 | 3.19 | | | | | | | | | | Old SE | 36-22-29-9484-03-000 |
| McCoy Elementary School/Parks (OCPS JUA) - Terminated | OCPS | 18 | 0.00 | 0 | | | | | | | | | Old SE | 15-23-30-0000-00-029 |

**CITY OF ORLANDO PARKS -
INVENTORY OF GREENSPACES AND ACTIVITY-BASED RECREATIONAL AMENITIES**

| P A R K T Y P E | O W N E R S H I P | P A R K S E R V I C E A R E A | A C R E S | S O F T B A L L / B A S E B A L L S | B A S E B A L L S | S O C C E R / M U S E T | S I - P U R P O S E | S W I M M I N G | B A S C O U R T B A L L | T E N N I S | C O M M U N I T Y | C E N T E R | G Y M N A S I U M | Q U A D R A N T | P a r c e l l I D | |
|--|---|---|-----------------------|--|---|--|--|--------------------------------------|--|----------------------------|---|----------------------------|---|--------------------------------------|---|--|
| Memorial Middle School (OCPS/After School All-Stars Facility Use Agreement) | OCPS | 12 | 4.56 | | | | 1 | | 3 | 2 | | | | SW | 03-23-29-0000-00-021 | |
| Mercy Drive Playground (Children's Safety Village) | City | 3 | 9.22 | | | | | | 2 | | | | | NW | 20-22-29-0000-00-049 | |
| MetroWest Country Club - (Golf Course Subtracted; 2100 S. Hiawasse Rd) | HOA | 10 | 2.60 | | | | | 1 | | 6 | | | | SW | 35-22-28-5617-20-000 | |
| Milford Haven Green (Vista Lakes; 5958 Milford Haven Place; Gated) | HOA | 19 | 0.23 | | | | | | | | | | | New SE | 24-23-30-8983-14-000 | |
| Millennia Park Phase 1 (Tract Q - Open Space/Linear Park) | HOA | B | 1.63 | | | | | | | | | | | SW | | |
| Millennia Park Phase 1 (Tract R - Open Space/Park Site) | HOA | B | 0.81 | | | | | | | | | | | SW | | |
| Millennia Park Phase 1 (Tract T - Clubhouse Park) | HOA | B | 1.74 | | | | | | | | | | | SW | | |
| Mitchell Nutter Park | City | 6 | 0.96 | | | | | | | | | | | NE | 20-22-30-0332-11-000 | |
| NonaCrest Neighborhood Park (LaVina PD, Gated) | HOA | 21 | 0.98 | | | | | 1 | | | | | | New SE | 06-24-31-4104-00-007 | |
| NorthLake Park (Entry Pond/Ped Trail) | City | 22 | 12.96 | | | | | | | | | | | New SE | 06-24-31-0000-00-008 | |
| NorthLake Park (NorthLake Parkway Green) | HOA | 22 | 2.57 | | | | | | | | | | | New SE | 01-24-30-6100-00-001 | |
| NorthLake Park Elementary/YMCA (OCPS Joint Use Agreement) | OCPS | 5 | 10.66 | | | 1 | 1 | 1 | 2 | 2 | | | | New SE | 01-24-30-6100-01-000 | |
| NorthLake Park N-1 (Magnolia Green) | HOA | 22 | 0.45 | | | | | | | | | | | New SE | 01-24-30-6053-00-007 | |
| NorthLake Park N-1 and N-2 (Dog Park) | HOA | 22 | 0.67 | | | | | | | | | | | New SE | 01-24-30-6053-00-003 | |
| NorthLake Park N-2 (Tot Lot - Sunbonnet Street) | HOA | 22 | 1.36 | | | | | | | | | | | New SE | 01-24-30-6057-00-009 | |
| NorthLake Park N-2A (Glatting Green) | HOA | 22 | 0.80 | | | | | | | | | | | New SE | 01-24-30-6053-00-009 | |
| NorthLake Park N-2B (Azalea Place Green 1) | HOA | 22 | 1.34 | | | | | | | | | | | New SE | 01-24-30-6057-00-003 | |
| NorthLake Park N-2B (Azalea Place Green 2) | HOA | 22 | 0.75 | | | | | | | | | | | New SE | 01-24-30-6057-00-004 | |
| NorthLake Park N-2B (Azalea Place Green 3) | HOA | 22 | 0.67 | | | | | | | | | | | New SE | 01-24-30-6057-00-005 | |
| NorthLake Park N-3B (Lakeshore Park/Trail) | HOA | 22 | 2.83 | | | | | | | | | | | New SE | 06-24-31-5113-00-002 | |
| NorthLake Park N-4 (Enclave Green) | HOA | 22 | 2.88 | | | | | 1 | | | | | | New SE | 06-24-31-5201-00-005 | |
| NorthLake Park N-5 (Water's Edge; Boat Launch Park; Gated) | HOA | 22 | 2.95 | | | | | | | | | | | New SE | 12-24-30-8870-10-000 | |
| NorthLake Park N-5 (Water's Edge; Green Dock Park; Gated) | HOA | 22 | 4.29 | | | | | 1 | | 2 | | | | New SE | 12-24-30-8870-00-008 | |
| NorthLake Park N-5 (Water's Edge; Rec Center; Gated) | HOA | 22 | 5.05 | | | | | | | 1 | | | | New SE | 12-24-30-8870-00-007 & 008; 12-24-30-8870-16-000 & 17-000 | |
| Northwest Community Center (Hal Marston Community Center) | City | 3 | 16.30 | | | | | 1 | | | 1 | | 1 | NW | 20-22-29-5646-00-010 | |
| Odyssey Middle School (OCPS/After School All-Stars Facility Use Agreement) | OCPS | 20 | 8.77 | | | 1 | 1 | | | | | | | New SE | 19-23-31-0000-00-005 | |
| City Commons Plaza | City | 8 | 1.10 | | | | | | | | | | | NE | 35-22-29-1354-02-020 | |
| Orlando Cultural Park (former USDA site) | City | 5 | 3.52 | | | | | | | | | | | NE | 13-22-29-8835-01-000 | |
| Orlando Festival Park | City | 2 | 8.29 | | | | | | 1 | | | | | NE | 30-22-30-7254-01-000 | |
| Lake Druid Park | City | 6 | 17.63 | | | | | | | | | | | NE | | |
| Orlando Skate Park | City | 2 | 5.33 | | | | | | | | | | | NE | 30-22-30-7254-10-002 | |
| Orlando Urban Trail (from Loch Haven Park to Magnolia Avenue) | City | 2 | 3.64 | | | | | | | | | | | NE | | |
| Orwin Manor Park | City | 5 | 0.19 | | | | | | | | | | | NE | 12-22-29-6432-14-420 | |
| Orwin Manor/Westminster Green | City | 5 | 0.45 | | | | | | | | | | | NE | 12-22-29-6432-17-170 | |
| Overbrook Park | City | 4 | 1.65 | | | | | | | | | | | NW | 22-22-29-2412 (no further info) | |
| Palma Vista Green (7548 Westpointe Blvd) | HOA | 10 | 0.41 | | | | | | | | | | | SW | 03-23-28-5609-00-000 | |
| Park Avenue at Metrowest Green | HOA | 10 | 1.34 | | | | | | | | | | | SW | 01-23-28-3287-01-101 | |
| Park Central (Gated) | HOA | F | 8.00 | 1 | | | | 5 | | 2 | | | | SW | 16-23-29-0634 (no further info) | |
| Park Lake | City | 5 | 2.58 | | | | | | | | | | | NE | 24-22-29-0000-00-004 | |
| Parramore Community Garden | City | 7 | 0.16 | | | | | | | | | | | NW | 26-22-29-6716-04-011 | |
| Parramore Heritage Park (6.88 total acres - 3.41 acre pond) | City | 7 | 3.47 | | | | | | | | | | | NW | 26-22-29-6720-01-010 & 02-010 | |
| Pleasant Valley Park | City | 11 | 1.60 | | | | | | 1 | | | | | SW | 32-22-29-1828-01-350 | |
| Poppy Park | City | 11 | 2.30 | | | | | | 1 | 2 | | | | SW | 31-22-29-1826-06-215 | |
| President Barack Obama Pkwy Bike Trail (Linear Park) | City | 3 | 2.65 | | | | | | | | | | | SW | | |
| Princeton Park Playground | City | 4 | 3.27 | | | 1 | | | 2 | 2 | | | | NW | 14-22-29-7266-00-010 | |
| Randal Park PD - Phase 1 Clubhouse ("Randal House") | HOA | 21 | 3.86 | | | | | 1 | | | | | | New SE | 32-23-31-0000-00-001 | |
| Randal Park PD - Phase 1A Tract P-2 Green | CDD | 21 | 1.33 | | | | | | | | | | | New SE | 32-23-31-1949-16-002 | |
| Randal Park PD Bike Trail (Linear; Dowden Road to Langfield St) | CDD | 5 | 2.31 | | | | | | | | | | | New SE | | |
| Rock Lake Park | City | 7 | 14.54 | | | | 1 | | 1 | 2 | 1 | | | NW | 27-22-29-0000-00-020 | |
| Rosemont Park/Tot-Lot | City | 1 | 1.19 | | | | | | | | | | | NW | 05-22-29-7744-00-160 | |
| Rosemont Preserve (Lakeshore Park) | City | 1 | 8.94 | | | | | | | | | | | NW | 05-22-29-7738-00-030 | |
| Rosemont Sports Fields and Community Center/Park | City | 1 | 12.15 | | | 2 | 1 | 1 | 2 | 1 | 1 | | | NW | 05-22-29-7734-00-010 | |
| Shingle Creek Bike/Ped Trail (within Millenia Mall property) | Orange Co. | 3 | 4.10 | | | | | | | | | | | SW | | |
| Signal Hill Park | City | 2 | 6.24 | | | | 1 | | 2 | | | | | NW | 07-22-29-8032-00-000 | |
| Songbird Park (1124/30 Cardinal Rd) | City | 6 | 0.18 | | | | | | | | | | | NE | 19-22-30-0324-13-011 | |
| Southern Gateway Park | City | 13 | 0.29 | | | | | | | | | | | Old SE | 36-22-29-9244-00-040 | |
| SouthPort Pool #1 - North | HOA | 25 | 2.43 | | | | | 1 | | | | | | New SE | 31-23-30-0766-00-001 | |
| SouthPort Pool #2 - South | HOA | 25 | 2.84 | | | | | 1 | | | | | | New SE | 06-24-30-8221-00-002 | |
| SouthPort Recreation Center - Central | HOA | 25 | 1.30 | | | | | | 1 | | | | | New SE | 31-23-30-0767-00-002 | |
| Spring Lake Park | City | A | 0.73 | | | | | | | | | | | NW | 22-22-29-6256-00-850 | |
| Stonebridge Commons Open Space/Green (3101 Robert Trent Jones Dr) | HOA | 10 | 10.20 | | | | | 1 | 1 | 2 | | | | SW | 01-23-28-5643-05-000 | |
| Tavistock Lakes Boulevard Bike Trail (Linear; from Eliot Avenue east to Narcoossee R | HOA | 5 | 3.94 | | | | | | | | | | | New SE | Within ROW of Tavistock Lakes Boulevard | |
| Tivoli Gardens Tract F (Crowntree) | HOA | 20 | 0.50 | | | | | | | | | | | New SE | 19-23-31-2006-00-006 | |
| Tivoli Gardens Tract J (Crowntree) | HOA | 20 | 0.27 | | | | | | | | | | | New SE | 19-23-31-2006-10-000 | |
| Tivoli Woods PD Tract B | HOA | 19 | 1.33 | | | | | 1 | 0.5 | | | | | New SE | 18-23-31-2012-00-002 | |
| Tivoli Woods PD Tract E | HOA | 19 | 0.45 | | | | | 1 | | | | | | New SE | 18-23-31-1776-00-005 | |
| Tivoli Woods PD Tract F | HOA | 19 | 1.69 | | | | | 1 | 1 | | | | | New SE | 18-23-31-2014-00-006 | |
| Tivoli Woods PD Tract I | HOA | 19 | 0.78 | | | | | | | 2 | | | | New SE | 18-23-31-2013-00-009 | |
| Tivoli Woods PD Tract Y | HOA | 19 | 0.89 | | | | | 1 | 0.5 | | | | | New SE | 18-23-31-2013-25-000 | |
| Tuscany Place Townhomes - Open Space Tract K | HOA | F | 0.18 | | | | | | | | | | | SW | 16-23-29-8678-11-000 | |
| Tuscany Place Townhomes - Recreation Tract | HOA | F | 0.37 | | | | | | | | | | | SW | 16-23-29-8678-00-001 | |
| UCF Medical School Green (Lake Nona PD) | UCF | 24 | 2.34 | | | | | | | | | | | New SE | 26-24-30-7650-01-000 | |
| Ventura PD (Privately Owned, Gated) | HOA | D | 12.88 | | | | | 4 | | 4 | | | | Old SE | 03-23-30-8862-00-030 | |
| Vista Lakes Community Center (Privately Owned, Partially Accessible, Gated) | HOA | 6 | 7.38 | | | | | 1 | | 2 | | | | New SE | 24-23-30-8974-00-010 | |
| Vista Lakes Tot Lot/Lakeshore Park (Gated) | CDD/HOA | 20 | 2.40 | | | | | | | | | | | New SE | 24-23-30-8987-13-000 & 00-003 | |
| Wadeview Park/Boone High School/Blanker K-8/Pool Neighborhood Center | City/OCPS | 13 | 18.55 | 1 | 1 | 1 | 1 | 1 | 2 | 4 | 1 | | | Old SE | 01-23-29-8924-00-010 | |
| Wall Street Plaza | City | 8 | 0.20 | | | | | | | | | | | NE | No PID in Knowledge Layer - See Parks Layer | |
| Washington Shores Park | City | 12 | 1.00 | | | | | | | | | | | SW | 33-22-29-9016-09-000, 002, 003 & 004 | |
| West Underhill Park | City | 14 | 4.36 | | | | | | | | | | | Old SE | 32-22-30-4824-03-000 | |
| Westchester Open Space/Green (601 Berks Ct) | HOA | 10 | 0.84 | | | | | | | | | | | SW | 36-22-28-5612-00-001 | |
| Willie Mays Park | City | 11 | 3.40 | | | | | | 2 | | | | | SW | 05-23-29-7407-32-060 | |
| Willows Park | City | 2 | 1.96 | 1 | | | | | 2 | | | | | NW | 07-22-29-8626-00-000 | |
| Checker Park (ZL Riley Park) | City | 12 | 1.52 | | | | | | | | | | | SW | 35-22-29-9999-01-000 | |
| Total Neighborhood Park Acreage | | | 1,040.87 | | | | | | | | | | | | | |
| LOS Amenity Totals | | | | 31 | 16 | 25 | 42 | 66 | 89 | 15 | 2 | 7 | | | | |

