

# Park Impact Fee Update



duncan|associates

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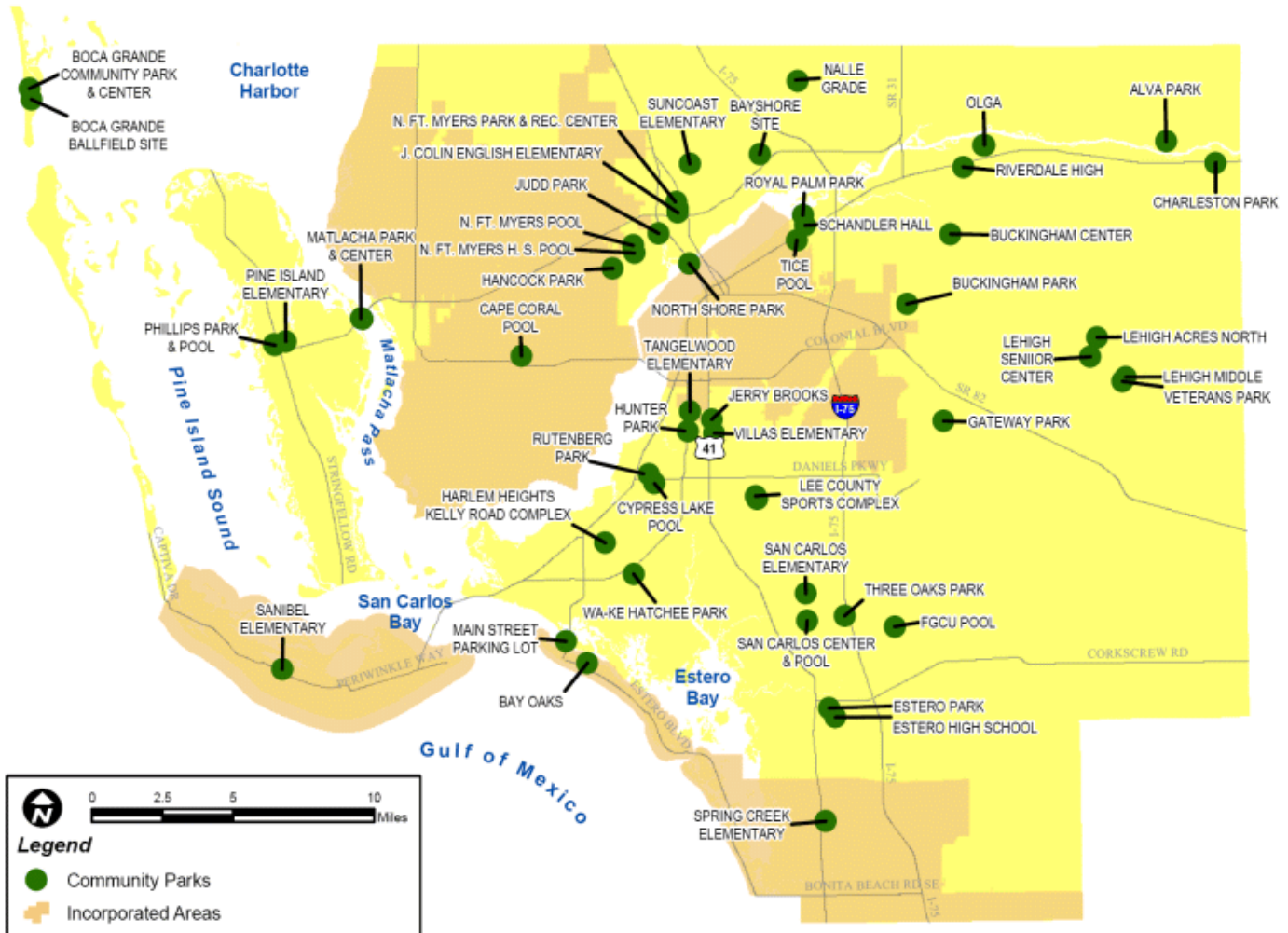
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# INTRODUCTION

Lee County operates and maintains a wide variety of parks and recreational facilities for the benefit of residents and visitors to the county (see Figures 1 through 3). To ensure that new development contributes to the cost of capital improvements needed to maintain existing levels of service for parks and recreation facilities, the County has charged park impact fees since 1985. These fees were last updated in 2005. The purpose of this study is to determine the proportionate fair share of the capital costs of new park facilities that can be assessed to new development through updated park impact fees.

**Figure 1**  
**EXISTING COMMUNITY PARKS**



Lee County first adopted park impact fees in 1985. At that time there was a single park fee that was informally divided into two components—regional and community parks. In 1989, the park impact fee was formally divided into separate regional and community park impact fees. Comprehensive updates were conducted in 1990, 2001 and 2005. The history of combined regional and community park impact fees assessed by Lee County is shown in Table 1.

**Table 1**  
**HISTORY OF PARK IMPACT FEES**

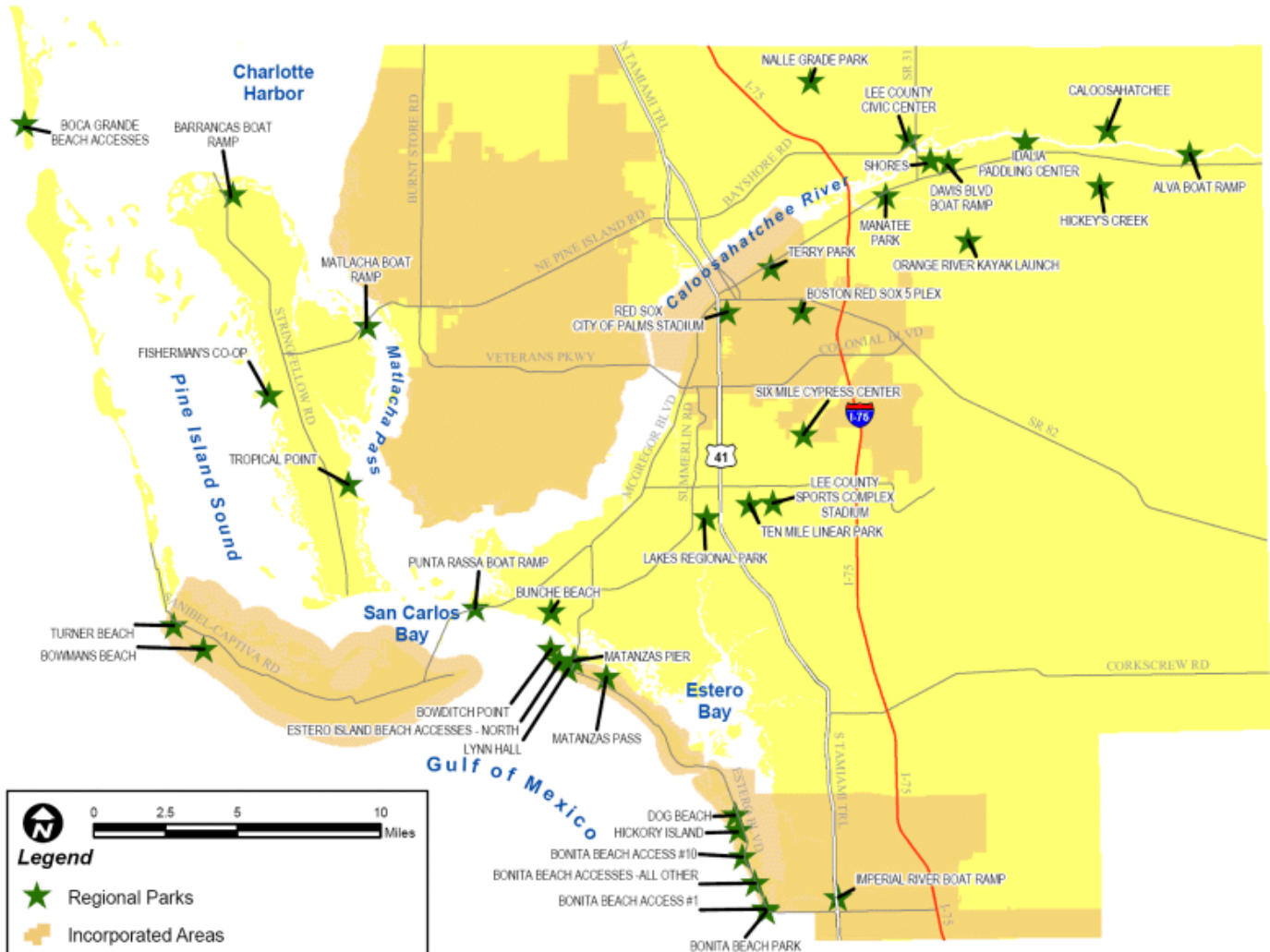
Housing Type	Unit	1985	1989	1990	2001	2005
Single-Family Detached*	Dwelling	\$562	\$579	\$872	\$1,116	\$1,479
Multi-Family**	Dwelling	\$371	\$382	\$539	\$826	\$1,109
Timeshare	Dwelling	\$788	\$811	\$1,095	\$826	\$1,109
Mobile Home Park	Pad	\$470	\$484	\$649	\$780	\$1,080
RV Park	Pad	\$342	\$386	\$616	\$780	\$1,080
Hotel/Motel	Room	\$342	\$386	\$596	\$557	\$681

\* includes mobile home not located in mobile home park

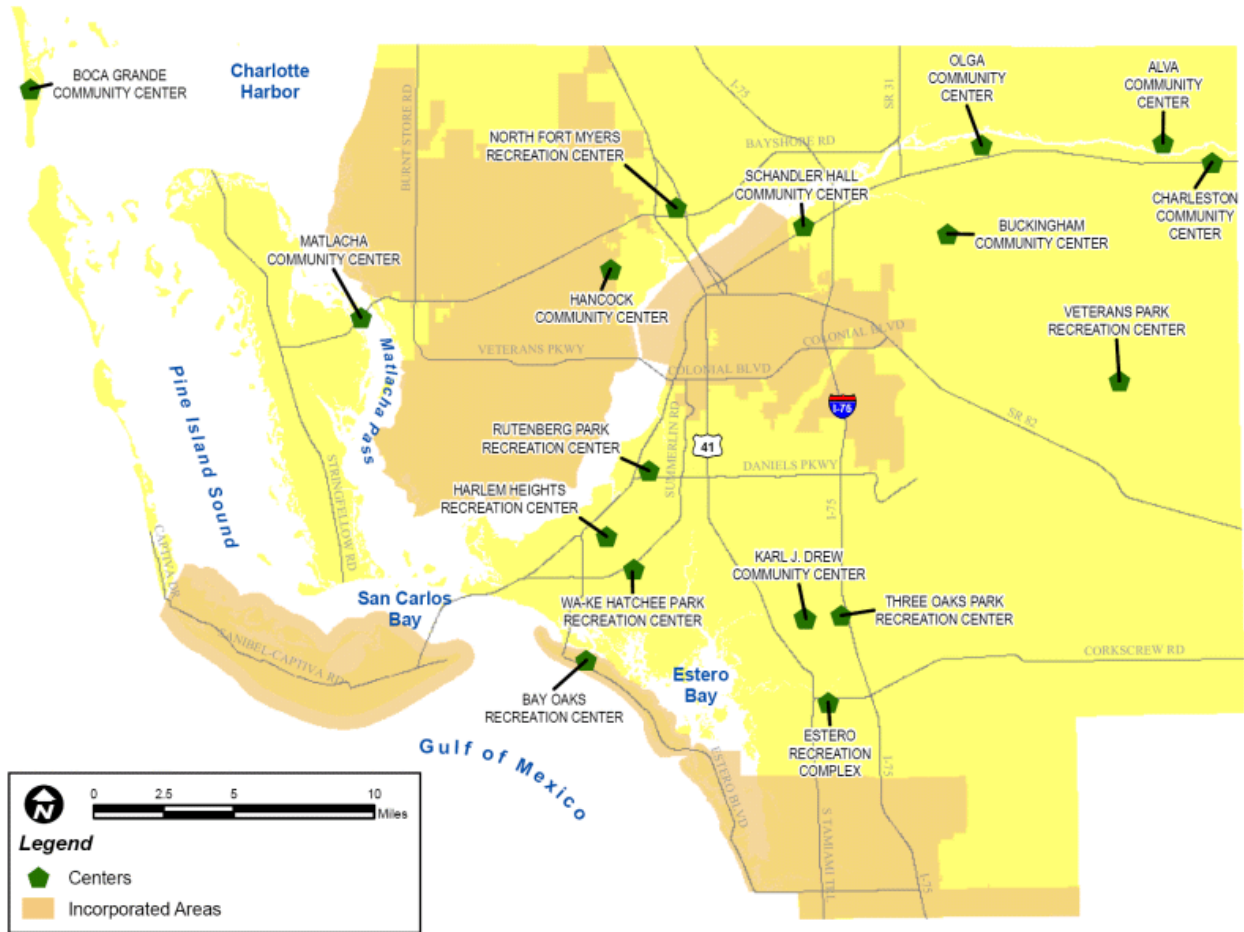
\*\* includes duplex, two family attached, townhouse, residential condominium and apartment

Source: Lee County Ordinances 85-24, 89-14, 89-16, 90-48, 01-13 and 05-07.

