

AMENITY AUTHORITY COMMITTEE

Budget Workshop

May 18, 2016

AMENITY SERVICES TO VILLAGERS

- Ten Years ago the services provided to Villagers were identified as North of C.R.466 and South of C.R.466.
- Community Watch, Recreation, Property Management and Finance Departments were separated not only through utilization of personnel but also equipment and operations.

North VS. South

- Staff and our elected officials have worked very hard to encourage, and residents appreciate, what is reality: The Villages is one community of residents – regardless of whether one lives north or south of C.R. 466, east or west of U.S. 441 or whether you bought in a District adjacent to C.R.42 or S.R.44 – there are a myriad of recreation facilities and programs available.

Amenity Authority Committee (AAC)

- The AAC is charged with operational control over Amenity Facilities and Services located within the Village Community Development District service area: north of C.R.466.
- The AAC is charged with continuing to provide a seamless community, all policies, procedures, fees and services relating to Amenity Fees and Amenity Services provided to residents are the same as those provided by Sumter Landing Community Development District

Recreation Facilities History

- Recreation Facility History has been one of evolution and responsiveness to needs of residents
 - From Paradise to the Rohan Recreation Center
 - From Tennis Courts to Pickleball Courts to Petanque to Platform Tennis
 - From structured activity centers to the addition of Leisure Parks
 - From dogs on leashes to Dog Parks

Villages Amenity Rooftops

Total Homes Upon Completion Districts 1-11, LL/LC

▪District #1	3,420
▪District #2	3,668
▪District #3	3,762
▪District #4	5,132
▪District #4 Expansion	300
▪District #5	6,399
▪District #6	6,697
▪District #7	4,765
▪District #8	5,193
▪District #9	5,376
▪District #10	6,639
▪District #11	2,055
▪Lake County	5,807
▪TOTAL	58,923

ALF and ILF Facilities

■ Freedom Point	240
■ Amenity Authority	310
■ Villages of Lake Sumter	190
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■ Total	740

- Utilization of District facilities is substantially less for these residents
- ILFs and ALFs have amenities within their facilities
- Have not included ALF/ILF Facilities in facility analysis but are included in utilization analysis.

RATIOS – NUMBER - ANALYSIS

- One of the reasons The Villages has succeeded, not just from a development perspective but also from the District government perspective, is that we do not remain stagnant or do it because that is “how we always did it”!
- One can just look at the history of The Villages to know that is true!
- What are the changing needs?

CHANGE in 9 YEARS

- Recently, there was communication provided to residents regarding a letter from Mr. H. G. Morse printed in the Daily Sun in 2007
- In 2007, all recreation facilities were constructed north of C.R.466
- A lot has transpired in in the last 9 years
- A lot has changed in the last 9 years

Newspaper Article

- In the 2007 Daily Sun article, Mr. Morse discussed what The Villages had learned about ratios: Ratios of homes to facilities. These were the ratios identified based on the type of usage and trends experienced at that point in time.
- While the following analysis addresses The Villages community and the ratios envisioned and identified in 2007, it is important to recognize there have been changes to the type and quantity of facilities provided based on changes in resident preferences over the years.

Villages Amenity Facilities

CURRENT Facilities

(including CDD 4 and Fruitland Park expansion):

- **36** Executive Golf Courses
- **10** Regional Recreation Centers
- **25** Village Recreation Centers (including Moyer)
- **50** Neighborhood Recreation Centers
(includes Pine Hills and 2 in Marion County)

Recreation Facilities

58,923 Rooftops

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

Utilization

To determine a need,
it is important to look at utilization

- Indoor Facilities
- Outdoor Facilities
- Golf Course Tee Times

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
Total Hours			18,600	21,855	9,056	11,212	9,544	10,643
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

<u>Center Name</u>	<u>2015 Usage</u>	<u>2016 Usage</u>	<u>2015 Hours Operation*</u>	<u>2016 Hours Operation*</u>	<u>2015 Hours Used</u>	<u>2016 Hours Used</u>	<u>2015 Hours Available</u>	<u>2016 Hours Available</u>
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%

Executive Golf Course

Monthly TEE TIME Utilization Report

Course Description	Month	Year	Total Tee Times Available	Tee Times NOT Available - Course Closed	Tee Times Used	Tee Times NOT Used	Percent Used	Percent NOT Used
ALL COURSES	May	2015	327,300	40,356	164,767	122,177	54%	46%
ALL COURSES	June	2015	316,664	56,768	120,227	139,669	41%	59%
ALL COURSES	July	2015	326,640	69,248	100,938	156,454	37%	63%
ALL COURSES	August	2015	326,716	60,856	111,195	154,665	37%	63%
ALL COURSES	September	2015	314,900	38,684	113,365	162,851	42%	58%
ALL COURSES	October	2015	330,548	50,416	172,717	107,415	58%	42%
ALL COURSES	November	2015	289,004	14,016	199,621	75,367	69%	31%
ALL COURSES	December	2015	296,860	29,212	174,406	93,242	59%	41%
ALL COURSES	January	2016	300,448	120	190,761	109,567	64%	36%
ALL COURSES	February	2016	295,436	7,128	216,043	72,265	73%	27%
ALL COURSES	March	2016	337,028	1,560	252,010	83,458	75%	25%
ALL COURSES	April	2016	345,280	14,940	235,503	94,837	68%	32%

Resident Requests

- Lawn Bowling
- Platform Tennis
- Croquet
- Other

40 Acre Site

Appraisal \$2,830,000

Land Purchase \$ 3,000,000

Due Diligence

Engineer's Report

Golf Course Construction \$ 3,526,015

Estimated (District) Recreation Facility Costs

Village Recreation Center
(Building/FFE/Utilities) \$ 3,700,000

Professional Services Estimate \$ 200,000

TOTAL LAND/INFRASTRUCTURE \$ 10,426,015

40 Acre site

- Unknown Costs
 - Extension of Utilities to site
 - Transportation Improvements
 - Stormwater Construction Requirements
 - Environmental Studies

40 Acre Site

Annual Cost Golf Course Maintenance	\$ 325,000
Annual Cost GMS Operating	\$ 90,805
Annual Cost Operating Village Center	\$ 18,043
Annual Cost Personnel Village Center	\$ 130,179
Annual Cost Maintenance Village Center	\$ 169,404
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Annual Operating Total	\$ 733,431

- 25 Year Projection: \$23,801,952

*operating expenditures increase 3% beginning with FY 17-18

Additional Land

Surrounding Properties

Developer Owned Properties

Rio Grande Postal

RESPONDING TO CHANGES

Continued requests from residents to District Recreation and the AAC have been for outdoor recreation opportunities

Rio grande area property



Additional Land Rio Grande Postal

- Developer has indicated willingness to work with District to identify additional land for outdoor recreation facilities on property adjacent to Rio Grande Postal
- Negotiate and purchase three parcels of land with Developer Land to create an Outdoor Recreation Complex

Outdoor Recreation Center Rio Grande Postal

NEW CONCEPT

- **OUTDOOR RECREATION COMPLEX**
- Recreation Activity Infrastructure Cost
- Minimal Staffing Cost
- Central Building
 - Bathrooms
 - Equipment
 - Shade Structures/Picnic Area

**BOARD DIRECTION
and
DISCUSSION**