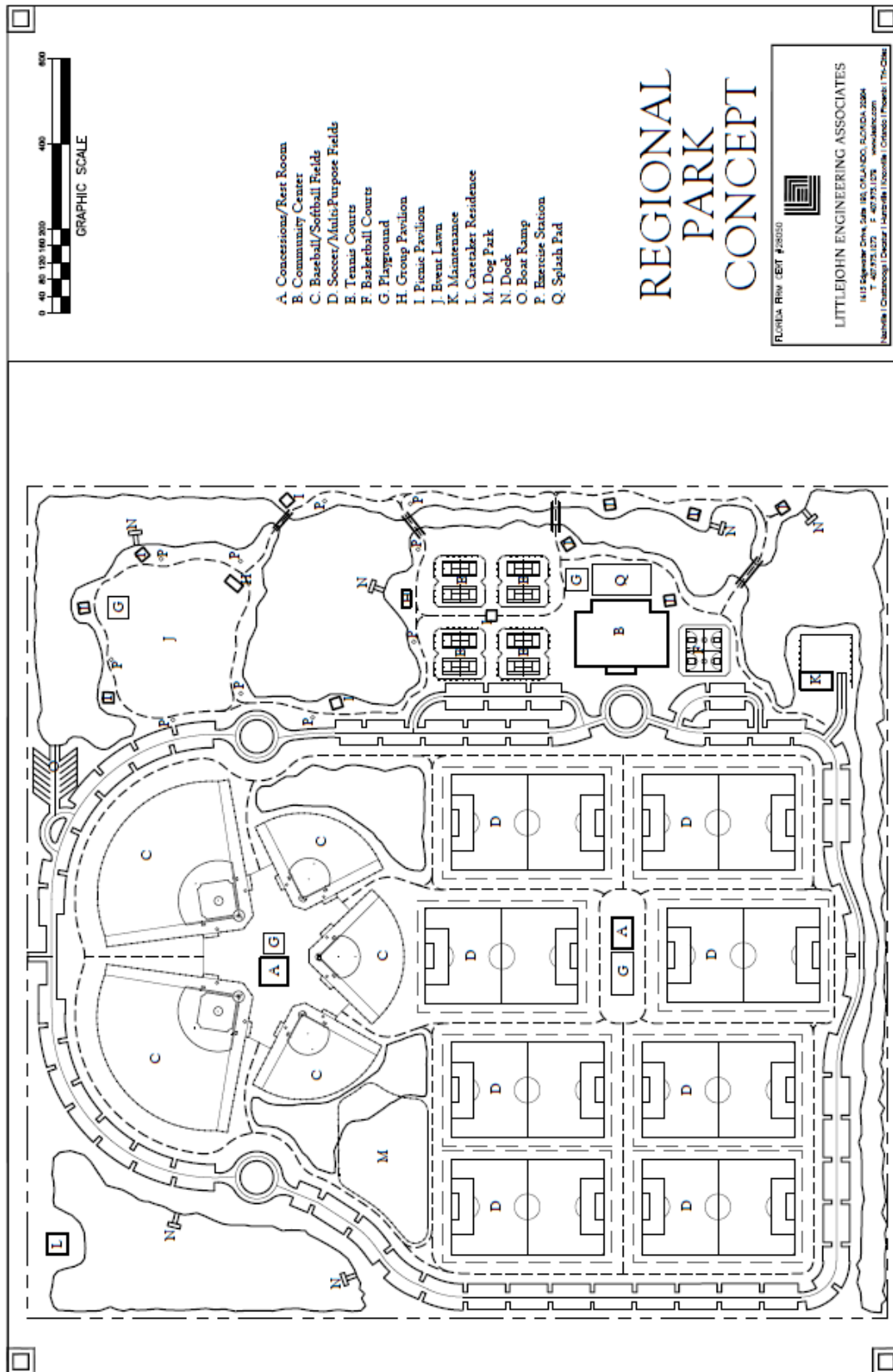
VIII. Appendix C Spatial Constraint Park Design Analysis

The cost-estimates for park and recreation facilities and amenities for regional, community and neighborhood parks are based on the range of components and amenities that are currently provided within the FPR park system and may be accommodated within each type of park. The inclusion of specific amenities in the design examples for the different park types is for replacement cost estimation only. The example park designs shown in the Appendix are for spatial constraint analysis and design purposes only to determine what amenities may be realistically accommodated within a specific size park facility site and represent the range of potential amenities that may be accommodated within a future park of a specific size site.