**Figure 2**  
**EXISTING REGIONAL PARKS**



**Figure 3**  
**EXISTING RECREATION AND COMMUNITY CENTERS**



## LEGAL FRAMEWORK

Impact fees are a way for local governments to require new developments to pay a proportionate share of the infrastructure costs they impose on the community. In contrast to traditional “negotiated” developer exactions, impact fees are charges that are assessed on new development using a standard formula based on objective characteristics, such as the number of dwelling units constructed or vehicle trips generated. The fees are one-time, up-front charges, with the payment usually made at the time of building permit issuance. Essentially, impact fees require that each new development project pays its pro-rata share of the cost of new capital facilities required to serve that development.

Since impact fees were pioneered in states like Florida that lacked specific enabling legislation, such fees have generally been legally defended as an exercise of local government’s broad “police power” to regulate land development in order to protect the health, safety and welfare of the community. The courts have developed guidelines for constitutionally valid impact fees, based on “rational nexus” standards.<sup>1</sup> The standards set by court cases generally require that an impact fee meet a two-part test:

- 1) The fees must be proportional to the need for new facilities created by the development; and
- 2) The expenditure of impact fee revenues must provide benefit to the fee-paying development.

A Florida district court of appeals described the dual rational nexus test in 1983 as follows, and this language was quoted and followed by the Florida Supreme Court in its 1991 *St. Johns County* decision:<sup>2</sup>

*In order to satisfy these requirements, the local government must demonstrate a reasonable connection, or rational nexus, between the need for additional capital facilities and the growth in population generated by the subdivision. In addition, the government must show a reasonable connection, or rational nexus, between the expenditures of the funds collected and the benefits accruing to the subdivision. In order to satisfy this latter requirement, the ordinance must specifically earmark the funds collected for use in acquiring capital facilities to benefit the new residents.*

### The Need Test

To meet the first prong of the dual rational nexus test, it is necessary to demonstrate that new development creates the need for additional parks and recreational facilities, and that the fees are proportional to that need. The State’s *Growth Management Act* requires that counties establish levels of

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<sup>1</sup> There are six Florida cases that have guided the development of impact fees in the state: *Contractors and Builders Association of Pinellas County v. City of Dunedin*, 329 So.2d 314 (Fla. 1976); *Hollywood, Inc. v. Broward County*, 431 So.2d 606 (Fla. 1976); *Home Builders and Contractors Association of Palm Beach County, Inc. v. Board of County Commissioners of Palm Beach County*, 446 So.2d 140 (Fla. 4<sup>th</sup> DCA 1983); *Seminole County v. City of Casselberry*, 541 So.2d 666 (Fla. 5<sup>th</sup> DCA 1989); *City of Ormond Beach v. County of Volusia*, 535 So.2d 302 (Fla. 5<sup>th</sup> DCA 1988); and *St. Johns County v. Northeast Florida Builders Association*, 583 So. 2d 635, 637 (Fla. 1991).

<sup>2</sup> *Hollywood, Inc. v. Broward County*, 431 So. 2d 606, 611-12 (Fla. 4<sup>th</sup> DCA), review denied, 440 So. 2d 352 (Fla. 1983), quoted and followed in *St. Johns County v. Northeast Florida Builders Ass'n*, 583 So. 2d 635, 637 (Fla. 1991).

service for parks and recreational facilities and a plan for ensuring that such standards are maintained.<sup>3</sup> The County’s comprehensive plan expresses the County’s commitment to maintaining specified levels of service in terms of park facilities per 1,000 residents (see section of this report on Level of Service). The county’s rapidly-growing population creates demands for new park facilities in order to maintain acceptable levels of service. As shown in Table 2, the permanent, year-round population of the county grew 33 percent during the last six years, while the population of the unincorporated area grew at a somewhat slower rate during the same period.

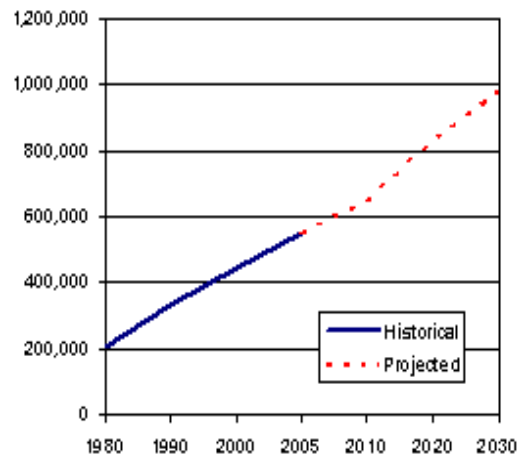
**Table 2**  
**POPULATION GROWTH, 2000-2006**

Jurisdiction	2000	2006	Increase
Fort Myers	48,208	65,729	36%
Cape Coral	102,286	154,499	51%
Sanibel	6,064	6,321	4%
Fort Myers Beach	6,561	6,874	5%
Bonita Springs	32,797	43,518	33%
Subtotal, Incorporated	195,916	276,941	41%
Subtotal, Unincorporated	244,972	308,667	26%
Total, County-Wide	440,888	585,608	33%

Source: 2000 count as of April 1 from U.S. Census Bureau; 2006 estimate as of April 1 from University of Florida, Bureau of Economic and Business Research per Lee County Department of Community Development, E-Newsletter, August 16, 2006.

Lee County has maintained rapid growth over the past 20 years, and there is every indication that the strong growth the county has experienced in recent years will continue. As shown in Figure 3, the most recent population projections indicate that the county will maintain its recent growth rate and add about 15,000 new residents each year through the year 2030.<sup>4</sup> Continuing strong population growth will create growing demands for community and regional park facilities to maintain current levels of service. This growth-induced need for parks capital improvements is reflected in the County’s *FY 2006/07-2010/11 Capital Improvements Program*, which programs \$86.7 million for community and regional park improvements over the next five years.

**Figure 3**  
**LEE COUNTY POPULATION**



<sup>3</sup> Section 163.3177(3)(a), Florida Statutes, provides that “The comprehensive plan shall contain a capital improvements element designed to consider the need for and the location of public facilities [defined to include parks and recreation] in order to encourage the efficient utilization of such facilities and set forth ... the adequacy of those facilities including acceptable levels of service.”

<sup>4</sup> University of Florida Bureau of Economic and Business Research, *Florida Population Studies, Projections of Florida Population by County, 2005-2030, Volume 39, Bulletin 144*, February 2006; the mid-range estimate projects that Lee County’s population will increase from 549,442 in 2005 to 828,500 in 2020.

The community and regional park impact fees are imposed on new residential and hotel/motel development. These new developments will allow the continued growth of the residential and tourist population in Lee County. The increased population will result in increased demand for parks and recreational facilities. The fees are proportional to the population associated with different housing types. If the County is to maintain its current levels of service of parks facilities, it will have to acquire and develop additional community and regional parks.

## **The Benefit Test**

To meet the second prong of the dual rational nexus test, it is necessary to demonstrate that new development subject to the fee will benefit from the expenditure of the impact fee funds. One requirement is that the fees actually be used to fill the need that serves as the justification for the fees under the first part of the test. The park impact fee ordinances contain provisions requiring that impact fee revenues be spent only on growth-related capital improvements for the type of park facility (community or regional) for which the fee was collected. For example, the regional park impact fee ordinance states that the “Funds collected from regional parks impact fees must be used for the purpose of capital improvements for regional parks,”<sup>5</sup> and defines “capital improvement” as:

*land acquisition, site improvement, including landscape plantings and the removal of exotic vegetation, off-site improvements associated with a new or expanded regional park, buildings and equipment. Off-site improvements may also include bikeways that connect to the park facility. Capital improvements do not include maintenance and operations.*<sup>6</sup>

These provisions ensure that park impact fee revenues are spent on park improvements that expand the capacity of the park system to accommodate new users, rather than on the maintenance or rehabilitation of existing park facilities or other purposes.

Another way to ensure that the fees are spent for their intended purpose is to require that the fees be refunded if they have not been used within a reasonable period of time. The Florida District Court of Appeals upheld Palm Beach County’s road impact fee in 1983, in part because the ordinance included refund provisions for unused fees.<sup>7</sup> Both of Lee County’s park impact fee ordinances contain provisions requiring that the fees be returned to the fee payer if they have not been spent or encumbered within six years of fee payment.

For regional park facilities, these above provisions are sufficient to show benefit. Regional park facilities, which are either natural resource-based or contain significant athletic facilities, draw users from a wide area and provide benefit to developments throughout the county. Community park facilities, in contrast, serve a more limited geographic area.

For the purpose of the community park impact fees, the unincorporated area of the county, plus Sanibel, is currently divided into nine benefit districts (see section on Benefit Districts). The community

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<sup>5</sup> Lee County Land Development Code, Sec. 2-310(a)

<sup>6</sup> Lee County Land Development Code, Sec. 2-304

<sup>7</sup> *Home Builders Ass'n v. Board of County Commissioners of Palm Beach County*, 446 So. 2d 140 (Fla. Dist. Ct. App. 1983)



park impact fee ordinance provides that impact fee funds collected from development within a benefit district must be spent within that benefit district or on an improvement that will benefit such district:

*Sec. 2-350. Use of funds.*

*(a) Funds collected from community parks impact fees must be used for the purpose of capital improvements for community parks. Except as provided in subsection (c) of this section, community parks impact fee collections, including any interest earned thereon, less administrative costs retained pursuant to subsection (d) of this section, must be used exclusively for capital improvements for community parks within or for the benefit of the community parks impact fee benefit district in which the funds were collected. ...*

...

*(c) Unless prohibited by an appropriate interlocal agreement, monies placed in one community parks impact fee trust fund may be borrowed and placed in another community parks impact fee trust fund so long as the Board of County Commissioners first determines in a public meeting that the loans will not disrupt or otherwise alter the timing of provision of capital facilities to the lending district and will be repaid from specifically identified revenue sources within two years, either from the borrowing district or from some other source, with interest at a rate established by the board at the time it authorizes the loan ...<sup>8</sup>*

Modest changes to the community park impact fee benefit district boundaries were made in 2005 in order to strengthen the relationship between impact and benefit. This update does not recommend any additional changes to the impact fee benefit district boundaries.

In sum, ordinance provisions requiring the earmarking of funds, refunding of unexpended funds to fee-payers and restriction of community park impact fee revenues to be spent within the nine benefit districts in which they were collected ensure that the fees are spent to benefit the fee-paying development.

