



*The Villages*<sup>®</sup>  
Community Development Districts

# Paradise Recreation Complex

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**Established - 1984**

**Major Renovation - 2006**

**Square Footage  
30,000+**

**Acreage - 12.82**

**Homesites - 3,691**

**Resident Population – 7,382**



## AMENITIES



Archery



Basketball



Bocce



Crafts



Dog Park



Family Pool



Gathering  
Rooms



Horseshoes



Kitchen



Parks



Pavilion



Pedestrian  
Path



Pétanque



Pickleball



Shuffleboard



Softball



Tennis



Theater/  
Stage



Assistance  
Lift

## ADDITIONAL SERVICES



Customer  
Service



Automatic  
External  
Defibrillator



Hearing  
Loop  
System



Restrooms



Wireless  
Internet  
(Wi-Fi)



# Paradise Region

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**Silver Lake Recreation Center**

**Southside Recreation Center**

**Hilltop Recreation Area**

**Boone Park**

**Golfview Lake Park**

**Paradise Park w/ Fitness Equipment**

**Schwartz Park**

**Archery Range**

**Paradise Dog Park**

**Knudson Softball Field**

# Paradise Region

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**Horseshoe Pits - 12**

**Bocce Courts - 8**

**Petanque - 6**

**Billiard Tables - 8**

**Shuffleboard - 6**

**Tennis Courts - 4**

**Pools - 3 (2 – Adult / 1 - Family)**

**Executive Golf Courses - 2 (Hill Top/ Silver Lake)**

**Pickleball - 2**

**Picnic/Pavilion - 2**

**Hot Tub**

# Paradise Recreation Complex

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## MAIN BUILDING

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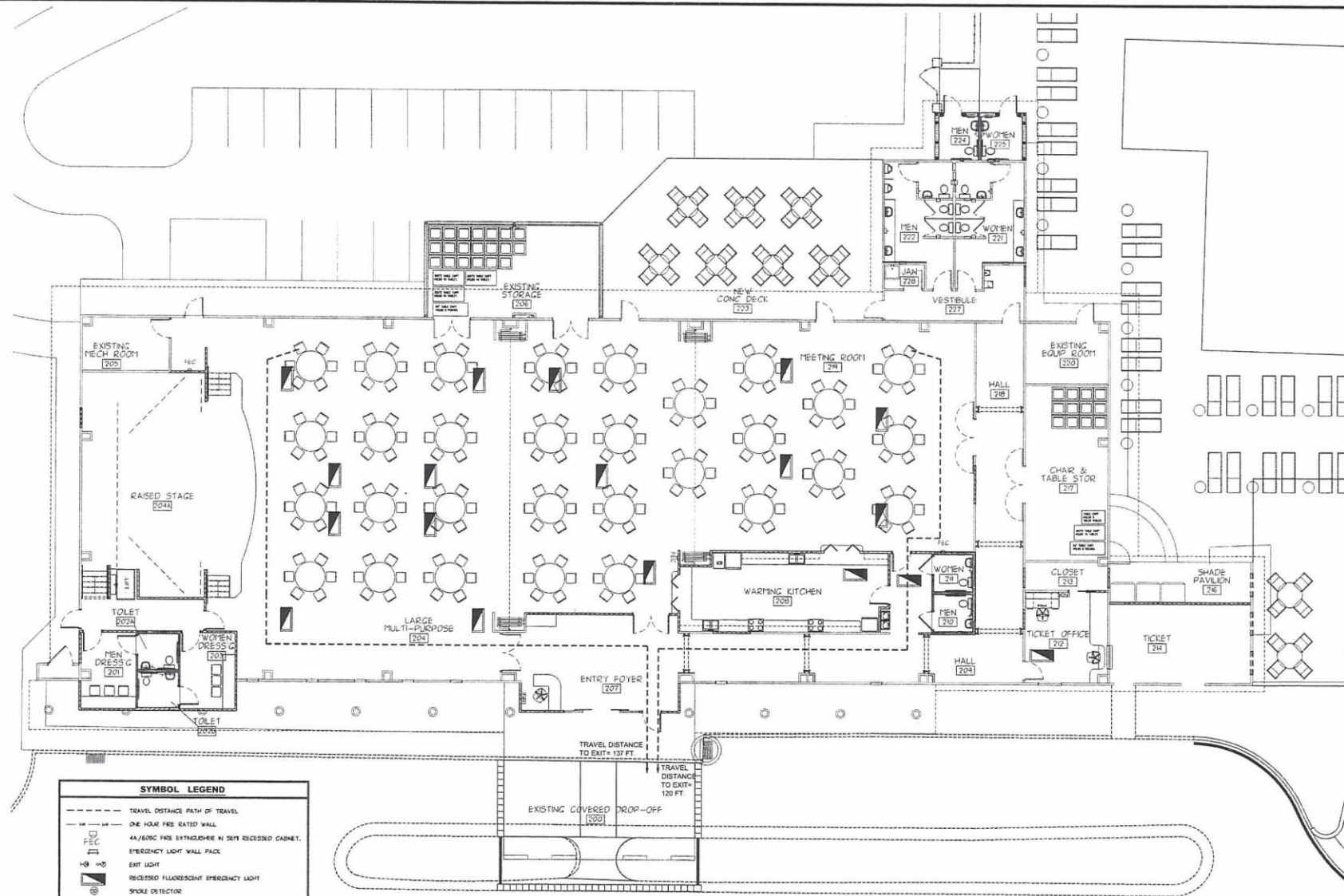
**Theater & Stage**