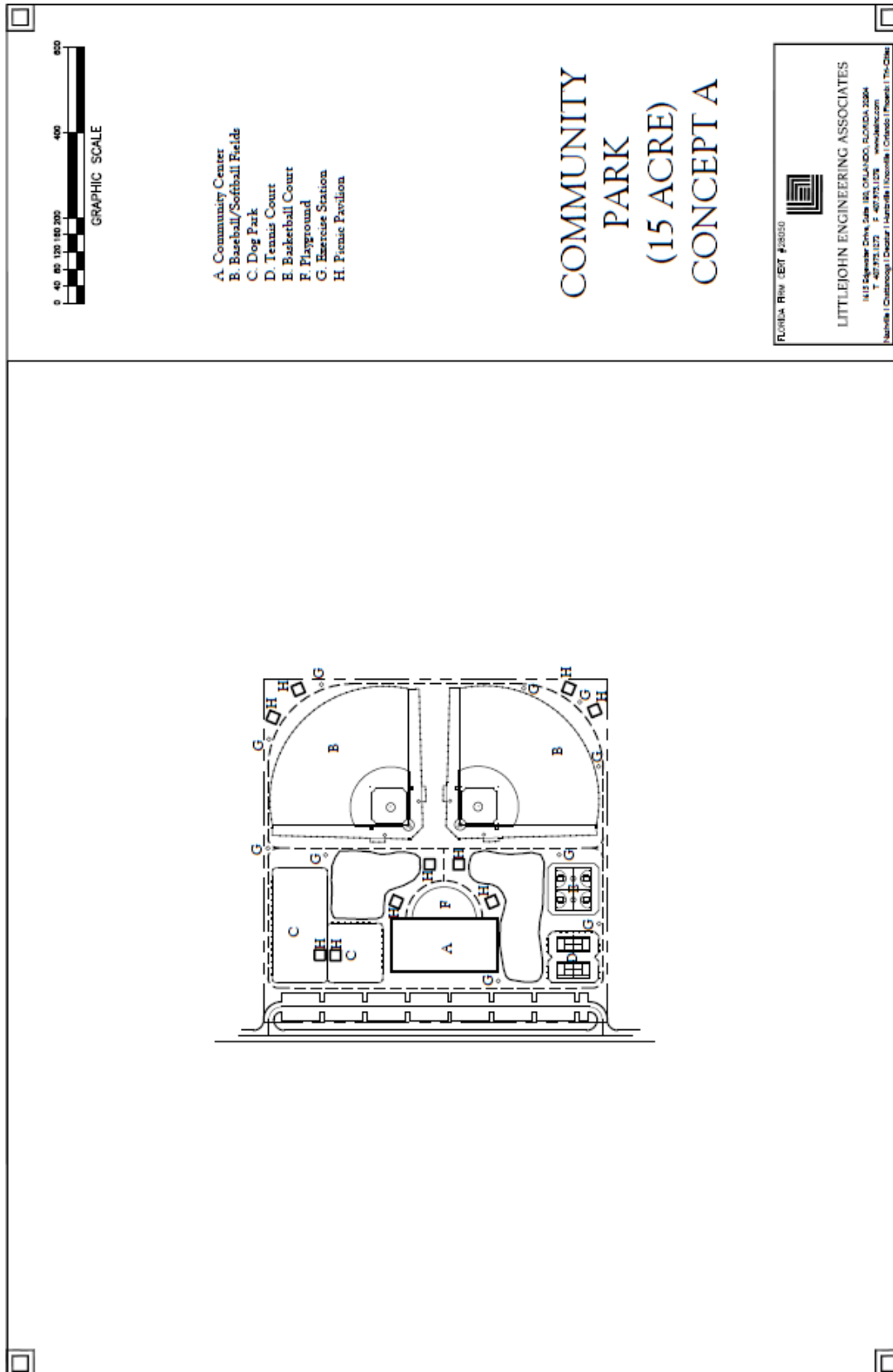
Three concepts were developed with each providing a variety of programmed elements. Generally, the concepts include a soccer-centric program, baseball-centric program and an open space-centric program. For estimating purposes, the average estimated cost of the three concepts was utilized for replacement and future cost figures.

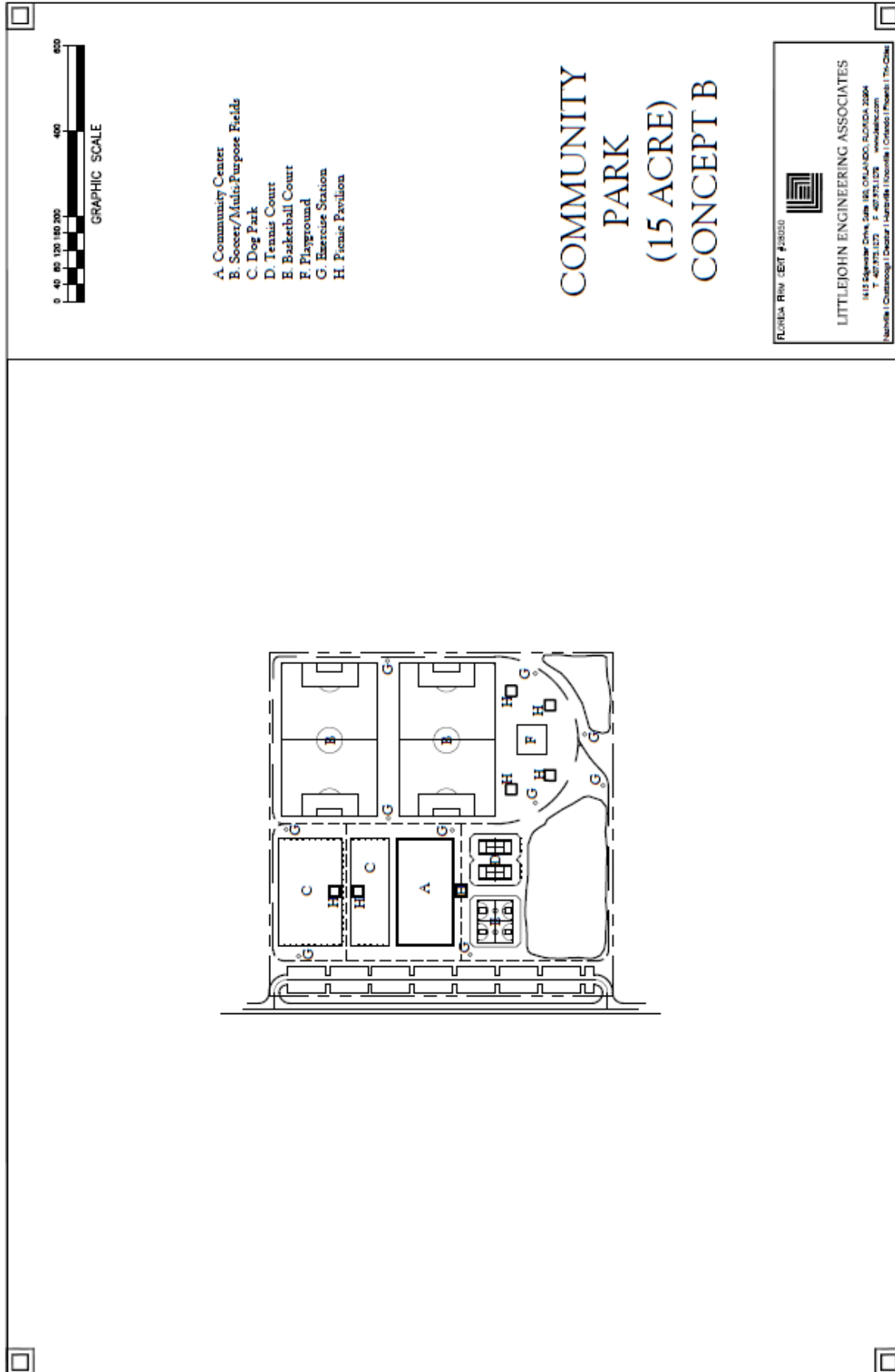
These estimates do not imply, mandate or preclude the inclusion or omission of a particular amenity within a proposed park design. The actual amenities that may be installed within future park sites will be based on site-specific constraints and conditions, physical topography, community preferences and resident input and the availability of funds.