## **Florida Statutes**

The 2006 Florida Legislature passed Senate Bill 1194, which established certain requirements for impact fees in Florida. The bill, which became effective on June 14, 2006, created a new Section 163.31801, Florida Statutes, which reads as follows:

*163.31801 Impact fees; short title; intent; definitions; ordinances levying impact fees.--*

*(1) This section may be cited as the "Florida Impact Fee Act."*

*(2) The Legislature finds that impact fees are an important source of revenue for a local government to use in funding the infrastructure necessitated by new growth. The Legislature further finds that impact fees are an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction. Due to the growth of impact fee collections and local governments' reliance on impact fees, it is the intent of the Legislature to ensure that, when a county or municipality adopts an impact fee by ordinance or a special district adopts an impact fee by resolution, the governing authority complies with this section.*

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<sup>8</sup> Lee County Land Development Code, Sec. 2-350

*(3) An impact fee adopted by ordinance of a county or municipality or by resolution of a special district must, at minimum:*

*(a) Require that the calculation of the impact fee be based on the most recent and localized data.*

*(b) Provide for accounting and reporting of impact fee collections and expenditures. If a local governmental entity imposes an impact fee to address its infrastructure needs, the entity shall account for the revenues and expenditures of such impact fee in a separate accounting fund.*

*(c) Limit administrative charges for the collection of impact fees to actual costs.*

*(d) Require that notice be provided no less than 90 days before the effective date of an ordinance or resolution imposing a new or amended impact fee.*

*(4) Audits of financial statements of local governmental entities and district school boards which are performed by a certified public accountant pursuant to s. 218.39 and submitted to the Auditor General must include an affidavit signed by the chief financial officer of the local governmental entity or district school board stating that the local governmental entity or district school board has complied with this section.*

For the most part, these requirements are administrative and procedural. The only substantive requirement that has a bearing on this study is that the impact fee must “be based on the most recent and localized data.” A variety of recent, local data have been gathered over the last six months to be used in the impact fee calculations. The major inputs into the formula are level of service per unit of residential development, capital cost and revenue credits. The level of service is based on the current inventory of County park and recreation land and amenities and existing residential development. Capital costs are based on the most recent land values based on current appraised values for different types of parks, as well as park amenity costs based on recent construction. The revenue credits are based on current outstanding park-related debt and the most recent grant and outside funding data. In sum, this report complies with the substantive requirements of the *Florida Impact Fee Act*.

## **AFFORDABLE HOUSING**

This section provides an overview of some of the options that are available to reduce the “impact” of impact fees on affordable housing. The options include impact fee waiver programs, enterprise zones, variable impact fee rates and the adoption of an impact fee based on a lower level of service than provided by current facilities.

### **Affordable Housing Waivers**

One approach to mitigating the effect of impact fees on housing affordability is to waive or reduce impact fees for affordable housing projects. In general, this is to be avoided, since waivers weaken the fundamental characteristic of impact fees, which is that all new development pays in proportion to its impact on capital facilities. Waivers can also result in the impact fee account having insufficient funds to construct the improvements needed to serve growth. In some states, waivers for affordable housing are specifically authorized under the impact fee enabling statute. In Florida, there is no statutory authorization for the use of impact fee waivers, and the courts may see waivers as evidence that the impact fee is not a regulatory fee at all but an illegal tax.

### **Affordable Housing Waiver Offset**

Rather than completely waiving the impact fees, it is generally preferable for the local government to pay the fees for affordable housing projects from some other funding source. This approach ensures that the impact fee account has sufficient funds to construct the improvements for which the fee was enacted. The major problem with this approach is that in many cases it is difficult for the local government to come up with funding from other sources. In order to overcome this problem, some communities have identified alternative revenue sources to fund waivers. Lee County has a school impact fee reimbursement program that reimburses developers up to half the amount paid for school impact fees for new construction of affordable single-family (homes priced below \$312,276) or multi-family units that are occupied by very low, low and moderate-income households. The County funds the program through interest accumulated on the school impact fee account balance. Since annual funding is limited, the program includes a ceiling on the cumulative total reimbursement distributed to any single builder per fiscal year; government and non-profit builders are limited to a cumulative maximum amount of \$50,000 each and for-profit builders are limited to \$25,000 each.

### **Impact Fee Deferral Programs**

Impact fee deferrals are a type of assistance program in which payment of the impact fee is deferred through a loan program for qualified buyers. Deferred payments must generally be paid upon the sale of the home, although they may sometimes be forgiven after a certain period of time. For example, Sarasota County has set up a program that provides a loan to first-time home buyers whose income is below 80 percent of the area median income and who are purchasing a home at a price below \$216,000. The program has the effect of deferring the impact fee payment for qualifying home buyers, in that the County essentially loans the home buyer the amount of the impact fees that have been paid for the house. The maximum reimbursement amount is \$20,000 and the money is made available as a zero-interest deferred loan. The impact fee loan is due and payable when the recipient sells the house, no longer occupies it as a principal residence or at 30 years, whichever occurs first. The home buyer does not get the cash, which is made available at the closing to reduce the size of the mortgage. Sarasota County checks the Property Appraiser’s records annually to see if the recipients are still residing at that location. This approach requires the local government to come up with initial funding for the deferral program from other revenue sources. In the long term, however, the program could become somewhat self-sustaining, as repaid loans become available to fund new loans.

## **Enterprise Zones**

Enterprise zones are typically created to promote nonresidential development and reinvestment through tax incentives, fee waivers or streamlined permitting. Some communities have created housing enterprise zones in which incentives are provided to encourage private developers to build low income and very low income housing. The incentives can include direct subsidies for land, tax abatements, expedited permit process and fee waivers, including waiving or reducing impact fees. Lee County has three enterprise zones that are primarily residential; these include Harlem Heights, Charleston Park and the Fort Myers/Lee County Enterprise Zones. The building permits in Lee County's enterprise zones are exempt from the impact fees for fire and EMS, community and regional park and road impact fees. In general, enterprise zones are limited in area, and there is a low risk that any substantial amount of impact fee revenue will be lost through waivers and affect overall level of service. However, concerns raised over waivers in the prior section also apply for enterprise zones if impact fee revenues fall short of projections because of the waivers since new development in the enterprise zone would not pay in proportion to its impact on capital facilities. As in Lee County, the affordable housing enterprise zone strategy is most appropriate for developed areas that may have existing community park facilities that are underutilized or in areas where other revenue can be generated to fund capital improvements from such sources as Federal and State grants and loans.

## **Variable-Rate Impact Fees**

As is currently the practice in Lee County, most communities charge a flat impact fee rate per dwelling unit, regardless of size. While most communities assess park impact fees by housing type, an increasing number assess them on some measure of dwelling size. Fees based on dwelling size are either assessed by the number of bedrooms, square foot size categories or flat fee per square foot. As an affordable housing strategy, variable rates assume that smaller units tend to cost less and house families with lower incomes. However, the basis for the lower fee is the evidence that larger units, on average, house more people than smaller units.

The issue of variable rates by dwelling size was examined for Lee County in a prior park impact fee update prepared by this consultant.<sup>9</sup> The analysis found a clear relationship between household size and the number of bedrooms for existing units regardless of unit type. However, assessing by number of bedrooms can pose administrative difficulties, since builders have an incentive to disguise bedrooms as something else. Consequently, it is preferable to assess fees on the basis of dwelling square footage, which can easily be determined. However, in examining units built in Lee County between 1990 and 2000, the study found that there is not much difference in average square footage between 2-bedroom and 3-bedroom units. The study concluded that the size of the unit in square feet was not a reliable proxy for the number of bedrooms for units built in Lee County.

## **Adoption of a Lower Impact Fee**

The final policy option considered in this section is the adoption of impact fees at a rate less than the maximum calculated. This option does not target builders of affordable housing, and, instead, provides a uniform reduction in the impact fee schedule for all land uses. Adopting an impact fee schedule that is based on a uniform reduction of the maximum fee calculated for the existing level of service has the effect of basing the impact fee on a lower level of service than is actually provided by the County. If the reduced impact fee revenue is not offset with an allocation from other general government revenue sources, the overall level of service will decline as the county's population continues to increase.

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<sup>9</sup>Duncan Associates, *Lee County Park Impact Fee Update*, June 2001.

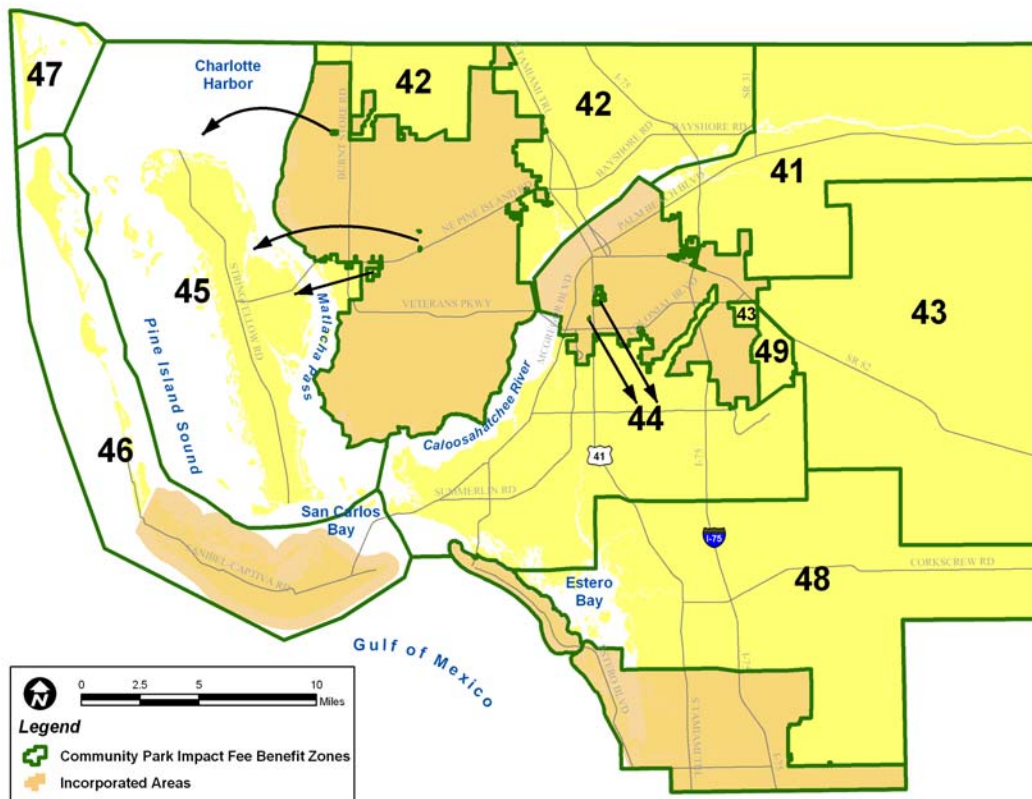
## BENEFIT DISTRICTS

There are two kinds of geographic areas in impact fee systems: service areas and benefit districts. A service area, also sometimes called an assessment district, is an area that is served by a defined group of capital facilities and is subject to a uniform impact fee schedule. A benefit district is an area within which fees collected are earmarked to be spent.

The regional park impact fees are based on the entire population of the county, including residents in the municipalities as well as in the unincorporated area. The entire county is a single service area and benefit district for regional park impact fees, and regional park impact fee revenues may be spent anywhere within the county. Prior to the 2001 update, Fort Myers and Sanibel collected the County's regional park impact fee pursuant to interlocal agreements. Since the 2001 update, Fort Myers no longer collects regional park impact fees, since the amount of credit for the Red Sox Stadium was determined to be more than the fee. The other three municipalities—Fort Myers Beach, Bonita Springs and Cape Coral—assess their own park impact fees and do not participate in the County's regional park fee.

The County's community park system is primarily designed to serve the unincorporated areas of the county, and the County's community park impact fees are not collected within any of the municipalities except for Sanibel, which collects them pursuant to an intergovernmental agreement. The County's only community park on Sanibel or Captiva islands is at Sanibel Elementary School, which serves municipal as well as unincorporated area residents. Consequently, the service area for community parks is the unincorporated area of the county plus the City of Sanibel.

