

August 9, 2016  
Savannah Center

# Amenity Authority Committee Workshop

# BACKGROUND

- During discussions pertaining to requests for an enclosed pool, some members of the AAC indicated it would be beneficial to identify available land for additional amenities.
- VCDD 4 is expanding by 300 units and in addition to the two Neighborhood Recreation Centers, residents in VCDD4 requested additional facilities to accommodate the impact of the 300 units.
- Property on CR42 was suggested as an option and an appraisal was conducted along with costs to develop property as suggested: Executive Course, Recreation Center, outdoor recreation activities.

# BACKGROUND

- Workshop with AAC was held to discuss the current usage of indoor and outdoor recreation facilities.
- The following slides are provided, not to be discussed again today, but rather as factual reference material pertaining to numbers and usage of facilities

# Recreation Facilities

## 58,923 Rooftops

<b>Current (Including CDD 4 and Fruitland Park)</b>	<b>Applying Ratios/ Newspaper Article</b>
<b>36</b> Executive Golf Courses	1 Course/1600 Homes= <b>36</b>
<b>10</b> Regional Recreation Centers	1 Regional Center/6222 Homes= <b>9</b>
<b>25</b> Village Recreation Centers (including Moyer)	1 Village Center/2453 Homes= <b>24</b>
<b>50</b> Neighborhood Recreation Centers (includes Pine Hills and 2 in Marion)	1 Neighborhood Center/950 Homes= <b>62</b>
<b>83</b> Pools	1 Pool/811 Homes= <b>72</b>

# Indoor Facilities North

## Utilization March 2015 & March 2016 Comparison

### INDOOR FACILITIES NORTH – UTILIZATION March 2015 & March 2016 Comparison

Center Name	2015 Usage	2016 Usage	2015 Hours Operation*	2016 Hours Operation*	2015 Hours Used	2016 Hours Used	2015 Hours Available	2016 Hours Available
PARADISE	42%	49%	3,720	3,720	1,576	1,816	2,144	1,904
Silverlake	56%	57%	1,395	1,395	785	796	610	599
Southside	30%	25%	465	465	139	116	326	349
LA HACIENDA	60%	61%	1,860	1,860	1,122	1,131	738	729
Chula Vista	58%	59%	1,860	1,860	1,077	1,101	783	759
Tierra Del Sol (5/15)	NA	47%	NA	1,395	NA	649	NA	746
SAVANNAH	42%	53%	2,325	2,325	968	1,239	1,357	1,086
El Santiago (12/15)	46%	40%	930	2,790	424	1,125	506	1,665
Saddlebrook	66%	65%	1,395	1,395	924	909	471	486
MULBERRY	38%	45%	3,255	3,255	1,228	1,455	2,027	1,800
Chatham	58%	63%	1,395	1,395	813	875	582	520
<b>Total Hours</b>			<b>18,600</b>	<b>21,855</b>	<b>9,056</b>	<b>11,212</b>	<b>9,544</b>	<b>10,643</b>
Average Per year	49.6%	51.3%	1,860	1,987	906	1,019	954	968
Average 2 year	50.5%		1,923		962		961	

# Outdoor Facilities North

## Utilization March 2015 & March 2016 Comparison

### PICKLEBALL FACILITIES NORTH – UTILIZATION March 2015 & March 2016 Comparison

Center Name	2015 Usage	2016 Usage	2015 Hours Operation*	2016 Hours Operation*	2015 Hours Used	2016 Hours Used	2015 Hours Available	2016 Hours Available
PARADISE Silverlake Southside	16%	16%	341	341	56	56	285	285
LA HACIENDA Chula Vista	23%	23%	341	341	80	80	261	261
Tierra Del Sol (5/15)	30%	30%	341	341	104	104	237	237
SAVANNAH El Santiago (12/15)	28%	28%	341	341	96	96	245	245
Saddlebrook	35%	35%	341	341	120	120	221	221
MULBERRY Chatham	45%	45%	341	341	152	152	189	189
Total Hours			2,046	2,046	608	608	1,438	1,438
Average Per year	29.7%	29.7%	341	341	101	101	240	240
Average 2 year	29.7%		341		101		240	

# Executive Golf

## Tee Time Utilization

### Executive Golf Course Annual Tee Time Utilization Report 05-01-2015 to 04-30-2016

Available:	3,806,824
Not Available/Closed:	383,304
Tee Times Used:	2,051,553
Tee Times Not Used:	1,371,967

% of AVAILABLE TEE TIMES NOT USED: 44%

# DIRECTION FROM AAC

- Explore Additional Property Availability
- Leave the 40 Acres on the drawing board



# Location

- Land located adjacent to the Rio Grande Neighborhood Recreation Center
- Often referred to as the Rio Grande Dog Park as the fence to the private property has been removed and residents currently have placed some personal lawn chairs on the property and use it as a dog park.