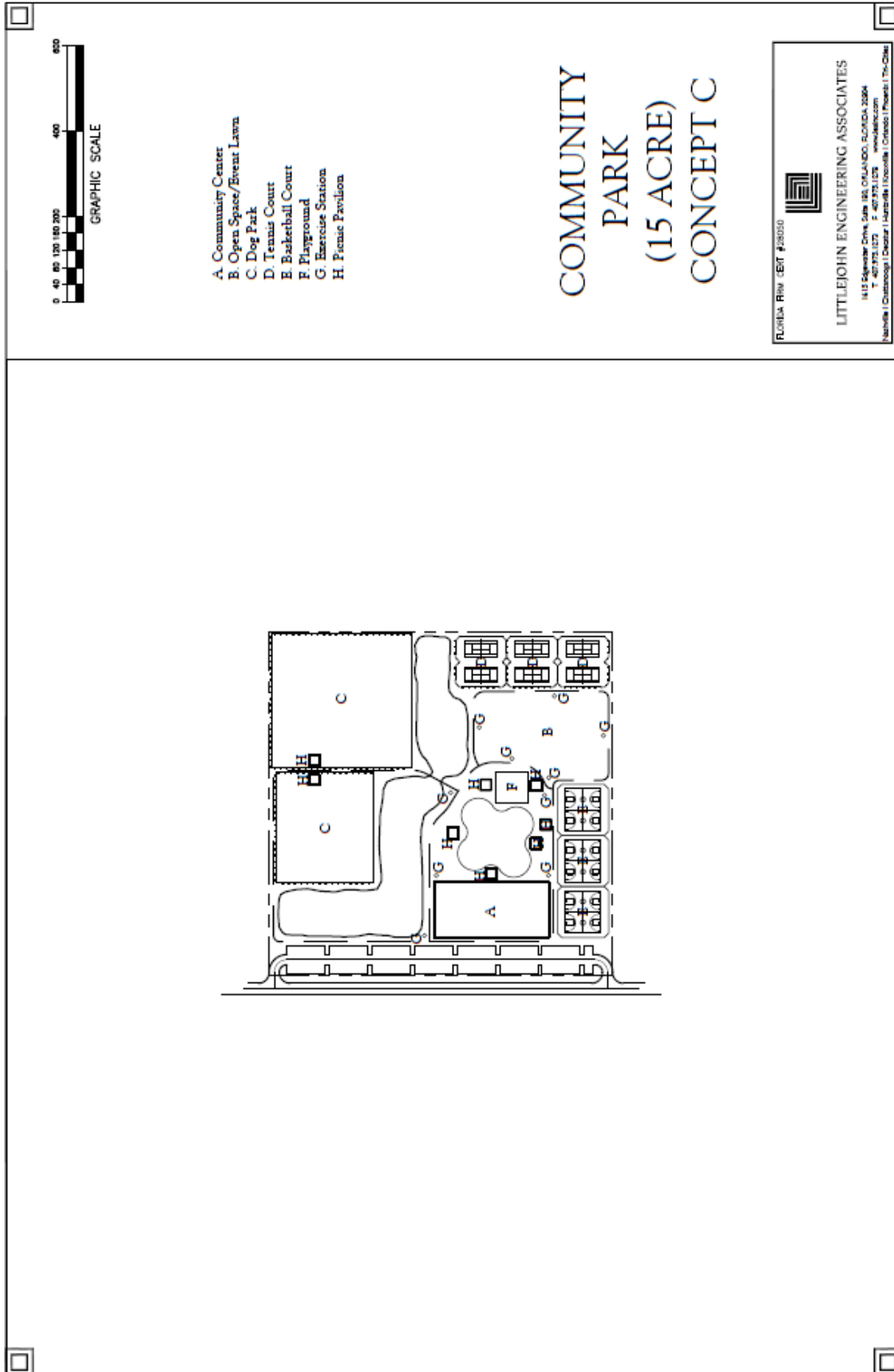
Prototypical Regional Park Design



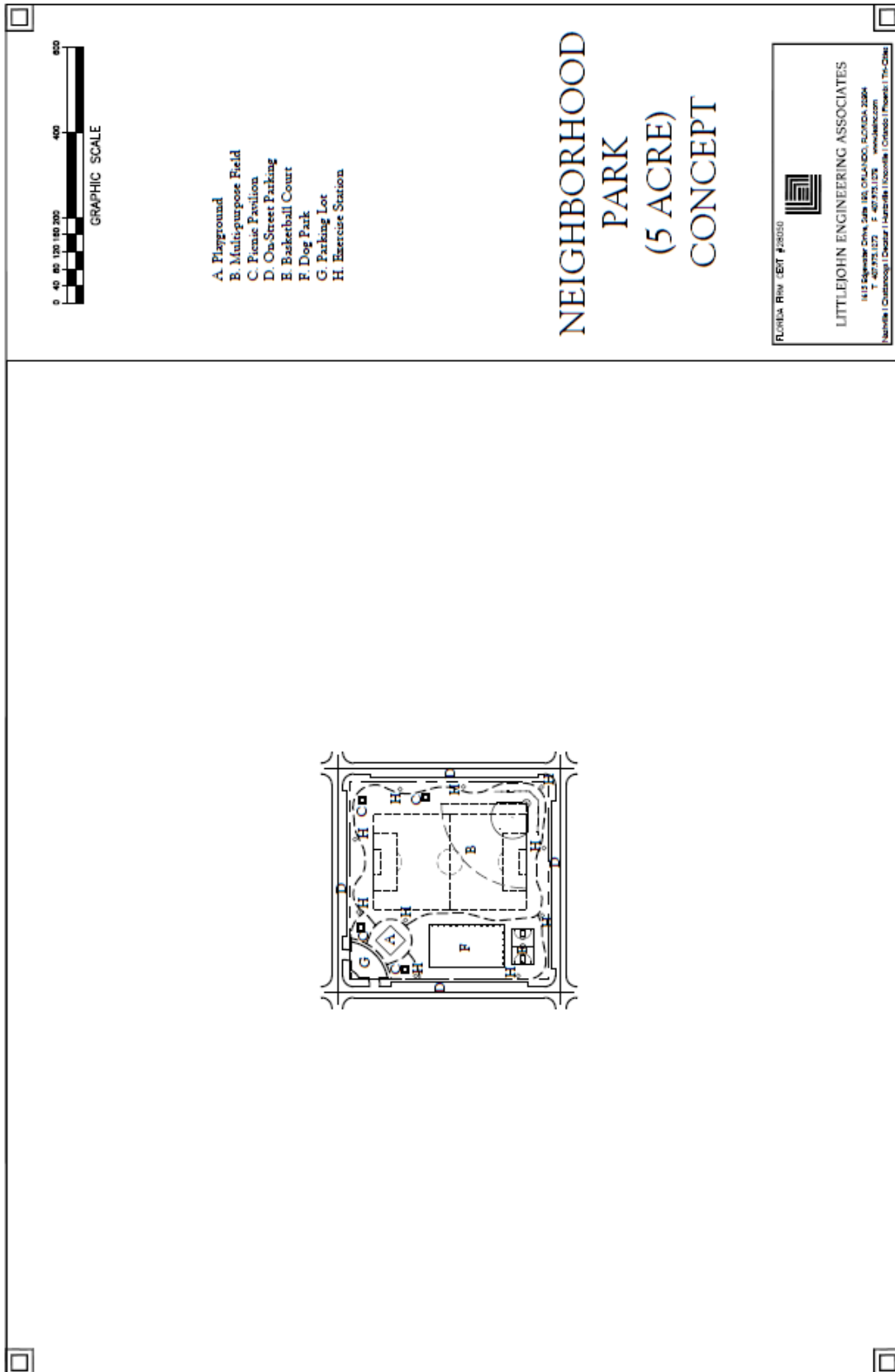
Prototypical Community Park Designs







Neighborhood Park



IX. Appendix D Park Replacement Cost Estimates

Regional Park Cost Estimates

| Item No. | Item | Quantity | Unit | Price | Subtotal | Description |
|-------------------------|---|--|------|--------------|-----------------------------------|--|
| PROJECT NAME: | | Orlando Parks Order of Magnitude Costs | | | STATEMENT OF PROBABLE COST | |
| LEA PROJECT NO.: | | | | | | |
| DATE: | | May 21, 2014 | | | | |
| PROJECT PHASE: | | | | | | |
| A. | Regional Park - 91 Acres | | | | | |
| 1. | Earthwork | 0 | CY | \$4.00 | | balanced site |
| 2. | Stormwater Pond | 25,800 | CY | \$4.00 | \$103,200.00 | 10' avg depth; on site fill distribution |
| 3. | Rough grading | 91 | AC | \$7,000.00 | \$637,000.00 | |
| 4. | Fine grading | 91 | AC | \$2,000.00 | \$182,000.00 | |
| 5. | Parking | 958 | EA | \$1,200.00 | \$1,149,600.00 | asphalt, curb, stripping, signs; |
| 6. | Utilities: Stormwater | 91 | AC | \$2,000.00 | \$182,000.00 | |
| 7. | Utilities: Sewer | 91 | AC | \$1,000.00 | \$91,000.00 | does not include lift/pump station |
| 8. | Utilities: Potable Water | 91 | AC | \$1,500.00 | \$136,500.00 | fire and potable |
| 9. | Utilities: Electrical Distribution | 91 | AC | \$2,000.00 | \$182,000.00 | limited transformers; to fields, ped & pkg areas |
| 10. | Walks and concrete plazas | 180,000 | SF | \$4.00 | \$720,000.00 | |
| 11. | Baseball fields: tournament-level, lighted | 5 | LS | \$800,000.00 | \$4,000,000.00 | tournament level field and lighting: fully equipped w hardscape |
| 12. | Community Center Building | 30,000 | SF | \$220.00 | \$6,600,000.00 | with court, mtg rooms, food prep & offices, computer room, weight room |
| 13. | Caretaker Residence | 1,800 | SF | \$125.00 | \$225,000.00 | |
| 14. | Dock/Fishing Pier | 6 | EA | \$18,000.00 | | 6' width & 50 overall length |
| 15. | Boat Ramp | 1 | LS | \$55,000.00 | | Ramp, dock & turf parking |
| 16. | Dog Park Area | 1 | LS | \$194,000.00 | | 2 ac; shared dev. Costs with park |
| 17. | Splash Pad | 1 | EA | \$320,000.00 | | 8,060 SF |
| 18. | Soccer field/Multipurpose Field | 8 | LS | \$240,000.00 | \$1,920,000.00 | tournament level lighting |
| 19. | Tennis Courts | 4 | EA | \$90,000.00 | \$360,000.00 | Double; equipped & lighted |
| 20. | Basketball Court | 1 | EA | \$80,000.00 | \$80,000.00 | lighting |
| 21. | Recreation Building | 30,000 | SF | \$200.00 | \$6,000,000.00 | rooms |
| 22. | Concessions/Restroom Building | 2 | AL | \$270,000.00 | \$540,000.00 | 2,400 sf |
| 23. | Playground | 3 | LS | \$225,000.00 | \$675,000.00 | structure, surface, shade structure |
| 24. | Picnic pavilions: large, 20x34 ft, with four picnic t | 2 | EA | \$55,000.00 | \$110,000.00 | |
| 25. | Picnic pavilions: small, 15x15 ft, with two picnic t | 8 | EA | \$30,000.00 | \$240,000.00 | |
| 26. | Perimeter Fence | 7,600 | LF | \$12.00 | \$91,200.00 | |
| 27. | Site furnishings around site | 1 | AL | \$90,000.00 | \$90,000.00 | |
| 28. | Exercise Stations | 10 | EA | \$4,000.00 | \$40,000.00 | |
| 29. | Art Plinths | 10 | EA | \$4,200.00 | \$42,000.00 | 8' x 8' pad, lighting, power, anchor connections |
| 30. | Perimeter Fence | 7,600 | LF | \$12.00 | \$91,200.00 | 6' vinyl coated |
| 31. | Non-sports lighting, community-park level | 91 | AC | \$15,000.00 | \$1,365,000.00 | 3 per acre @ \$5,000 |
| 32. | Event Power | 30 | EA | \$3,500.00 | \$105,000.00 | |
| 33. | Bahia Sod | 1,453,000 | SF | \$0.28 | \$406,840.00 | |
| 34. | Shrubs and Groundcover | 40,000 | SF | \$2.00 | \$80,000.00 | |
| 35. | Trees | 532 | EA | \$350.00 | \$186,200.00 | |
| 36. | Tree Irrigation | 532 | EA | \$75.00 | \$39,900.00 | |
| 37. | Irrigation | 40,000 | SF | \$1.00 | \$40,000.00 | |
| 38. | Signs | 1 | LS | \$15,000.00 | \$15,000.00 | monument sign with message & misc signs |