**Figure 4**  
**COMMUNITY PARK BENEFIT DISTRICTS**



The community park service area is subdivided into nine community park impact fee benefit districts (see Figure 4). These districts were modified in 2005 when the park impact fees were last updated. The benefit district boundaries exclude the incorporated areas of municipalities, except for Sanibel, since the County's community parks are not intended to provide other than incidental service to municipal residents. The boundaries of the benefit districts that are adjacent to municipal boundaries use the municipal city limits as their boundary, and if that boundary changes due to annexation, the boundary of the benefit district automatically changes as well. Enclaves of unincorporated areas within municipalities are assigned to an adjacent benefit district. The nomenclature of the districts was developed to avoid confusion with the previous districts and conform to the needs of the County's record-keeping system. Last year, the County's community and regional park impact fee revenue totaled about \$16.7 million, as summarized in Table 3.

**Table 3**  
**COMMUNITY AND REGIONAL PARK REVENUES, FY 2005-2006**

41-East Fort Myers/Alva	\$729,793
42-North Fort Myers	\$284,330
43-Lehigh/East Lee County	\$4,809,107
44-South Fort Myers	\$1,066,679
45-Pine Island/Matlacha	\$85,465
46-Cayo Costa/Captiva/Sanibel	\$6,107
47-Boca Grande	\$4,073
48-Estero/San Carlos/Three Oaks	\$1,524,334
49-Gateway	\$375,876
Subtotal, Community Parks	\$8,885,764
Regional Parks	\$7,838,866
<b>Total Park Impact Fee Revenues</b>	<b>\$16,724,630</b>

*Source:* Lee County Impact Fee Coordinator, January 29, 2007.

## LEVEL OF SERVICE

Lee County's comprehensive plan, the *Lee Plan*, specifies several level-of-service standards for various types of parks and recreational facilities. These include both a "regulatory" standard and a "desired" standard. For regional parks, the regulatory standard is seven acres of regional parks per 1,000 peak seasonal residents of the entire county, including municipal residents and visitors. The acres used in calculating this standard are improved acres that are open for public use, and include regional parks operated by federal, state and municipal governments. The existing level of service meets the "Desired Level of Service" standard of eight acres per 1,000 persons and is projected to do so through the year 2009.<sup>10</sup> For community parks, the regulatory standard is 0.8 acres of developed community parks per 1,000 permanent, year-round residents in each of the eight community park benefit districts. Some of these community parks are on land owned by the school district, but have been improved and are maintained and operated by the County. The desired level-of-service standard set forth in the *Lee Plan* is to achieve two acres per 1,000 residents.

Impact fees are generally based on the existing levels of service, rather than adopted or desired levels of service. In Lee County's case, the existing level of service generally falls between the regulatory standard and the desired standard. Consequently, using one of the adopted standards would result in impact fees that were either too high or too low. In addition, the adopted level of service standards, which are expressed in terms of acres per thousand persons, are better suited for park planning purposes than for calculating appropriate impact fees. The levels of service used in calculating park impact fees generally rely on the replacement value of existing park land and improvements, rather than on acres, since, for example, an acre of intensively-developed park land is not equivalent to an acre of open space or passive recreation land.

While the County's adopted level of service standards for community parks are based on permanent, year-round residents, tourists and visitors make use of community parks as well as regional parks.<sup>11</sup> It is therefore recommended that the community park fees should continue to be assessed on hotel and motel units. The fees for community parks, like the fees for regional parks, should be based on peak season conditions.

Estimates of existing housing units are more accurate than population estimates, because to estimate population requires additional assumptions about what percentage of units are occupied. The park impact fees can more reliably be based on the number of dwelling units (and hotel/motel rooms), without having to deal with the intervening variable of occupancy rates. Consequently, the denominator used in the impact fee level of service measure will be equivalent single-family dwelling units, rather than population.

This study continues the approach of basing the park impact fees on the existing level of service, and measuring that level of service in terms of the ratio of the replacement value of existing facilities to some measure of existing residential development. The measure of existing development is the subject of the next section.

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<sup>10</sup>Lee County, *Concurrency Report, Inventory and Projection 2005/2006 - 2006/2007*.

<sup>11</sup>In a survey taken on September 15, 2004 for the Lee County Parks and Recreation Department of users in five community parks, 1.3 percent of park users described themselves as a tourist or visitor and another 1.3 percent described themselves as a seasonal resident. By comparison, hotels and motels account for 1.4 percent of community park equivalent dwelling units (see Table 6).

## SERVICE UNIT

Disparate types of development must be translated into a common unit of measurement that reflects the impact of new development on the demand for park facilities. This unit of measurement is called a “service unit.” As discussed earlier, this report recommends the use of a service unit that avoids the need to make assumptions about occupancy rates. This service unit is the “equivalent dwelling unit” or EDU, which represents the impact of a typical single-family dwelling. By definition, a typical single-family unit represents, on average, one EDU. Other types of units each represent a fraction of an EDU, based on their relative average household sizes.

The level of service for park facilities is measured in terms of population, because demand for park facilities is proportional to the number of people in a dwelling unit. Consequently, data on average household size for various types of units is a critical component of a park impact fee. The most recent and reliable data on average household size in Lee County is the 2000 U.S. Census.

This update continues to use the average household size for all units rather than the average size of new units. While new units do tend to have more residents than average, the fees are not based directly on household size, but on EDUs. The EDUs by housing type will be virtually identical, regardless of whether they are based on average household size of new units or all units.<sup>12</sup>

The relative EDUs associated with other housing types are shown in Table 4. Beginning with the 2001 park impact fee update, time-share units have been included with other multi-family units, since the distinction is based on the ownership and operation of the complex, rather than on the type of structure. In addition, mobile home and recreational vehicle parks are included in the same housing category.

**Table 4**  
**EQUIVALENT DWELLING UNIT MULTIPLIERS**

Land Use	Unit of Measure	Household Population	Occupied Units	Household Size	EDUs/Unit
Single-Family Detached	Dwelling	278,512	107,438	2.59	1.000
Multi-Family/Timeshare	Dwelling	107,832	55,403	1.95	0.753
Mobile Home/RV Park	Dwelling	48,927	25,758	1.90	0.734
Hotel/Motel	Room	n/a	n/a	1.20	0.463

*Source:* Household population and occupied units in Lee County from 2000 Census, SF-3 (1-in-6 sample data); average household size for hotel/motel rooms is one-half average room occupancy from information provided by property managers in 2004 per Research Data Services, Inc., February 28, 2005 memorandum; EDUs/unit is ratio of average household size to single-family detached average household size.

In order to determine the existing level of service, it is necessary to estimate the total number of EDUs, both county-wide for the regional park impact fee, and in the unincorporated area (plus Sanibel) for the community park fee. The first step is to compile an estimate of existing dwelling units, which is based

<sup>12</sup> For example, 2000 US Census 5% Public Use Micro Sample (PUMS) data for Lee County indicate that the average household sizes of units built during the 1990s are 2.65 persons for single-family detached units, 2.03 persons for multi-family and 2.01 for mobile homes. Average household sizes from the same data source for all units are 2.56 persons for single-family detached, 1.97 for multi-family and 1.91 for mobile home. The multi-family EDUs per unit would be 0.77 for both new units and all units, and the mobile home EDUs would be 0.76 for new units and 0.75 for all units. While these numbers differ slightly from those presented in Table 4, due to the smaller sample size, they illustrate that the EDU multipliers will be virtually the same regardless of whether they are based on new units or all units.



on the 2000 Census enumerated dwelling units existing as of April 1, 2000 and permits issued in the subsequent six years of this decade. The estimate of dwelling units as of January 1, 2007 is summarized in Table 5. The community park service area development estimate is based on dwelling units in the unincorporated area of the county plus the City of Sanibel. The regional park dwelling unit count is based on all units in the county.

**Table 5  
EXISTING RESIDENTIAL DEVELOPMENT**

<b>Land Use</b>	<b>2000 Census</b>	<b>Est. 1/2007</b>
Single-Family Detached	68,384	92,958
Multi-Family/Timeshare	44,447	67,902
Mobile Home/RV Park	33,117	34,423
<b>Total, Community Park Service Area*</b>	<b>145,948</b>	<b>195,283</b>
Single-Family Detached	122,543	182,570
Multi-Family/Timeshare	82,920	115,822
Mobile Home/RV Park	39,942	40,238
<b>Total, Regional Park Service Area**</b>	<b>245,405</b>	<b>338,630</b>

\* unincorporated area plus City of Sanibel

\*\* all of Lee County

Source: 2000 dwelling units from 2000 U.S. Census, SF-3 1-in-6 sample data; total units for January 1, 2007 for unincorporated county, Town of Fort Myers Beach and City of Bonita Springs from Lee County Community Development Department, March 29, 2007 memorandum; data for other municipalities based on U.S. Census permit data (<http://censtats.census.gov/>).

The final step in determining total service units is to multiply the number of existing residential units by the EDUs per unit calculated earlier based on relative average household sizes. To determine the total EDUs for the purpose of the community park impact fee, the number of existing dwelling units of each housing type in the unincorporated area (plus Sanibel) is multiplied by the appropriate EDUs per unit and the results for all housing types are summed.

Regional parks serve the entire county, and for this reason the EDUs for regional parks are based on county-wide dwelling counts. The County could assess these fees county-wide, but has so far chosen not to. Until the 2001 impact fee update, the City of Fort Myers assessed the regional fee pursuant to an interlocal agreement with the County, and there is nothing to prevent the County from renewing the agreement with the City of Fort Myers and entering into similar agreements with other cities. Dividing regional park costs by county-wide EDUs ensures that costs are allocated among all residential development in the county, not just development in the unincorporated area.

As shown in Table 6, there are 171,834 park service units (EDUs) in the unincorporated parts of the county, and 306,664 park service units county-wide. Since the last update in 2005, the number of service units in the unincorporated parts of the county increased by approximately seven percent from 160,062, while the number of county-wide service units increased by 12 percent from 273,320.

**Table 6  
EXISTING PARK EQUIVALENT DWELLING UNITS**

<b>Land Use</b>	<b>Unit of Measure</b>	<b>Existing Units</b>	<b>EDUs/ Unit</b>	<b>Total EDUs</b>
Single-Family Detached	Dwelling	92,958	1.000	92,958
Multi-Family/Timeshare	Dwelling	67,902	0.753	51,130
Mobile Home/RV Park	Dwelling	34,423	0.734	25,266
Hotel/Motel	Room	5,357	0.463	2,480
Community Park EDUs, Unincorporated Area plus Sanibel				171,834
Single-Family Detached	Dwelling	182,570	1.000	182,570
Multi-Family/Timeshare	Dwelling	115,822	0.753	87,214
Mobile Home/RV Park	Dwelling	40,238	0.734	29,535
Hotel/Motel	Room	15,863	0.463	7,345
<b>Regional Park EDUs, County-Wide</b>				<b>306,664</b>

*Source:* Existing dwelling units from Table 5; hotel/motel rooms from State of Florida Department of Business and Professional Regulation, Active Public Lodging Establishments Report for District 7 ([http://www.myflorida.com/dbpr/sto/file\\_download/hr\\_download\\_files.shtml](http://www.myflorida.com/dbpr/sto/file_download/hr_download_files.shtml) – figures shown exclude nontransient apartments, nontransient rooming houses and resort dwellings).

## CAPITAL COST

A fundamental principle of impact fee law is that new development should not be charged for a higher level of service than is provided for existing development. The “incremental expansion” methodology used in developing the County’s park impact fees ensures that new development is not charged for a higher level of service. The existing level of service is quantified in terms of the ratio of the value of existing parkland and facilities to existing residential and hotel/motel development. A full inventory of Lee County’s park and recreational facilities utilized in calculating the impact fee for this update is shown in Tables 22 and 23 of the Appendix.