# Recreational Use of Property

- As identified during the previous AAC workshop and during AAC meetings over the past few years, the demand by residents has “moved outside” and the continued requests we receive are not for recreation buildings but rather for outside recreation venues.
- As always, any decisions about which specific facilities would be provided rests with the AAC after input from residents.

# Recreational Use of Property

- The list of facilities identified for the CR42 property was based on previous input and comments from residents and AAC members: understanding design and development would be the result of collaboration with residents, input from staff and a final decision which would rest with the AAC.

# Recreational Use of Property

- Following the same framework used for the CR42 property, minus a Recreation Center, a “CONCEPTUAL” plan to estimate the acreage needed was developed which includes but would not be limited to:
  - Regulation Croquet Courts
  - Petanque Courts
  - Pitch and Putt Course
  - Platform Tennis Court
  - Pavilion
  - Recreation Walking Trail

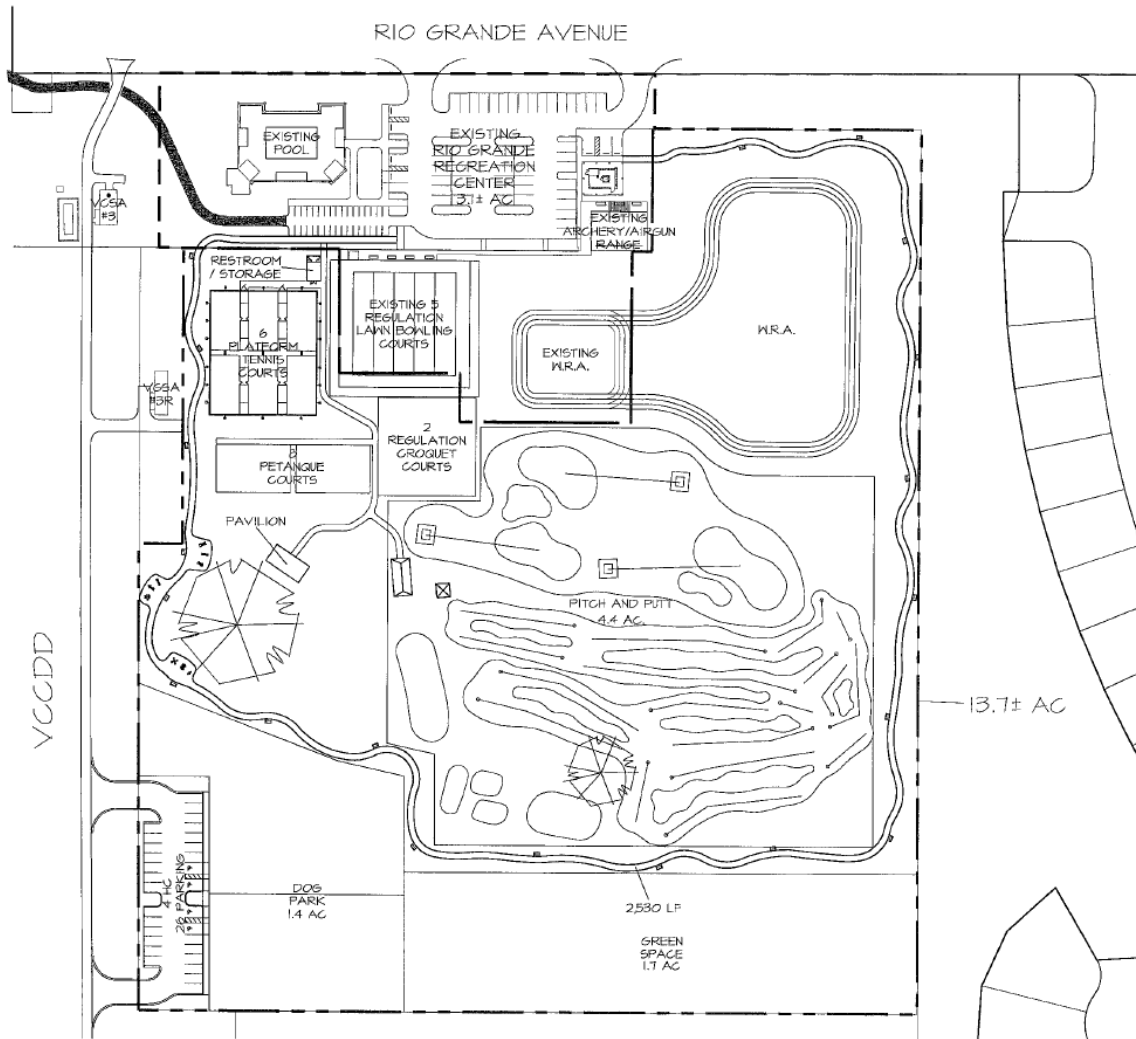
# Land Size

- The Land needed to accomplish these recreation activities is approximately 14 acres.
- The following slide depicts the property needed to accomplish the CONCEPTUAL plan.

# Land



# Conceptual Plan



Rio Grande Recreation  
Center Addition  
Concept Plan  
JULY 14, 2016



# Ownership

- Property located on the previous slide is located within both Lady Lake and Lake County
- There are 120 parcels owned by The Villages and those parcels, located in both Lady Lake and Lake County, account for approximately 8.5 acres.
- There are 43 parcels owned by eleven (11) property owners not associated with The Villages which account for approximately 3 acres.
- The ability to vacate existing roadways will add 3 acres at no additional expense.



# Land Cost

- The Villages has advised it is willing to sell the property owned by them at the Property Appraiser's value which is approximately 90% of actual value.
- The 120 parcels account for 8.5 acres and based on a review of the Property Appraiser's records, the cost for The Villages portion of the property is estimated at \$103,700 or about \$12,200 per acre.

# Cost – Quick Take

- There are 43 parcels owned by eleven (11) property owners not associated with The Villages which account for approximately 3 acres.
- To secure those properties, due to numerous reasons, the most expedient and efficient way to acquire the property would be through what is called a “Quick Take”.