| 39. | Land | | | \$74,487.00 | \$6,778,317.00 | |
| | Subtotal | | | | \$33,503,957.00 | |
| | 20% Contingency | | | | \$6,700,791.40 | |
| | Total | | | | \$40,204,748.40 | |

Community Park Cost Estimates

| Littlejohn Engineering Associates | | | | | | |
|---|---|--|------|--------------|-----------------------------------|--|
| PROJECT NAME: | | Orlando Parks Order of Magnitude Costs | | | STATEMENT OF PROBABLE COST | |
| LEA PROJECT NO.: | | | | | | |
| DATE: | | May 21, 2014 | | | | |
| PROJECT PHASE: | | | | | | |
| Item No. | Item | Quantity | Unit | Price | Subtotal | Description |
| B. Community Park A - 15 Acres - Baseball Oriented | | | | | | |
| 1. | Earthwork | 0 | CY | \$4.00 | | balanced site |
| 2. | Stormwater Pond | 25,000 | CY | \$4.00 | \$100,000.00 | 10' avg depth; on site fill distribution |
| 3. | Rough grading | 15 | AC | \$7,000.00 | \$105,000.00 | |
| 4. | Fine grading | 15 | AC | \$2,000.00 | \$30,000.00 | |
| 5. | Parking | 1 | LS | \$215,000.00 | \$215,000.00 | Asphalt and curbing |
| 6. | Utilities: Stormwater | 15 | AC | \$2,000.00 | \$30,000.00 | |
| 7. | Utilities: Sewer | 15 | AC | \$1,000.00 | \$15,000.00 | does not include lift/pump station |
| 8. | Utilities: Potable Water | 15 | AC | \$1,500.00 | \$22,500.00 | fire and potable |
| 9. | Utilities: Electrical Distribution | 15 | AC | \$2,000.00 | \$30,000.00 | limited transformers; to fields, ped & pkg areas |
| 10. | Walks and concrete plazas | 41,000 | SF | \$4.00 | \$164,000.00 | exclude ballfield hardscape |
| 11. | Dog Park Area | 1 | LS | \$117,801.00 | \$117,801.00 | Smaller version |
| 12. | Soccer field/Multipurpose Field | 0 | LS | \$240,000.00 | | tournament level lighting Option A |
| 13. | Baseball field (Basic) | | | | | Need to detail |
| 14. | Baseball fields: tournament-level, lighted | 2 | LS | \$800,000.00 | \$1,600,000.00 | tournament level field and lighting: fully equipped w hardscape Option B |
| 15. | Tennis Courts | 1 | EA | \$90,000.00 | \$90,000.00 | Double; equipped & lighted |
| 16. | Basketball Court | 1 | EA | \$80,000.00 | \$80,000.00 | double court; equipped; recreational lighting |
| 17. | Community Center Building | 30,000 | SF | \$220.00 | \$6,600,000.00 | Includes Computer Lab and Weight Room Option C |
| 18. | Concessions/Restroom Building | 0 | AL | \$270,000.00 | | 2,400 sf1 baseball |
| 19. | Playground | 1 | LS | \$300,000.00 | \$300,000.00 | structure, surface, shade structure |
| 20. | Dock/Fishing Pier Facility | 1 | LS | \$18,000.00 | \$18,000.00 | Fishing Pier and Boat Dock, NO BOAT RAMP |
| 21. | Picnic pavilions: large, 20x34 ft, with four picnic tables and one trash each | 2 | EA | \$55,000.00 | \$110,000.00 | |
| 22. | Picnic pavilions: small, 15x15 ft, with two picnic tables and one trash each | 8 | EA | \$30,000.00 | \$240,000.00 | |
| 23. | Site furnishings around site | 1 | AL | \$30,000.00 | \$30,000.00 | |
| 24. | Fence | 200 | LF | \$16.00 | \$3,200.00 | ornamental |
| 25. | Exercise Stations | 10 | EA | \$4,000.00 | \$40,000.00 | |
| 26. | Art Plinths | 5 | EA | \$4,200.00 | \$21,000.00 | 8' x 8' pad, lighting, power, anchor connections |
| 27. | Non-sports lighting, community-park level | 15 | AC | \$15,000.00 | \$225,000.00 | 3 per acre @ \$5,000 |
| 28. | Event Power | 15 | EA | \$3,500.00 | \$52,500.00 | |
| 29. | Bahia Sod | 295,000 | AF | \$0.28 | \$82,600.00 | |
| 30. | Shrubs and Groundcover | 5,000 | SF | \$2.00 | \$10,000.00 | |
| 31. | Trees | 108 | EA | \$350.00 | \$37,800.00 | |
| 32. | Tree Irrigation | 108 | EA | \$75.00 | \$8,100.00 | |
| 33. | Irrigation | 5,000 | SF | \$1.00 | \$5,000.00 | |
| 34. | Signage | 1 | LS | \$5,000.00 | \$5,000.00 | monument sign & misc signs |
| 35. | Land | 15 | AC | \$74,487.00 | \$1,117,305.00 | |
| Subtotal | | | | | \$11,504,806.00 | |
| 20% Contingency | | | | | \$2,300,961.20 | |
| Total | | | | | \$13,805,767.20 | |