As part of the impact fee update, the County retained an appraiser to determine appropriate park land costs for the fee calculations. Park land costs are based on average land costs in Lee County for five different classes of land that correspond with the types of land found in the County’s park land inventory. These land types differ from the County’s park classification categories in that they are primarily based on land characteristics rather than park use. The prior study used just three classes of land as the basis for valuing all parkland: beach, inland and “resource.” This update expands the number of shoreline land categories to include property values for both inland river parcels and canal and bayfront sites. In this update, the inland and beach land value classification remains the same, while the “resource” park land value category is renamed “other regional park” in order to avoid confusion with the County’s 2020 conservation land parcels, which are not included in the impact fee calculation.

In order to develop cost estimates for Lee County’s different park land types, the appraiser identified 24 sales throughout Lee County over the last three years that were comparable to most new community and regional park sites, other than shoreline parks and very large, resource-based regional parks. These typical park sites ranged from 5 to 157 acres in size. In addition, 11 sales of sites from 2002 to 2005, ranging from 105 to approximately 1,400 acres in size, were determined to be comparable to large regional parks. The large park sites are classified in this study as “other regional” parks to distinguish them from more intensely-developed, urban park sites and smaller regional and community park sites.

In this update, shoreline parkland has been divided into three categories in order to distinguish between shore sites located on the Gulf and parks with water access on canals, bays or inland rivers. The total number of sales of properties with beach and water access is limited because of the slowing real estate market. For this reason, the appraisal of shoreline properties considered recent sales, sale listings and prior sales used in the previous impact fee update for beachfront property. Three sales of canal and bay sites in 2005 and 2007, each less than one acre, were determined to be comparable properties for County boat launches, piers and bayfront parks. There were very few comparable sales for beach sites in the past two years; for this reason, the appraisal is based on listings and prior sales from the prior impact fee study.

The appraiser interviewed either the buyer, seller or agent involved in each transaction to verify the selling price, financing, motivation to purchase and sell and any lease and/or income expense information. The appraiser considered both weighted and transactional averages, and gave heavier weight to more recent sales. Sales prices for properties sold prior to 2006 were adjusted by 12 percent annually to reflect the strong real estate market that prevailed in Lee County through January 2006. However, the appraiser weighed current market conditions in forming the appraisal. In order to account for the recent real estate market declines from their highs in 2005, the appraiser applied a 15-percent reduction to the land values reflected in the 2006 sales prices. This reduction was necessary to reflect current 2007 land values, which are the basis for calculating the impact fee update. A summary of some

of the most significant data from the appraiser's report, along with the appraiser's opinions of the current costs of land in Lee County for the different property categories, is presented in Table 7.

**Table 7  
AVERAGE PARK LAND COSTS PER ACRE**

Year	No. of Sales	Aggregate Adjusted* Sales Price	Aggregate Acres	Weighted Average Cost/Acre	Transactional Average Cost/Acre
<b>Community/Regional Parks:</b>					
2005	19	\$78,369,536	1,130.22	\$69,340	\$72,735
2006	4	\$18,888,048	213.85	\$88,324	\$80,319
2007	1	\$3,725,000	74.44	\$50,040	\$50,040
Total	24	\$100,982,584	1,418.51	\$70,936	\$73,693
<b>Appraiser's Opinion</b>				<b>\$60,000</b>	
<b>Other Regional Parks:</b>					
2002	2	\$1,045,555	218.30	\$4,790	\$4,785
2003	3	\$5,636,000	808.30	\$6,973	\$7,330
2004	1	\$300,000	132.50	\$2,264	\$2,264
2005	5	\$46,406,400	2,319.55	\$20,007	\$15,785
Total	11	\$53,387,955	3,478.65	\$15,303	\$10,249
Without 1300+ acre site	10	\$20,187,955	2,092.65	\$8,878	\$9,601
<b>Appraiser's Opinion</b>				<b>\$8,500</b>	
<b>Boat Access–Inland Water Sites:</b>					
2005	6	\$32,706,435	91.39	\$357,878	\$548,430
2007	1	\$54,320,000	274.38	\$197,974	\$197,974
Total	7	\$87,026,435	365.77	\$237,927	\$504,623
Without 274 acre site	6	\$32,706,435	91.39	\$357,878	\$548,430
<b>Appraiser's Opinion</b>				<b>\$375,000</b>	
<b>Boat Access–Canal/Bay Sites:</b>					
2005	2	\$1,824,900	0.52	\$3,501,107	\$3,483,961
2007	1	\$375,000	0.17	\$2,180,326	\$2,180,326
Total	3	\$2,199,900	0.69	\$3,173,416	\$3,049,416
<b>Appraiser's Opinion</b>				<b>\$2,613,600</b>	
<b>Small Beach Parks:</b>					
2003	6	\$14,274,100	4.29	\$3,327,296	\$4,069,977
2004	1	\$3,520,000	7.36	\$478,261	\$478,261
Total	7	\$17,794,100	11.65	\$1,527,391	\$3,556,875
Without Extremes	5	\$12,253,300	4.04	\$3,032,995	\$3,267,333
<b>Appraiser's Opinion</b>				<b>\$3,267,000</b>	

\* sales prices prior to 2006 adjusted to 2006 dollars based on 12% annual increase in land costs in Lee County; 2006 prices adjusted down by 15% to reflect average land price declines of the last year.

Source: W. Michael Maxwell, Maxwell & Hendry Valuation Services, Inc, *Lee County Park and Recreation Impact Fee Study (Land Component)*, April 23, 2007.

Lee County has developed recreation centers in numerous community parks for use by residents of the unincorporated area of the county. The replacement costs of the recreation centers in this update are based on recent construction costs related to the development of the Estero and Wa-Ke Hatchee recreation centers. The overall average cost to construct these centers was \$138 per square foot. Based on the cost to construct new facilities and the existing inventory, the replacement value of recreation

centers totals \$21.3 million, as shown in Table 8. This figure does not include the Bay Oaks recreation center, since user surveys have found that the facility is no longer primarily used by residents of the unincorporated area of the county.

**Table 8  
RECREATION CENTER REPLACEMENT COST**

<b>Facility</b>	<b>Sq. Ft.</b>	<b>Value</b>
Alva	3,960	\$546,000
Bay Oaks	19,800	n/a
Boca Grande	17,680	\$2,440,000
Buckingham	2,768	\$382,000
Estero	37,000	\$5,106,000
Harlem Heights	2,444	\$337,000
Karl Drews	5,176	\$714,000
Lehigh Acres	5,564	\$768,000
Matlacha	5,060	\$698,000
North Ft. Myers	2,800	\$386,000
Olga	5,400	\$745,000
Rutenberg	400	\$55,000
Schandler	3,623	\$500,000
Three Oaks	2,560	\$353,000
Veterans	30,000	\$4,140,000
Wa-Ke Hatchee	30,000	\$4,140,000
<b>Total</b>		<b>\$21,310,000</b>

*Source:* Facility square feet from Lee County Parks and Recreation Department, March 5, 2007; facility value based on construction cost of \$138 per square foot from Lee County Parks and Recreation Department construction cost data for Estero and Wa-Ke Hatchee community centers.

The total replacement cost of existing community park facilities, including both land and improvements, is about \$201 million, as summarized in Table 9. Land costs are based on recent sales of comparable sites, as described above. The recreation center buildings are based on the costs calculated in the previous table, while the cost of other buildings are based on insured values. The cost of other improvements are based on current unit costs. No land costs are included for parks located on land owned by the Lee County School District. Several community parks that are now located within the incorporated areas of the county and no longer primarily used by residents of the unincorporated areas of the county have been excluded from the impact fee calculation in this update for community parks. The excluded parks and facilities include Bay Oaks Recreation Center, Cape Coral High School pool and Spring Creek Elementary.

**Table 9  
COMMUNITY PARK IMPROVEMENT SUMMARY**

<b>Improvement Type</b>	<b>Inventory</b>	<b>Unit Cost</b>	<b>Total Cost</b>
County-Owned Land (ac.)	842.94	\$60,000	\$50,576,400
Buildings (value)*	n/a	n/a	\$18,928,110
Recreation Center Buildings	n/a	n/a	\$21,310,000
Parking (acres)	29	\$166,000	\$4,814,000
Baseball	57	\$500,000	\$28,500,000
Soccer/Football	52	\$332,000	\$17,264,000
Horseshoe/Shuffleboard Court	57	\$13,000	\$741,000
Picnic Pavilion	42	\$75,000	\$3,150,000
Bleachers (4 tier)	107	\$20,000	\$2,140,000
Handball/Racquetball	11	\$22,000	\$242,000
Kiosk	2	\$10,000	\$20,000
Playground	38	\$55,000	\$2,090,000
Tennis Court	69	\$111,000	\$7,659,000
Trail (miles)	16	\$350,000	\$5,600,000
Swimming Pool	11	\$2,850,000	\$31,350,000
Volleyball	9	\$11,000	\$99,000
Basketball	26	\$250,000	\$6,500,000
<b>Total</b>			<b>\$200,983,510</b>

\*Value from Lee County insured value listing, excluding recreation centers and pools  
*Source:* Inventory from Table 22; land cost per acre from Table 7; other unit costs from Lee County Parks and Recreation Department, March 5, 2007 and April 10, 2007; rec center value from Table 8.

While in general this impact fee update bases the fees on the existing level of service, expensive shoreline sites are a special case. The fee calculations for regional parks are based on the assumption that the County will be able to maintain the existing ratio of shoreline access sites to service units, rather than the existing ratio of shoreline park acres to service units. This concept is implemented by valuing only the portion of shoreline sites up to three acres at shoreline land replacement costs (beyond three acres is valued at the same value as active regional park land). That this approach is reasonable is demonstrated in Table 10. Based on the current provision of shoreline access utilized in this study, the existing ratio is 0.171 shoreline access acres per 1,000 EDUs. Since 2002, the County has acquired three boat ramp sites, an inland river parcel and a beach site on the Gulf that total 14.37 acres, which added 0.223 acres per 1,000 new EDUs. Thus, it is reasonable to assume that the County will continue to at least maintain the existing ratio of shoreline access acres to service units.

**Table 10  
SHORELINE PARK LAND SUMMARY**

Gulf Beach	24.40
Bayfront	14.40
Inland Waterway	13.74
Total Shoreline Access Acres*	52.54
Existing Regional Park EDUs	306,664
Existing Shoreline Access Acres/1,000 EDUs	0.171
Fisherman's Co-Op	10.00
Matlacha	0.68
Barrancas Boat Ramp	2.00
Idalia Paddling Center	0.26
Bunche Beach	1.43
Total Shoreline Purchases, 2002 to 2007	14.37
New EDUs, 2002 to 2007	64,483
New Shoreline Acres/1,000 EDUs	0.223

\* access portion limited to three acres per park  
*Source:* Shoreline access acres from Table 23, Appendix B; existing regional park EDUs from Table 6; recent shoreline park purchases from Lee County Parks and Recreation Department, June 4, 2007; new EDUs from 2002 to 2007 based on 2000 to 2006 annual population growth rate of 4.8%.

The regional facilities utilized in the regional park impact fee include the Red Sox stadium, which is now owned by Lee County, although the City of Fort Myers retains the debt. The Red Sox stadium is used by the professional baseball team for approximately six weeks per year; during the rest of the year these facilities are available to the community and used by both residents and tourists.

The total replacement cost of existing regional park facilities, including both land and improvements, is about \$315 million, as summarized in Table 11. Building costs are based on insured values. The costs of other improvements are based on current unit costs. Land costs are based strictly on County-owned property and land values associated with the park location.