# Development Cost

- The estimated cost for development of the conceptual plan:

Category	Cost
Professional Services	<b>\$112,000</b>
Site Work	<b>\$265,000</b>
Construction	<b>\$988,199</b>
Landscape/Irrigation	<b>\$1,653,731</b>
FFE	<b>\$44,500</b>
<b>TOTAL</b>	<b>\$3,063,430</b>

# Quick Take Process

- Planning & Pre-notice activities
  - Identification of parcels and owners
  - Pursuing and securing necessary approvals
  - Survey
  - Appraisal
  - Approximately 2 months (subject to timing of other governmental requirements)
- Evaluating costs, benefits, impacts and alternatives

# Quick Take Process

- Resolution and notice to owners
  - Board finding that acquiring property is necessary for public purpose and use
  - Owners served with detailed notice and a good faith offer for District to purchase – 30 day response time
  - During response period- negotiate with owners where possible and preparation of eminent domain petition

# Quick Take Process

- Initial stages of eminent domain action
  - Preparation of good faith estimate (appraisal)
  - File petition and serve owners: advertise
  - Period for owners to file return is about 60 days
  - Order of taking hearing- condemning authority takes title upon payment of deposit (good faith estimate)
  - Proceedings to determine amount of compensation after order of taking

# Opportunities & Challenges

## ■ Opportunities

- Requests by residents have been for outdoor facilities and the Rio Grande property provides adequate land
- Existing infrastructure
- Staff support which currently provides coverage for this area
- Current use of private property as a dog park could end at any time and no longer be available for residents

# Opportunities & Challenges

- Challenges
  - Perceived problem that traffic will be problematic



# CR42 Property

- Owner of CR42 property has advised he is willing to sell the back half of the property (20 acres) for \$1,500,000. (He did not suggest or offer a price for the more expensive commercial property along CR42.)
- Access to the back property will need legal research and review to determine if there is an opportunity to do so.

# Opportunities & Challenges

- Opportunities

- Additional land adjacent to CDD<sub>4</sub>
- Staffing available from regional recreation Center if outdoor facilities

# Opportunities & Challenges

## ■ Challenges

- Access to the property
- Cost of Purchase
- No existing infrastructure
- Accessibility is through Mulberry Shopping Center for residents who are not in new villa units

# Discussion and Direction

- Board Discussion and Questions
- Direction to Staff or Legal