Families, Parks and Recreation Impact Fee Study

| Littlejohn Engineering Associates | | | | | | |
|-----------------------------------|---|--|------|--------------|-----------------------------------|--|
| PROJECT NAME: | | Orlando Parks Order of Magnitude Costs | | | STATEMENT OF PROBABLE COST | |
| LEA PROJECT NO.: | | | | | | |
| DATE: | | May 21, 2014 | | | | |
| PROJECT PHASE: | | | | | | |
| Item No. | Item | Quantity | Unit | Price | Subtotal | Description |
| B. | Community Park B - 15 Acres - Soccer Oriented | | | | | |
| 1. | Earthwork | 0 | CY | \$4.00 | | balanced site |
| 2. | Stormwater Pond | 25,000 | CY | \$4.00 | \$100,000.00 | 10' avg depth; on site fill distribution |
| 3. | Rough grading | 15 | AC | \$7,000.00 | \$105,000.00 | |
| 4. | Fine grading | 15 | AC | \$2,000.00 | \$30,000.00 | |
| 5. | Parking | 1 | LS | \$215,000.00 | \$215,000.00 | Asphalt and curbing |
| 6. | Utilities: Stormwater | 15 | AC | \$2,000.00 | \$30,000.00 | |
| 7. | Utilities: Sewer | 15 | AC | \$1,000.00 | \$15,000.00 | does not include lift/pump station |
| 8. | Utilities: Potable Water | 15 | AC | \$1,500.00 | \$22,500.00 | fire and potable |
| 9. | Utilities: Electrical Distribution | 15 | AC | \$2,000.00 | \$30,000.00 | limited transformers; to fields, ped & pkg areas |
| 10. | Walks and concrete plazas | 41,000 | SF | \$4.00 | \$164,000.00 | exclude ballfield hardscape |
| 11. | Dog Park Area | 1 | LS | \$204,000.00 | \$204,000.00 | |
| 12. | Soccer field/Multipurpose Field | 2 | LS | \$240,000.00 | \$480,000.00 | tournament level lighting Option A |
| 13. | Tennis Courts | 1 | EA | \$90,000.00 | \$90,000.00 | Double; equipped & lighted |
| 14. | Basketball Court | 1 | EA | \$80,000.00 | \$80,000.00 | double court; equipped; recreational lighting |
| 15. | Community Center Building | 30,000 | SF | \$220.00 | \$6,600,000.00 | Includes Computer Lab and Weight Room Option C |
| 16. | Concessions/Restroom Building | 1 | AL | \$270,000.00 | \$270,000.00 | 2,400 sf1 baseball |
| 17. | Playground | 1 | LS | \$300,000.00 | \$300,000.00 | structure, surface, shade structure |
| 18. | Dock/Fishing Pier Facility | 1 | LS | \$18,000.00 | \$18,000.00 | Fishing Pier and Boat Dock, NO BOAT RAMP |
| 19. | Picnic pavilions: large, 20x34 ft, with four picnic tables and one trash each | 3 | EA | \$55,000.00 | \$165,000.00 | |
| 20. | Picnic pavilions: small, 15x15 ft, with two picnic tables and one trash each | 3 | EA | \$30,000.00 | \$90,000.00 | |
| 21. | Site furnishings around site | 1 | AL | \$30,000.00 | \$30,000.00 | |
| 22. | Fence | 200 | LF | \$16.00 | \$3,200.00 | ornamental |
| 23. | Exercise Stations | 10 | EA | \$4,000.00 | \$40,000.00 | |
| 24. | Art Plinths | 5 | EA | \$4,200.00 | \$21,000.00 | 8' x 8' pad, lighting, power, anchor connections |
| 25. | Non-sports lighting, community-park level | 15 | AC | \$15,000.00 | \$225,000.00 | 3 per acre @ \$5,000 |
| 26. | Parking Lot Lighting | 15 | EA | \$5,000.00 | \$75,000.00 | |
| 27. | Event Power | 20 | EA | \$3,500.00 | \$70,000.00 | |
| 28. | Bahia Sod | 245 | AF | \$0.28 | \$68.60 | |
| 29. | Shrubs and Groundcover | 5,000 | SF | \$2.00 | \$10,000.00 | |
| 30. | Trees | 90 | EA | \$350.00 | \$31,500.00 | |
| 31. | Tree Irrigation | 90 | EA | \$75.00 | \$6,750.00 | |
| 32. | Irrigation | 5,000 | SF | \$1.00 | \$5,000.00 | |
| 33. | Signage | 1 | LS | \$5,000.00 | \$5,000.00 | monument sign & misc signs |
| 34. | Land | 15 | AC | \$74,487.00 | \$1,117,305.00 | |
| | Subtotal | | | | \$10,648,323.60 | |
| | 20% Contingency | | | | \$2,129,664.72 | |
| | Total | | | | \$12,777,988.32 | |

Families, Parks and Recreation Impact Fee Study

| Littlejohn Engineering Associates | | | | | | |
|-----------------------------------|---|--|------|--------------|-----------------------------------|--|
| PROJECT NAME: | | Orlando Parks Order of Magnitude Costs | | | STATEMENT OF PROBABLE COST | |
| LEA PROJECT NO.: | | | | | | |
| DATE: | | May 21, 2014 | | | | |
| PROJECT PHASE: | | | | | | |
| Item No. | Item | Quantity | Unit | Price | Subtotal | Description |
| B. | Community Park A - 15 Acres - Open Space Oriented | | | | | |
| 1. | Earthwork | 0 | CY | \$4.00 | | balanced site |
| 2. | Stormwater Pond | 25,000 | CY | \$4.00 | \$100,000.00 | 10' avg depth; on site fill distribution |
| 3. | Rough grading | 15 | AC | \$7,000.00 | \$105,000.00 | |
| 4. | Fine grading | 15 | AC | \$2,000.00 | \$30,000.00 | |
| 5. | Parking | 1 | LS | \$215,000.00 | \$215,000.00 | Asphalt and curbing |
| 6. | Utilities: Stormwater | 15 | AC | \$2,000.00 | \$30,000.00 | |
| 7. | Utilities: Sewer | 15 | AC | \$1,000.00 | \$15,000.00 | does not include lift/pump station |
| 8. | Utilities: Potable Water | 15 | AC | \$1,500.00 | \$22,500.00 | fire and potable |
| 9. | Utilities: Electrical Distribution | 15 | AC | \$2,000.00 | \$30,000.00 | limited transformers; to fields, ped & pkg areas |
| 10. | Walks and concrete plazas | 41,000 | SF | \$4.00 | \$164,000.00 | exclude ballfield hardscape |
| 11. | Dog Park Area | 1 | LS | \$352,495.00 | \$352,495.00 | 3.66 AC dog facility |
| 12. | Tennis Courts | 3 | EA | \$90,000.00 | \$270,000.00 | Double; equipped & lighted |
| 13. | Basketball Court | 3 | EA | \$80,000.00 | \$240,000.00 | double court; equipped; recreational lighting |
| 14. | Community Center Building | 30,000 | SF | \$220.00 | \$6,600,000.00 | Includes Computer Lab and Weight Room Option C |
| 15. | Concessions/Restroom Building | 1 | AL | \$270,000.00 | \$270,000.00 | 2,400 sf1 baseball |
| 16. | Playground | 1 | LS | \$300,000.00 | \$300,000.00 | structure, surface, shade structure |
| 17. | Dock/Fishing Pier Facility | 2 | LS | \$18,000.00 | \$36,000.00 | Fishing Pier and Boat Dock, NO BOAT RAMP |
| 18. | Picnic pavilions: large, 20x34 ft, with four picnic tables and one trash each | 2 | EA | \$55,000.00 | \$110,000.00 | |
| 19. | Picnic pavilions: small, 15x15 ft, with two picnic tables and one trash each | 3 | EA | \$30,000.00 | \$90,000.00 | |
| 20. | Site furnishings around site | 1 | AL | \$30,000.00 | \$30,000.00 | |
| 21. | Fence | 200 | LF | \$16.00 | \$3,200.00 | ornamental |
| 22. | Exercise Stations | 10 | EA | \$4,000.00 | \$40,000.00 | |
| 23. | Art Plinths | 5 | EA | \$4,200.00 | \$21,000.00 | 8' x 8' pad, lighting, power, anchor connections |
| 24. | Non-sports lighting, community-park level | 15 | AC | \$15,000.00 | \$225,000.00 | 3 per acre @ \$5,000 |
| 25. | Parking Lot Lighting | 15 | EA | \$5,000.00 | \$75,000.00 | |
| 26. | Event Power | 20 | EA | \$3,500.00 | \$70,000.00 | |
| 27. | Bahia Sod | 162,000 | AF | \$0.28 | \$45,360.00 | |
| 28. | Shrubs and Groundcover | 5,000 | SF | \$2.00 | \$10,000.00 | |
| 29. | Trees | 75 | EA | \$350.00 | \$26,250.00 | |
| 30. | Tree Irrigation | 75 | EA | \$75.00 | \$5,625.00 | |
| 31. | Irrigation | 5,000 | SF | \$1.00 | \$5,000.00 | |
| 32. | Signage | 1 | LS | \$5,000.00 | \$5,000.00 | monument sign & misc signs |
| 33. | Land | 15 | AC | \$74,487.00 | \$1,117,305.00 | |
| | Subtotal | | | | \$10,658,735.00 | |
| | 20% Contingency | | | | \$2,131,747.00 | |
| | Total | | | | \$12,790,482.00 | |