**Table 11**  
**REGIONAL PARK IMPROVEMENT SUMMARY**

<b>Improvement Type</b>	<b>Inventory</b>	<b>Unit Cost</b>	<b>Total Cost</b>
Active Regional Parks (acres)	392.45	\$60,000	\$23,547,000
Other Regional Parks (acres)	1,689.43	\$8,500	\$14,360,155
Boat Access–Inland Sites (acres)*	13.74	\$375,000	\$5,152,500
Boat Access–Canal/Bay (acres)*	14.40	\$2,613,600	\$37,635,840
Beach Access (acres)*	24.40	\$3,267,000	\$79,714,800
Buildings (value)**	n/a	n/a	\$76,995,290
Parking (acres)	39	\$166,000	\$6,474,000
Baseball	19	\$500,000	\$9,500,000
Soccer/Football	2	\$332,000	\$664,000
Picnic Pavilion	76	\$75,000	\$5,700,000
Bleachers (4 tier)	5	\$20,000	\$100,000
Boardwalk (sq. ft.)	187,045	\$200	\$37,409,000
Boat Ramp	10	\$665,000	\$6,650,000
Campsite	30	\$4,400	\$132,000
Kiosk	23	\$10,000	\$230,000
Playground	8	\$55,000	\$440,000
Seawall (linear feet)	2,135	\$155	\$330,925
Trail (miles)	27	\$350,000	\$9,450,000
Volleyball	4	\$11,000	\$44,000
<b>Total</b>			<b>\$314,529,510</b>

\* access portion limited to three acres (any additional acreage classified as active parkland)  
 \*\* value from Lee County insured value listing, excludes recreation center values  
 Source: Inventory from Table 23; average land cost per acre from Table 7; other unit costs from Lee County Parks and Recreation Department, March 5, 2007 and April 10, 2007.

Dividing the total replacement cost of existing park land and capital improvements by the number of existing park service units (or EDUs) yields the cost per EDU to maintain the existing level of service. The cost to maintain the current level of service for community parks in unincorporated areas of the county is \$1,170 per EDU, as summarized in Table 12. The cost per service unit to maintain the current county-wide level of service for regional parks is \$1,026 per EDU.

**Table 12**  
**PARK COST SUMMARY**

	<b>Community Parks</b>	<b>Regional Parks</b>
Park Replacement Cost	\$200,983,510	\$314,529,510
Total Existing Equivalent Dwelling Units (EDUs)	171,834	306,664
Cost per EDU	\$1,169.64	\$1,025.65

Source: Park replacement costs from Tables 9 and 11; total EDUs from Table 6.



# REVENUE CREDITS

To avoid double-charging, new development should not be required to pay for new park facilities required to serve it through impact fees, while also having to pay for existing park facilities through property tax or other payments used to retire outstanding debt on existing park facilities. In addition, a credit will be provided to account for anticipated State and Federal grants or other outside funding sources.

By policy, Lee County has for many years used only impact fee funds to finance growth-related park improvements. However, Lee County taxpayers are still repaying two bond issues that were wholly or partially used to fund community or regional park improvements.<sup>13</sup> These remaining bond issues will be repaid over the next six years. The net present value of future debt service payments per equivalent dwelling unit is presented in Table 13.

**Table 13  
PARK DEBT SERVICE CREDIT**

Year	Community Parks			Regional Parks		
	Debt Service	EDUs	Credit/EDU	Debt Service	EDUs	Credit/EDU
2007	\$359,293	171,834	\$2.09	\$1,016,064	306,664	\$3.31
2008	\$359,572	176,611	\$2.04	\$1,016,853	315,189	\$3.23
2009	\$359,339	181,521	\$1.98	\$1,016,196	323,951	\$3.14
2010	\$385,679	186,567	\$2.07	\$1,090,684	332,957	\$3.28
2011	\$411,131	191,754	\$2.14	\$1,040,618	342,213	\$3.04
2012	\$120,519	197,085	\$0.61	\$226,691	351,727	\$0.64
Total	\$1,995,533		\$10.93	\$5,407,106		\$16.64
Net Present Value			\$9.61			\$14.68

Source: Debt service attributable to community and regional parks derived from *Lee County Debt Manual, FY 1999 & FY 2002*; county-wide EDUs based on year 2007 EDUs from Table 6 and annual growth rate of 2.78% based on projected 2005-2020 county-wide population growth from University of Florida Bureau of Economic and Business Research, *Florida Population Studies, Projections of Florida Population by County, 2005-2030*, Volume 39, Bulletin 144, February 2006; net present value based on 20 years at 4.2% discount rate; discount rate based on three-month average interest rate on state and local bonds (March through May 2007) from the Federal Reserve at <http://www.federalreserve.gov/releases/h15/data/monthly>.

In addition to the county-wide debt service credits for community and regional parks, there should also be a credit for the City of Fort Myers’ outstanding debt for the Red Sox Stadium. In the 2001 and 2005 impact fee updates, the stadium debt credit exceeded the county-wide cost per EDU; consequently, the City has not collected the regional park impact fee from new development since 2001. Approximately \$2 million of regional park impact fees were used to help pay for the stadium, and the City issued

<sup>13</sup> First, a variety of community and regional park improvements, totaling \$1.6 and \$3.1 million, respectively, were funded with the \$30.5 million Series 1989C Capital Refunding Revenue Bonds, which were subsequently refunded with Series 1993 B Capital Refunding Revenue Bonds. Second, a number of community and regional park improvements, totaling \$2.0 and \$5.8 million, respectively, were funded with the \$29 million Series 1989 B Capital Refunding Revenue Bonds, which were subsequently refunded with Series 1997 A Capital Refunding Revenue Bonds. Both of these bonds are being retired with non-ad valorem revenues.

revenue bonds to pay for most of the remaining land and improvement costs.<sup>14</sup> The bonds are being repaid with a combination of five revenue sources, which include excess utility taxes, franchise fees, occupation taxes, ½ cent sales tax revenues and guaranteed entitlement revenues. The outstanding debt on the stadium is \$7.6 million. The outstanding debt amounts to \$286 for every park service unit in Fort Myers, as shown in Table 14, which is less than the county-wide regional park cost of \$1,026 per EDU. Given that the outstanding debt per EDU no longer exceeds the cost per EDU, the County and the City of Fort Myers may again develop an interlocal agreement in which Fort Myers collects the regional park impact fee.

**Table 14  
FORT MYERS REGIONAL PARK FEE CREDIT**

<b>Land Use</b>	<b>Unit of Measure</b>	<b>Existing Units</b>	<b>EDUs/ Unit</b>	<b>Total EDUs</b>
Single-Family Detached*	Dwelling	12,316	1.000	12,316
Multi-Family/Timeshare	Dwelling	15,338	0.753	11,550
Mobile Home/RV Park	Dwelling	906	0.734	665
Hotel/Motel	Room	4,532	0.463	2,098
<b>Total Fort Myers Park EDUs</b>				<b>26,629</b>
<b>Outstanding Debt for Red Sox Stadium</b>				<b>\$7,612,886</b>
<b>Regional Park Debt Credit per EDU</b>				<b>\$285.89</b>

\* includes mobile homes located outside of a mobile home park

Source: Existing units from 2000 U.S. Census and building permit records; hotel/motel rooms from State of Florida Department of Business and Professional Regulation, Active Public Lodging Establishments Report for District 7 ([http://www.myflorida.com/dbpr/sto/file\\_download/hr\\_download\\_files.shtml](http://www.myflorida.com/dbpr/sto/file_download/hr_download_files.shtml) – figures shown exclude non-transient apartments, non-transient rooming houses and resort dwellings); EDUs/unit from Table 4; outstanding debt from City of Fort Myers Finance Department, April 6, 2007.

Lee County’s park impact fee studies have traditionally given credit for outside funding based on historical patterns of funding. A case could be made that credit does not need to be given for CDBG funds, because the County has discretion over how to spend CDBG money. The same logic does not apply to State park grants and certain other Federal grants, which are earmarked for specific park capital improvements. It would be unreasonable to assume that the County will not get any State or Federal grants in the future. The recent past is one of the only available guides to funding patterns of the future.

Lee County has a history of receiving State grants and Federal grants for community park improvements. The County has also programmed some Community Development Block Grant (CDBG) funding on community park capital improvements. Over the last ten years, the County has spent an average of \$219,694 annually of such outside funding on community park improvements, as summarized in Table 15.

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<sup>14</sup>The stadium was originally paid for with two City bond issues: the 1992-B taxable issue, which built the stadium, and the 1992-A, which reimbursed the City and then was turned around and used to buy the land. The 1992-A issue was advance refunded as part of the 1997-A issue. The 1992-B issue had a cash defeasance and was partially refunded by a portion of the 1999 Gulf Breeze loan.

**Table 15**  
**COMMUNITY PARK GRANT FUNDING, FY 1997-2006**

<b>Grant</b>	<b>Year</b>	<b>Description</b>	<b>Original Amount</b>	<b>Inflation Factor</b>	<b>Current Dollars</b>
None	FY 1996-97	—	\$0	1.309	\$0
CDBG	FY 1997-98	Harlem Hts/Kelly Road	\$170,954	1.279	\$218,650
CDBG	FY 1998-99	Harlem Hts/Kelly Road	\$79,302	1.260	\$99,921
None	FY 1999-00	—	\$0	1.233	\$0
LWCF	FY 2000-01	Schandler Hall Park	\$100,000	1.193	\$119,300
FRDAP	FY 2000-01	Buckingham Park	\$132,000	1.193	\$157,476
FRDAP	FY 2001-02	Schandler Hall Park	\$200,000	1.160	\$232,000
FRDAP	FY 2002-03	Veteran's Park	\$200,000	1.135	\$227,000
FRDAP	FY 2003-04	Schandler Hall Park	\$200,000	1.116	\$223,200
CDBG	FY 2004-05	Charleston Park	\$388,644	1.087	\$422,456
CDBG	FY 2004-05	Harlem Hts/Kelly Road	\$250,256	1.087	\$272,028
FL Dept. of State	FY 2005-06	Olga Community Center	\$14,000	1.051	\$14,714
FRDAP	FY 2005-06	Veterans Park	\$200,000	1.051	\$210,200
<b>Total Grant Funding 1997-2006</b>			<b>\$1,935,156</b>		<b>\$2,196,945</b>
<b>Average Annual Grant Funding</b>					<b>\$219,694</b>

*Source:* Lee County Human Services Dept., April 13, 2001; Lee County Parks and Recreation Department, September 16, 2004 and March 5, 2007; inflation factor from US Bureau of Labor Statistics Consumer Price Index, March 2007.

Lee County has also received some grant funding in recent years for regional park facilities. Additional funds from the Florida Communities Trust have been used for open space preservation and have not been used for regional parks. Over the past ten years, the County has received an average of about \$100,000 annually in grant funding for regional park improvements, as summarized in Table 16.

**Table 16**  
**REGIONAL PARK GRANT FUNDING, FY 1997-2006**

Grant	Year	Description	Original Amount	Inflation Factor	Current Dollars
Pollution Recovery	FY 1996-97	Lakes Park	\$47,474	1.309	\$62,143
FRDAP	FY 1996-97	Matanzas	\$100,000	1.309	\$130,900
SBA Tree Grant	FY 1996-97	Matanzas	\$27,868	1.309	\$36,479
DEP	FY 1997-98	Caloosahatchee	\$75,000	1.279	\$95,925
Flowway	FY 1998-99	Lakes Park	\$100,000	1.260	\$126,000
FRDAP	FY 1998-99	Hickey Creek Mit. Park	\$100,000	1.260	\$126,000
None	FY 1999-00	—	\$0	1.233	\$0
None	FY 2000-01	—	\$0	1.193	\$0
None	FY 2001-02	—	\$0	1.160	\$0
WHIP	FY 2002-03	Caloosahatchee Park	\$19,991	1.135	\$22,690
WHIP	FY 2003-04	Caloosahatchee Park	\$19,998	1.116	\$22,318
WHIP	FY 2004-05	Caloosahatchee Park	\$19,275	1.087	\$20,952
US Dept. of Interior	FY 2005-06	Caloosahatchee Park	\$10,000	1.051	\$10,510
WHIP	FY 2005-06	Caloosahatchee Park	\$19,998	1.051	\$21,018
WHIP III	FY 2005-06	Caloosahatchee Park	\$19,275	1.051	\$20,258
US Dept. of Env. Prot.	FY 2005-06	Caloosahatchee Park	\$150,400	1.051	\$158,070
FDOT	FY 2005-06	Caloosahatchee Park	\$114,296	1.051	\$120,125
US Dept. of Interior	FY 2005-06	Caloosahatchee Park	\$25,000	1.051	\$26,275
Total Grant Funding 1997-2006			\$848,575		\$999,664
Average Annual Grant Funding			\$84,858		\$99,966

Source: Lee County Human Services Department, April 13, 2001; Lee County Parks and Recreation Department, September 16, 2004 and March 5, 2007; inflation factor from US Bureau of Labor Statistics Consumer Price Index, March 2007.