Neighborhood Park Cost Estimates

| Littlejohn Engineering Associates | | Orlando Parks | Order of Magnitude Costs | STATEMENT OF PROBABLE COST | | |
|-----------------------------------|---|---------------|--------------------------|----------------------------|----------------|--|
| PROJECT NAME: | | Orlando Parks | Order of Magnitude Costs | STATEMENT OF PROBABLE COST | | |
| LEA PROJECT NO.: | | | | | | |
| DATE: | | May 21, 2014 | | | | |
| PROJECT PHASE: | | | | | | |
| Item No. | Item | Quantity | Unit | Price | Subtotal | Description |
| C. | Neighborhood Park - 5 Acres | | | | | |
| 1. | Earthwork | 0 | CY | \$4.00 | | balanced site |
| 2. | Stormwater Pond | 0 | CY | \$4.00 | | 10' avg depth; on site distribution |
| 3. | Rough grading | 5 | AC | \$7,000.00 | \$35,000.00 | |
| 4. | Fine grading | 5 | AC | \$2,000.00 | \$10,000.00 | |
| 5. | Parking - On-site | 1 | LS | \$25,000.00 | \$25,000.00 | |
| 6. | Parking - On-street parallel | 1 | LS | \$54,000.00 | \$54,000.00 | 9' width and curb to existing adj streets |
| 7. | Utilities: Stormwater | 5 | AC | \$2,000.00 | \$10,000.00 | |
| 8. | Utilities: Sewer | 5 | AC | \$1,000.00 | \$5,000.00 | does not include lift/pump station |
| 9. | Utilities: Potable Water | 5 | AC | \$1,500.00 | \$7,500.00 | fire and potable |
| 10. | Utilities: Electrical Distribution | 5 | AC | \$2,000.00 | \$10,000.00 | limited transformers; to fields, ped & pkg areas |
| 11. | Walks and concrete plazas | 17,600 | SF | \$4.00 | \$70,400.00 | exclude ballfield hardscape |
| 12. | Dog Park Area | 1 | LS | \$53,000.00 | \$53,000.00 | .5 acres; enclosure and few amenities |
| 13. | Soccer field/Multipurpose Field | 0 | LS | \$240,000.00 | | tournament level lighting |
| 14. | Basketball Court | 1 | EA | \$30,000.00 | \$30,000.00 | no lighting |
| 15. | Baseball field | 1 | EA | \$15,000.00 | \$15,000.00 | backstop and clay |
| 16. | Restroom Building | 900 | SF | \$150.00 | \$135,000.00 | |
| 17. | Playground | 1 | LS | \$150,000.00 | \$150,000.00 | structure, surface |
| 18. | Picnic pavilions: large, 20x34 ft, with four picnic tables and one trash each | 0 | EA | \$55,000.00 | | |
| 19. | Picnic pavilions: small, 15x15 ft, with two picnic tables and one trash each | 3 | EA | \$30,000.00 | \$90,000.00 | |
| 20. | Site furnishings around site | 1 | AL | \$15,000.00 | \$15,000.00 | |
| 21. | Exercise Stations | 10 | EA | \$4,000.00 | \$40,000.00 | |
| 22. | Art Plinths | 1 | EA | \$4,200.00 | \$4,200.00 | 8' x 8' pad, lighting, power, anchor connections |
| 23. | Non-sports lighting, community-park level | 5 | AC | \$15,000.00 | \$75,000.00 | 3 per acre @ \$5,000 |
| 24. | Event Power | 5 | EA | \$3,500.00 | \$17,500.00 | |
| 25. | Bahia Sod | 217,800 | SF | \$0.28 | \$60,984.00 | |
| 26. | Shrubs and Groundcover | 0 | SF | \$2.00 | | |
| 27. | Trees | 55 | EA | \$350.00 | \$19,250.00 | |
| 28. | Tree Irrigation | 55 | EA | \$75.00 | \$4,125.00 | |
| 29. | Irrigation | 0 | SF | \$1.00 | | |
| 30. | Signs | 1 | LS | \$3,000.00 | \$3,000.00 | monument sign & misc signs |
| 31. | Land | 5 | AC | \$74,487.00 | \$372,435.00 | |
| | Subtotal | | | | \$1,311,394.00 | |
| | 20% Contingency | | | | \$262,278.80 | |
| | Total | | | | \$1,573,672.80 | |

Other Park Facility Cost Estimates

| Littlejohn Engineering Associates | | Orlando Parks Order of Magnitude Costs | | STATEMENT OF PROBABLE COST | | |
|---|--|--|------|----------------------------|----------------|---|
| PROJECT NAME: | | Orlando Parks Order of Magnitude Costs | | | | |
| LEA PROJECT NO.: | | | | | | |
| DATE: | | April 17, 2014 | | | | |
| PROJECT PHASE: | | | | Page of | | |
| Item No. | Item | Quantity | Unit | Price | Subtotal | Description |
| D. Dog Park - 7 Acres | | | | | | |
| 1. | Earthwork | 0 | CY | \$4.00 | | Balanced Site |
| 2. | Rough grading | 7 | AC | \$7,000.00 | \$49,000.00 | |
| 3. | Fine grading | 7 | AC | \$2,000.00 | \$14,000.00 | |
| 4. | Stormwater Pond | 6,500 | CY | \$4.00 | \$26,000.00 | 4' avg depth; on site fill distribution |
| 5. | Parking | 0 | EA | \$1,200.00 | | off site, on-street |
| 6. | Utilities: Sewer | 7 | AC | \$2,000.00 | \$14,000.00 | |
| 7. | Utilities: Potable Water | 7 | AC | \$1,500.00 | \$10,500.00 | |
| 8. | Utilities: Electrical Distribution to re | 7 | AC | \$2,000.00 | \$14,000.00 | |
| 4. | Restroom Building | 900 | SF | \$150.00 | \$135,000.00 | |
| 8. | Dog Wash Area | 1 | AL | \$8,000.00 | \$8,000.00 | pad, furnishings and fencing |
| 9. | Concrete Walks | 2,400 | SF | \$4.00 | \$9,600.00 | |
| 10. | Fencing: 6 ft. vinyl-coated | 2,600 | LF | \$12.00 | \$31,200.00 | |
| 11. | Fencing: 6 ft. pedestrian gates | 2 | EA | \$800.00 | \$1,600.00 | |
| 12. | Picnic pavilions: small, 15x15 ft. w/ | 4 | EA | \$30,000.00 | \$120,000.00 | |
| 13. | Site furnishings | 1 | LS | \$15,000.00 | \$15,000.00 | |
| 14. | Dog equipment, agility course | 1 | LS | \$2,000.00 | \$2,000.00 | |
| 15. | Zoysia Turf | 116,600 | SF | \$0.48 | \$55,968.00 | assume 3 acres of sod |
| 16. | Shrubs and Groundcover | 10,000 | SF | \$2.00 | \$20,000.00 | |
| 17. | Trees | 48 | EA | \$350.00 | \$16,800.00 | |
| 17. | Tree Irrigation | 52 | EA | \$75.00 | \$3,900.00 | |
| 18. | Irrigation | 10,000 | SF | \$1.00 | \$10,000.00 | |
| 17. | Signs | 1 | LS | \$5,000.00 | \$5,000.00 | monument sign & misc signs |
| | Subtotal | | | | \$561,568.00 | |
| | 20% Contingency | | | | \$112,313.60 | |
| | Total | | | | \$673,881.60 | |
| F. Pool Complex | | | | | | |
| 1. | Pool & Equipment | 9,300 | SF | \$160.00 | \$1,488,000.00 | 5 lanes and swim area |
| 2. | Restroom & Locker Room | 5,000 | SF | \$250.00 | \$1,250,000.00 | |
| 3. | Deck Area | 7,000 | SF | \$7.00 | \$49,000.00 | cool deck; includes drainage |
| | Subtotal | | | | \$2,787,000.00 | |
| | 20% Contingency | | | | \$557,400.00 | |
| | Total | | | | \$3,344,400.00 | |
| G. Basketball Court - Single Court | | | | | | |
| 1. | Court | 1 | LS | \$30,000.00 | \$30,000.00 | 55' x 110'; equipped |
| 2. | Lights | 1 | LS | \$20,000.00 | \$20,000.00 | recreation level; 25 fc |
| 3. | | | | | | |
| | Subtotal | | | | \$50,000.00 | |
| | 20% Contingency | | | | \$10,000.00 | |
| | Total | | | | \$60,000.00 | |

| Littlejohn Engineering Associates | | | | | | | |
|--|----------------------------|--|------|----------------|-----------------------------------|------------------------------------|-----------------------|
| PROJECT NAME: | | Orlando Parks Order of Magnatude Costs | | | STATEMENT OF PROBABLE COST | | |
| LEA PROJECT NO.: | | | | | | | |
| DATE: | | April 17, 2014 | | | | | |
| PROJECT PHASE: | | | | | Page of | | |
| Item No. | Item | Quantity | Unit | Price | Subtotal | Description | |
| H. Tennis Court - Double Court | | | | | | | |
| 1. | Courts | 1 | LS | \$64,000.00 | \$64,000.00 | Double; equipped | |
| 2. | Lighting | 1 | LS | \$30,000.00 | \$30,000.00 | Musco 50 fc | |
| 3. | | | | | | | |
| | Subtotal | | | | \$94,000.00 | | |
| | 20% Contingency | | | | \$18,800.00 | | |
| | Total | | | | \$112,800.00 | | |
| I. Baseball/Softball - 4 Field Comp | | | | | | | |
| 1. | Fields | 1 | LS | \$1,440,000.00 | \$1,440,000.00 | 350'; field complete | |
| 2. | Lighting | 1 | LS | \$625,000.00 | \$625,000.00 | 4 fields; turn key | |
| 4. | Furnishings | 1 | LS | \$825,000.00 | \$825,000.00 | fencing, bases, benches, bleachers | |
| 5. | Dugouts | 1 | LS | \$196,000.00 | \$196,000.00 | shade structures | |
| 6. | Hardscape | 28,000 | SF | \$4.00 | \$112,000.00 | 2 per field | |
| 7. | Restroom Restroom Building | 1 | LS | \$270,000.00 | \$270,000.00 | 25' x 60' | |
| | Subtotal | | | | \$3,468,000.00 | | |
| | 20% Contingency | | | | \$693,600.00 | | |
| | Total | | | | \$4,161,600.00 | | \$1,040,400 per field |
| J. Soccer Field - 1 Field | | | | | | | |
| 1. | Field | 1 | LS | \$90,000.00 | \$90,000.00 | Irrigated | |
| 2. | Lighting | 1 | LS | \$150,000.00 | \$150,000.00 | turn key; | |
| 3. | | | | | | | |
| | Subtotal | | | | \$240,000.00 | | |
| | 20% Contingency | | | | \$48,000.00 | | |
| | Total | | | | \$288,000.00 | | |
| K. Playground | | | | | | | |
| 1. | Play Structure | 1 | LS | \$85,000.00 | \$85,000.00 | | |
| 2. | Play Surface | 4,000 | SF | \$1.00 | \$4,000.00 | engineered mulch | |
| 3. | Shade Sail | 1,500 | SF | \$30.00 | \$45,000.00 | | |
| | Subtotal | | | | \$134,000.00 | | |
| | 20% Contingency | | | | \$26,800.00 | | |
| | Total | | | | \$160,800.00 | | |

Disclaimer: Littlejohn has no control over the cost of labor, materials, or equipment, the Contractor's method of determining prices or competitive bidding or market conditions. Therefore, the firm's statements of probable construction costs provided for herein are made on the basis of experience and represent our best judgment as Landscape Architects familiar with the construction industry. The firm cannot and does not guarantee that proposals, bids, or the construction cost will not vary from our statements of probable costs. If the Owner wishes greater assurances as to the construction cost, we recommend the employment of an independent cost estimator.