Assuming that the County continues to receive State and Federal park grants and spend CDBG funds on community and regional parks proportionally to the amount of development it serves, over the typical 20-year bond financing period for capital facilities the County will receive the equivalent of a current lump-sum contribution of \$17.09 per service unit for community parks and \$4.41 per service unit for regional parks, as shown in Table 17.

**Table 17**  
**PARK GRANT FUNDING CREDITS**

	Community Parks	Regional Parks
Annual Park Capital Funding	\$219,694	\$99,966
Total Existing Park Equivalent Dwelling Units (EDUs)	171,834	306,664
Annual Park Funding per EDU	\$1.28	\$0.33
Net Present Value Factor for Future Funding	13.35	13.35
Park Funding Credit per EDU	\$17.09	\$4.41

Source: Annual grant funding from Tables 15 and 16; existing park EDUs from Table 6; net present value factor based on 20 years at 4.2% discount rate based on three-month average interest rate on state and local bonds (March through May 2007) from the Federal Reserve at <http://www.federalreserve.gov/releases/h15/data/monthly>.

The Conservation 2020 mill levy is a county-wide property tax that generates about \$30 million annually in revenue dedicated to acquiring land for preservation. The primary function of the conservation lands

purchased with these funds is conservation rather than recreation; for this reason, the 2020 properties are not included in the regional park land inventory used in the impact fee calculation. Since none of the land acquired with Conservation 2020 funding has been included in the existing level of service on which the regional park impact fees are calculated, no impact fee credit is warranted.

Another park funding source is Tourist Development Council (TDC) funding. The County uses these funds exclusively for the operation and maintenance of the County's beach parks. Since none of the money is spent on capital improvements, no impact fee credit is warranted.

Reducing the costs per service unit by the park debt service credits and the anticipated grant funding per service unit leaves a community park net cost of \$1,143 per EDU, and a regional park net cost of \$1,007 per EDU for new development in the unincorporated area and participating municipalities other than Fort Myers, as shown in Table 18. If the City of Fort Myers and Lee County agree to terms of an interlocal agreement in which Fort Myers again collects the regional park impact fee, the fee for Fort Myers would be somewhat less than the rest of the county to account for the outstanding debt on the Red Sox Stadium.

**Table 18**  
**PARK NET COST CALCULATIONS**

	Community Parks	Regional Parks	
	Unincorp. Area Only	Fort Myers	Rest of Co.
Cost per EDU	\$1,169.64	\$1,025.65	\$1,025.65
Debt Service Credit per EDU	\$9.61	\$14.68	\$14.68
Red Sox Stadium Credit per EDU	—	\$285.89	—
Grant Funding Credit per EDU	\$17.09	\$4.41	\$4.41
<b>Net Cost per EDU</b>	<b>\$1,142.94</b>	<b>\$720.67</b>	<b>\$1,006.56</b>

*Source:* Costs per EDU from Table 12; debt service credits per EDU from Table 13; Fort Myers debt credit includes credit from Table 14; grant funding credits per EDU from Table 17.

## FEE SCHEDULE

The approach used to calculate park impact fees is to multiply the number of equivalent dwelling units (EDUs) per unit associated with various housing types by the net cost per EDU of maintaining the existing level of service. These park impact fee calculations are presented in Table 19.

**Table 19**  
**PROPOSED PARK IMPACT FEES**

Housing Type	Unit	EDUs/ Unit	Community Park Net Cost/Unit	Regional Park Net Cost/Unit	Fort Myers Regional Park Net Cost/Unit
Single-Family Detached	Dwelling	1.000	\$1,143	\$1,007	\$721
Multi-Family/Timeshare	Dwelling	0.753	\$861	\$758	\$543
Mobile Home/RV Park	Pad Site	0.734	\$839	\$739	\$529
Hotel/Motel	Room	0.463	\$529	\$466	\$334

Source: EDUs per unit from Tables 4; net costs per unit based on EDUs/unit and net costs per EDU from Table 18.

The proposed fees by housing type calculated above are compared with the County's current park fees in Table 20. The potential increase over current fees is due to several factors. The fee increase is roughly evenly accounted for by land and improvement values, both of which grew much faster than the County's population over the last two to three years. In addition to actual increases in the average cost of land or construction, this update more accurately captures some costs. For example, non-beach shoreline parks such as boat ramps were classified in the lower-cost active park category in the previous study, but in this update up to three acres are classified as water access at more appropriate land costs. Similarly, recreation centers were valued based on insured values in the last study, but are valued according to current construction costs per square foot based on recent projects in this update.

**Table 20**  
**COMPARISON OF CURRENT AND PROPOSED PARK FEES**

Housing Type	Current Park Fees			Proposed Park Fees			% Change
	Community	Regional	Total	Community	Regional	Total	
Single-Family Detached	\$788	\$691	\$1,479	\$1,143	\$1,007	\$2,150	45%
Multi-Family/Timeshare	\$591	\$518	\$1,109	\$861	\$758	\$1,619	46%
Mobile Home/RV Park	\$576	\$504	\$1,080	\$839	\$739	\$1,578	46%
Hotel/Motel	\$363	\$318	\$681	\$529	\$466	\$995	46%

Source: Proposed fees from Table 19; current fees from *Lee County Land Development Code*, Ch. 2. Art. VI: Impact Fees.

The current and proposed Lee County total park impact fees are compared with other county park impact fees in the region in Table 21.

**Table 21  
PARK IMPACT FEE COMPARISON**

<b>Housing Type</b>	<b>Lee County</b>		<b>Charlotte County</b>	<b>Sarasota County</b>	<b>Collier County</b>
	<b>Current</b>	<b>Proposed</b>			
Single-Family Detached	\$1,479	\$2,150	\$1,660	\$2,348	\$3,299
Multi-Family/Timeshare	\$1,109	\$1,619	\$830	\$1,597	\$2,409

*Source:* Current and proposed Lee County fees from Table 20; comparative county fees (for 2,000 sq. ft. single-family unit and 1,000 sq. ft. multi-family unit) from Duncan Associates survey, April 2007.

# APPENDIX A: COMMUNITY PARKS

**Table 22  
COMMUNITY PARK INVENTORY**

Community Parks	Acres	Parking (ac)	Baseball/Softball	Soccer/Football	Horseshoe/Shuffle*	Picnic Pavilion	Bleachers (4 tier)	Hand/Racquetball	Kiosk	Playground	Tennis	Trail (mi.)	Swimming Pool	Volleyball	Basketball	Insured Buildings**
Alva Park	10.00	0.69	2	0	0	2	4	0	0	2	2	0	0	0	0	\$664,260
Bayshore Elementary School	n/a	0.00	0	4	0	0	4	0	0	1	2	0	0	0	0	\$0
Bayshore Soccer Complex	5.00	0.72	0	3	0	1	0	0	0	0	0	0	0	0	0	\$622,370
Boca Grande Center	4.00	0.02	0	0	0	1	0	0	0	1	0	0	0	0	1	\$803,150
Boca Grande Park	8.00	0.36	0	0	0	0	0	0	0	2	0	0	0	1	1	\$92,750
Boca Grande Ball Field	30.50	0.00	1	0	0	0	0	0	0	0	2	0	0	0	0	\$0
Buckingham Center	1.00	0.05	0	0	0	2	0	0	0	1	0	0	0	0	0	\$3,680
Buckingham Park	135.00	2.37	4	3	0	2	11	0	0	1	0	3	0	0	0	\$1,748,720
Charleston Park	4.00	0.70	0	0	0	4	2	0	0	1	0	0	0	0	3	\$459,830
Cypress Lake School and Pool	2.00	0.00	2	0	0	0	4	0	0	0	0	0	1	0	0	\$66,960
Estero Park	65.00	0.20	0	2	14	2	0	0	0	2	0	0	0	3	0	\$47,850
Estero High School	n/a	0.00	3	2	0	0	3	6	0	0	8	0	0	0	4	\$192,960
FGCU Pool	2.00	0.00	0	0	0	0	0	0	0	0	0	0	2	0	0	\$0
Gateway Park	31.00	0.45	0	5	0	0	0	0	0	1	0	0	0	0	0	\$0
Hancock Park & Com. Center	19.80	n/a	4	1	0	2	9	1	0	1	5	0	0	0	2	\$837,820
Hunter Park	7.80	0.37	0	1	0	1	0	0	0	2	0	0	0	1	1	\$62,670
J. Colin English Elem School	n/a	0.00	0	0	0	0	0	0	0	0	2	0	0	0	0	\$567,910
Jerry Brooks Park	10.00	0.92	2	0	0	1	6	0	0	0	4	0	0	0	0	\$793,830
Judd Park	22.00	0.32	1	0	0	2	0	0	0	2	4	0	0	0	0	\$83,010
Karl J. Drews Com. Center	3.00	0.50	0	0	2	0	2	0	1	1	0	0	0	0	0	\$506,370
Kelly Road Park/Harlem Heights	47.00	2.94	1	8	0	4	1	0	0	3	0	0	0	0	3	\$1,106,730
Lee Co Sports Cmplx (part)***	30.00	0.00	4	1	0	0	0	0	0	1	0	0	0	0	0	\$0
Lehigh Acres Community Park	20.00	1.25	4	2	0	2	7	0	0	1	2	0	1	0	0	\$1,430,530
Lehigh Acres Middle School	n/a	0.00	0	4	0	0	0	0	0	0	2	0	0	0	2	\$505,710
Lehigh Acres Senior Center	3.00	0.35	0	0	4	0	0	0	0	0	0	0	0	0	0	\$60,280
Lexington Middle School	n/a	0.00	0	1	0	0	0	0	0	0	0	0	0	0	0	\$0
Matlacha Park	7.00	0.56	0	0	0	1	0	0	0	1	0	0	0	0	1	\$368,540
Nalle Grade Community Park	50.00	0.00	0	0	2	0	0	0	0	0	0	0	0	0	0	\$70,980
N. Fort Myers Academy	n/a	0.00	2	1	0	0	0	0	0	0	0	0	0	0	0	\$225,260
North Fort Myers Senior Center	1.45	0.00	0	0	4	1	0	0	0	0	1	2	0	0	0	\$0
North Fort Myers Comm. Park	85.00	2.46	4	3	26	1	10	0	0	2	0	3	0	0	0	\$605,030
North Fort Myers H.S. Pool	n/a	0.00	1	0	0	0	1	0	0	0	0	0	1	0	0	\$19,310
North Community Center Pool	1.60	0.00	0	0	0	0	0	0	0	0	0	0	1	0	0	\$518,370
Olga Center Park	3.00	0.25	0	0	2	1	0	0	0	2	0	0	0	0	1	\$96,830
Phillips Park and Pool	7.19	0.58	2	0	0	2	3	0	1	1	3	0	1	0	0	\$54,030
Pine Island Elem School	n/a	0.00	1	0	0	0	0	0	0	0	0	0	0	0	0	\$22,320



<b>Community Parks</b>	<b>Acres</b>	<b>Parking (ac)</b>	<b>Baseball/Softball</b>	<b>Soccer/Football</b>	<b>Horseshoe/Shuffle*</b>	<b>Picnic Pavilion</b>	<b>Bleachers (4 tier)</b>	<b>Hand/Racquetball</b>	<b>Kiosk</b>	<b>Playground</b>	<b>Tennis</b>	<b>Trail (mi.)</b>	<b>Swimming Pool</b>	<b>Volleyball</b>	<b>Basketball</b>	<b>Insured Buildings**</b>
Riverdale High School	n/a	0.00	3	0	0	0	3	0	0	0	6	0	1	0	0	\$367,470
Rutenburg Park	40.00	2.86	6	1	0	2	14	2	0	1	8	0	0	0	0	\$1,533,300
San Carlos Comm. Ctr & Pool	5.00	0.50	0	0	0	0	0	0	0	0	0	0	1	0	0	\$726,750
San Carlos Elem School	n/a	1.00	2	1	0	0	1	0	0	0	0	0	0	0	0	\$253,240
Sanibel Elem School	n/a	1.00	2	1	0	0	8	0	0	1	4	0	1	0	0	\$0
Schandler Hall Park	8.00	0.51	0	1	1	0	0	0	0	2	2	1	0	1	2	\$646,760
Tanglewood Elem School	n/a	0.00	0	2	0	0	0	0	0	1	0	0	0	0	0	\$150,020
Three Oaks Community Park	43.60	2.49	4	2	0	5	8	2	0	2	8	2	0	2	2	\$1,293,140
Tice Elem School and Pool	n/a	0.00	0	0	0	0	0	0	0	0	2	0	1	0	0	\$393,780
Veterans Park	82.00	1.25	2	0	2	3	6	0	0	2	2	5	0	1	3	\$921,830
Veterans Rec Complex	5.00	1.60	0	1	0	0	0	0	0	0	0	0	0	0	0	\$0
Villas Elem School	n/a	0.00	0	2	0	0	0	0	0	0	0	0	0	0	0	\$3,760
Wa-Ke Hatchee Park & Rec	44.00	2.20	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0
<b>Total:</b>	<b>842.94</b>	<b>29.46</b>	<b>57</b>	<b>52</b>	<b>57</b>	<b>42</b>	<b>107</b>	<b>11</b>	<b>2</b>	<b>38</b>	<b>69</b>	<b>16</b>	<b>11</b>	<b>9</b>	<b>26</b>	<b>\$18,928,110</b>

\* horseshoe/shuffleboard courts category also includes bocce ball courts

\*\* building value from insured value listing and excludes pool and recreation center facilities.

\*\*\* remainder classified as regional park

Source: Lee County Parks and Recreation Department, March 7, 2007, April 10, 2007 and May 8, 2007.

## APPENDIX B: REGIONAL PARKS

**Table 23  
REGIONAL PARK INVENTORY**

Regional Parks	Acres	Parking	Baseball	Soccer/Football	Picnic Pavilion	Bleachers	Brdwlk/Pier/Dock (sf)	Boat Ramp	Campsites	Kiosk	Playground	Seawall (ft.) Trail (Mi.)	Volleyball	Insured Buildings
Bonita Beach Access 1 & 10	2.50	0.00	0	0	5	0	2,000	0	0	0	0	0	0	\$0
Bonita Beach Access 2-9	3.30	1.65	0	0	0	0	0	0	0	0	0	0	0	\$0
Bonita Beach Park	3.00	1.00	0	0	9	0	3,000	0	0	0	1	0	1	\$293,600
Dog Beach Park (part)	3.00	0.00	0	0	0	0	0	0	0	1	0	0	0	\$0
Little Hickory Island Park	2.00	0.50	0	0	0	0	50	0	0	0	0	0	0	\$0
Estero Is. Beach Access–North	1.00	0.00	0	0	0	0	0	0	0	0	0	0	0	\$0
Lynn Hall Memorial Park (part)	3.00	0.56	0	0	3	0	9,500	0	0	1	1	0	0	\$3,720,640
Turner Beach Park	3.00	0.23	0	0	0	0	0	0	0	1	0	80	0	\$44,020
Bowman Beach Park (part)	3.00	0.28	0	0	0	0	0	0	0	0	0	0	0	\$0
Bunche Beach Park (part)	0.60	0.60	0	0	0	0	0	0	0	0	0	0	0	\$0
<b>Subtotal, Gulf Beach Access</b>	<b>24.40</b>	<b>4.82</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>14,550</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>2</b>	<b>80</b>	<b>0</b>	<b>\$4,058,260</b>
Bowman Beach Park	184.00	0.00	0	0	1	0	0	0	0	1	0	0	1	\$123,660
Big Hickory Island Preserve	290.00	0.00	0	0	0	0	0	0	0	0	0	0	0	\$0
Sanibel Causeway Islands	20.00	0.00	0	0	1	0	0	0	0	1	0	0	0	\$0
Hickey Creek Mitigation Park*	720.00	0.50	0	0	1	0	2,960	0	0	0	0	0	5	\$206,420
Lakes Regional Park	287.00	4.83	0	1	17	0	25,200	0	0	3	2	0	3	\$3,301,800
Matanzas Pass Park	59.00	0.03	0	0	0	0	60,000	0	0	0	0	0	2	\$470,120
Nalle Grade Archery Area	25.00	0.00	0	0	2	0	0	0	0	0	0	0	2	\$70,980
San Carlos Bay-Bunche Beach**	13.43	0.00	0	0	0	0	0	0	0	0	0	0	0	\$0
Six Mile Cypress Center	91.00	0.96	0	0	2	0	50,000	0	0	2	0	0	1	\$596,320
<b>Subtotal, Other Regional Parks</b>	<b>1,689.43</b>	<b>6.32</b>	<b>0</b>	<b>1</b>	<b>24</b>	<b>0</b>	<b>138,160</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>2</b>	<b>0</b>	<b>14</b>	<b>\$4,769,300</b>
Boston Red Sox 5-Plex	57.70	1.09	5	0	0	2	0	0	0	0	0	0	0	\$3,143,360
Bowditch Point Park (part)	15.00	0.00	0	0	0	0	0	0	0	0	0	0	0	\$0
City of Palms Stadium	13.00	0.90	2	0	0	1	0	0	0	0	0	0	0	\$15,173,260
Dog Beach Park (part)	25.00	0.00	0	0	0	0	0	0	0	0	0	0	0	\$0
Fisherman’s Cooperative (part)	7.00	0.00	0	0	0	0	0	0	0	0	0	0	0	\$0
Idalia Paddling Center (part)	10.00	0.00	0	0	0	0	0	0	0	0	0	0	0	\$0
Imperial River Boat Ramp (part)	5.00	0.00	0	0	0	0	0	0	0	0	0	0	0	\$0
Lee County Civic Center	97.00	4.50	0	0	0	2	0	0	0	0	0	0	0	\$15,118,870
Lee Co Sports Cmplx (part)***	50.00	11.00	8	0	2	0	0	0	0	2	0	0	0	\$20,547,600
Lynn Hall Memorial Park (part)	2.00	0.00	0	0	0	0	0	0	0	0	0	0	0	\$0
Main Street Parking Lot	0.90	0.70	0	0	0	0	0	0	0	0	0	0	0	\$0
Punta Rassa Boat Ramp (part)	8.00	0.00	0	0	0	0	0	0	0	0	0	0	0	\$0
Royal Palm Park	0.85	0.00	0	0	2	0	900	0	0	0	0	0	0	\$14,100
Shores Nature Trail Park (part)	1.00	0.00	0	0	0	0	0	0	0	0	0	0	0	\$0
Ten Mile Linear Park	62.00	0.00	0	0	5	0	0	1	0	0	0	0	2	\$0
Terry Park	38.00	1.87	4	1	1	0	0	0	0	0	1	0	0	\$7,040,060
<b>Subtotal, Active Parks</b>	<b>392.45</b>	<b>20.06</b>	<b>19</b>	<b>1</b>	<b>10</b>	<b>5</b>	<b>900</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>\$61,037,250</b>

<b>Regional Parks</b>	<b>Acres</b>	<b>Parking</b>	<b>Baseball</b>	<b>Soccer/Football</b>	<b>Picnic Pavilion</b>	<b>Bleachers</b>	<b>Brdwlrk/Pier/Dock (sf)</b>	<b>Boat Ramp</b>	<b>Campsites</b>	<b>Kiosk</b>	<b>Playground</b>	<b>Seawall (ft.)</b>	<b>Trail (Mi.)</b>	<b>Volleyball</b>	<b>Insured Buildings</b>
Barrancas Boat Ramp	2.00	0.80	0	0	0	0	1,000	1	0	0	0	240	0	0	\$667,310
Bowditch Point Park (part)	3.00	0.44	0	0	2	0	9,300	0	0	1	0	0	3	0	\$644,900
Fisherman's Cooperative (part)	3.00	3.00	0	0	0	0	1,450	1	0	0	0	700	0	0	\$0
Matanzas Bridge Pier	0.20	0.10	0	0	0	0	640	0	0	1	0	80	0	0	\$0
Matlacha Boat Ramp and Pier	3.00	0.00	0	0	10	0	4,350	1	0	1	0	225	0	0	\$18,970
North Shore Park Pier	n/a	0.12	0	0	4	0	2,000	0	0	0	0	0	0	0	\$100,010
Punta Rassa Boat Ramp (part)	3.00	0.69	0	0	0	0	2,880	2	0	1	0	300	0	0	\$1,651,540
Tropical Point Park	0.20	0.00	0	0	1	0	0	0	0	0	0	0	0	0	\$0
<b>Subtotal, Bay/Canal Access</b>	<b>14.40</b>	<b>5.15</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>21,620</b>	<b>5</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>1,545</b>	<b>3</b>	<b>0</b>	<b>\$3,082,730</b>
Alva Boat Ramp	1.35	0.26	0	0	1	0	315	1	0	1	0	140	0	0	\$442,640
Caloosahatchee Park (leased)	n/a	0.74	0	0	3	0	3,700	0	30	1	0	0	5	0	\$626,920
Davis Blvd Boat Ramp	1.00	0.15	0	0	0	0	0	1	0	1	0	280	0	0	\$406,950
Idalia Paddling Center (part)	3.00	0.00	0	0	0	0	0	0	0	0	0	0	0	0	\$0
Imperial River Boat Ramp (part)	3.00	0.62	0	0	0	0	3,900	1	0	1	0	90	1	0	\$2,043,750
Judd Park Boat Ramp	n/a	0.00	0	0	0	0	0	1	0	0	0	0	0	0	\$0
Manatee Park (leased)	n/a	0.48	0	0	4	0	2,600	0	0	3	2	0	2	0	\$527,490
Orange River Kayak Launch	2.39	0.00	0	0	0	0	0	0	0	0	0	0	0	0	\$0
Shores Nature Trail Park (part)	3.00	0.18	0	0	0	0	1,300	0	0	0	1	0	0	0	\$0
<b>Subtotal, Inland Water Access</b>	<b>13.74</b>	<b>2.43</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>11,815</b>	<b>4</b>	<b>30</b>	<b>7</b>	<b>3</b>	<b>510</b>	<b>8</b>	<b>0</b>	<b>\$4,047,750</b>
<b>Total, Regional Parks</b>	<b>2,134.42</b>	<b>38.78</b>	<b>19</b>	<b>2</b>	<b>76</b>	<b>5</b>	<b>187,045</b>	<b>10</b>	<b>30</b>	<b>23</b>	<b>8</b>	<b>2,135</b>	<b>27</b>	<b>4</b>	<b>\$76,995,290</b>

\* not including additional 300 acres purchased with 2020 Conservation funds

\*\* not including approximately 716 acres purchased with 2020 Conservation funds and 0.60 acre allocated to beach park category

\*\*\* remainder classified as community park

Source: Lee County Parks and Recreation Department, March 7, 2007, April 10, 2007 and May 8, 2007.