X. Appendix E Improvements-Based Fee by Quadrant

| Northwest Quadrant Fee Estimate | | | | | |
|--|--------------|---------------|--------------------|-----------------------|------------------|
| Component | Amount | Land Use | Residents per Unit | Net Cost per Resident | Total Impact Fee |
| 1. Needed Neighborhood Parks ¹ | \$0 | Single Family | 2.60 | \$1,836.62 | \$4,775.22 |
| 2. Needed Community Parks ² | \$13,124,746 | Multi-family | 2.20 | \$1,860.38 | \$4,092.83 |
| 3. Needed Regional Parks ³ | \$0 | | | | |
| 4. Needed Facilities | \$0 | | | | |
| 5. Planning Horizon Population | 6,592 | | | | |
| 6. Parks and Recreation facilities Cost per Future Residents | \$1,991.01 | | | | |
| 7. Combined CIP and Debt Service Credit | \$59.38 | | | | |
| 8. Total Impact Fee per Resident | \$1,931.63 | | | | |
| Northeast Quadrant Fee Estimate | | | | | |
| Component | Amount | Land Use | Residents per Unit | Net Cost per Resident | Total Impact Fee |
| 1. Needed Neighborhood Parks ¹ | \$0 | Single Family | 2.60 | -\$154.39 | -\$401.41 |
| 2. Needed Community Parks ² | \$0 | Multi-family | 2.20 | -\$130.64 | -\$287.40 |
| 3. Needed Regional Parks ³ | \$0 | | | | |
| 4. Needed Facilities | \$0 | | | | |
| 5. Planning Horizon Population | 10,271 | | | | |
| 6. Parks and Recreation facilities Cost per Future Residents | \$0.00 | | | | |
| 7. Combined CIP and Debt Service Credit | \$59.38 | | | | |
| 8. Total Impact Fee per Resident | (\$59.38) | | | | |
| Old Southeast Quadrant Fee Estimate | | | | | |
| Component | Amount | Land Use | Residents per Unit | Net Cost per Resident | Total Impact Fee |
| 1. Needed Neighborhood Parks ¹ | \$0 | Single Family | 2.60 | \$234.49 | \$609.68 |
| 2. Needed Community Parks ² | \$0 | Multi-family | 2.20 | \$258.25 | \$568.14 |
| 3. Needed Regional Parks ³ | \$0 | | | | |
| 4. Needed Facilities | \$2,840,000 | | | | |
| 5. Planning Horizon Population | 7,303 | | | | |
| 6. Parks and Recreation facilities Cost per Future Residents | \$388.88 | | | | |
| 7. Combined CIP and Debt Service Credit | \$59.38 | | | | |
| 8. Total Impact Fee per Resident | \$329.50 | | | | |
| New Southeast Quadrant Fee Estimate | | | | | |
| Component | Amount | Land Use | Residents per Unit | Net Cost per Resident | Total Impact Fee |
| 1. Needed Neighborhood Parks ¹ | \$0 | Single Family | 2.60 | \$1,611.72 | \$4,190.48 |
| 2. Needed Community Parks ² | \$65,623,729 | Multi-family | 2.20 | \$1,635.47 | \$3,598.04 |
| 3. Needed Regional Parks ³ | \$0 | | | | |
| 4. Needed Facilities | \$28,038,400 | | | | |
| 5. Planning Horizon Population | 53,033 | | | | |
| 6. Parks and Recreation facilities Cost per Future Residents | \$1,766.11 | | | | |
| 7. Combined CIP and Debt Service Credit | \$59.38 | | | | |
| 8. Total Impact Fee per Resident | \$1,706.73 | | | | |
| Southwest Quadrant Fee Estimate | | | | | |
| Component | Amount | Land Use | Residents per Unit | Net Cost per Resident | Total Impact Fee |
| 1. Needed Neighborhood Parks ¹ | \$0 | Single Family | 2.60 | \$6,502.94 | \$16,907.65 |
| 2. Needed Community Parks ² | \$39,374,238 | Multi-family | 2.20 | \$6,526.69 | \$14,358.73 |
| 3. Needed Regional Parks ³ | \$0 | | | | |
| 4. Needed Facilities | \$7,520,000 | | | | |
| 5. Planning Horizon Population | 7,044 | | | | |
| 6. Parks and Recreation facilities Cost per Future Residents | \$6,657.33 | | | | |
| 7. Combined CIP and Debt Service Credit | \$59.38 | | | | |
| 8. Total Impact Fee per Resident | \$6,597.95 | | | | |

XI. Appendix F Impact Fee Comparison

| Analysis of Park Impact Fees in Central Florida Based on the ECFRPC counties and major cities | | | | | | | | | | |
|--|-----------------|----------------------|-------------------------------|----------|-------------|------------|------------|---|--|---|
| Jurisdiction | Park Impact Fee | Fee/Rate (per unit)* | | | | | Enacted** | Notes | | |
| | | SF | Rental MF | Condo MF | Mobile Home | Town house | | | Accessory Family | |
| Brevard County | No | | | | | | | Impact fees for Transportation, Correctional, EMS, Fire Rescue, Library, Educational and Solid Waste. | | |
| Melbourne | Yes | \$540.00 | \$450.00 | | N/A | N/A | N/A | 1997 | Based on population within each type of unit; SF 2.4 pp/h and MF 2.0 pp/h. | |
| Lake County | Yes | \$222.00 | \$171.00 | | \$177.00 | | N/A | N/A | 2007 | |
| Clermont | Yes | \$1,520-\$3,836 | \$1,476-\$4,486 | | N/A | | N/A | | 1998 | Based on the amount of bedrooms. SF, 0-1bed= 1\$20, 2 beds= 1762, 3 beds= 2\$12, 4 beds= 3214, 5+ beds= 3836. MF, 0-1bed= 1476, 2 beds = 2340, 3 beds= 3\$04, 4+ beds |
| Mount Dora | Yes | \$2,733.33 | \$1,371.64 | | N/A | | N/A | | 1989 | |
| Orange County | Yes | \$971.71 | \$701.99 | | \$727.86 | | N/A | \$701.99 | 2006 | |
| Winter Park | Yes | | \$2,000.00 | | N/A | | N/A | | 1/04 | New housing units in new developments. |
| Osceola County | Yes | \$923.73 | \$678.97 | | \$677.39 | | \$678.97 | | 6/06 | |
| Kissimmee | Yes | \$1,200.00 | \$985.29 | | \$867.06 | | N/A | | 1989 | |
| St. Cloud | Yes | \$1,362.00 | \$1,093.00 | | N/A | | N/A | | 2007 | |
| Seminole County | No | | | | | | | | | Impact fees for roads, fire/rescue, libraries and schools. |
| Sanford | Yes | | \$1,035.11 | | | | N/A | | 8/06 | Residential includes SF, MF and Mobile Home |
| Altamonte Springs | Yes | \$302.09 | \$259.15 | | N/A | | N/A | | 2002 | *A city library fee of \$90.74 is incorporated within the total fee. |
| Winter Springs | Yes | | \$1,200.00 | | | | N/A | | 2003 | |
| Volusia County | Yes | | \$83.44, \$166.88 or \$250.32 | | | | | | 1990 | 2/3 suspended. Within suspension area \$83.44 (7/1/13 - 6/30/14) or \$166.88 (7/1/14-6/30/15). Outside of area \$250.32. Formula based. |
| Daytona Beach | Yes | | \$1,299- \$1,827 | | | | | | Unknown FY12/13 doc. dated 2010 | Based on square footage; 0-999 sqft = \$1299, 1,000-1,999 sqft = \$1427, 2,000 - 2999 = \$1556, 3,000 - 3999 = \$1699, 4,000 sqft and up = \$1827 |
| Deltona | Yes | \$1,556.21 | \$839.30 | | \$1,363.87 | | \$1,760.21 | | N/A | Unknown |

* Where N/A is listed, the jurisdiction may group the housing types under SF or MF.

** If there is just a year listed, it is based on the first adoption date of the ordinance that contains the park impact fee information.