**Gathering Rooms**

**Kitchen**



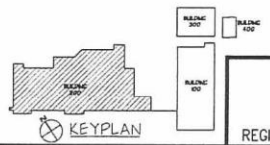
X:\CAD\Aug13\200 - J05234\05 Paradise Center (revised)\L1 LIFE SAFETY PLANS.dwg, 04/02/2005 01:09:00 PM



SYMBOL LEGEND	
---	TRAVEL DISTANCE PATH OF TRAVEL
---	ONE HOUR FIRE RATED WALL
AA/600C	AA/600C FIRE EXTINGUISHER IN SET RECESSED CABINET
□	EMERGENCY LIGHT WALL PACE
○	EXIT LIGHT
□	RECESSED FLUORESCENT EMERGENCY LIGHT
○	SPOKE DETECTOR
○	HORN
○	STROBE
□	PULL STATION
□	FIRE ALARM REMOTE ANNUNCIATOR
□	FIRE ALARM CONTROL PANEL

**BUILDING 200:**  
 TOTAL FLOOR AREA: 62,594 SF.  
 OCCUPANT LOAD:  
 ASSEMBLY AREA: 407 PEOPLE (6.074 / 10)  
 BUSINESS OCCUPANCY: 46 PEOPLE (4.534 / 100)  
 STORAGE: 4 PEOPLE (1.47 / 300)  
 EXIT WIDTH REQUIRED:  
 ASSEMBLY AREA: 407 x 0.2 (LEVEL) = 80 N.  
 BUSINESS OCCUPANCY: 46 x 0.2 (LEVEL) = 9 N.  
 STORAGE: 4 x 0.2 (LEVEL) = 1 N.  
 TOTAL EXIT WIDTH REQUIRED = 90 N.  
 EXIT WIDTH PROVIDED: 216 N.  
 TRAFFIC ALLOWABLE TRAVEL DISTANCE TO EXIT: 300 FT.  
 NUMBER OF EXITS PROVIDED: 6

**LIFE SAFETY FLOOR PLAN BUILDING 200**  
 V08 - T-0



REGISTRATION OF - SHTS

ADDITIONS AND RENOVATIONS for:  
**PARADISE RECREATION CENTER**  
 THE VILLAGES, FLORIDA

PROJ. NO. 04/25 DATE: 03/31/05  
 DRAWN BY: JET (REVISED)  
 CHK'D: EEP, LCA

LICENSE NO. AA0002357  
 PHONE: 352-622-7163  
 FAX: 352-622-6556  
 E-MAIL: ckarich@midsping.com  
 www.ckarchitectllc.com

**CHRISTOFF, KRIETEMEYER & ASSOCIATES, ARCHITECTS P.A.**  
 933 S.E. FORT KING STREET, OCALA, FLORIDA 34471

LSP-1

# Paradise Recreation Complex

**CUSTOMER SERVICE BUILDING**

**Customer Service**

**Arts & Crafts Rooms**

**Gathering Rooms**

**Mark Twain Library**





# Paradise Regional Recreation Complex

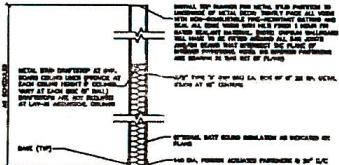
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**Recreation Services** Available  
At **All Regional** Recreation Complexes

**Register For Activities**  
**Purchase Executive Trail Fees**  
**Guest ID Services**  
**Register For The Enrichment  
Academy**

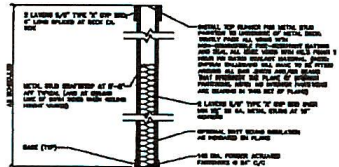




**UL DESIGN NO. U485 (3-5/8" WALL)**  
**UL DESIGN NO. U419 (6" WALL)**  
**INTERIOR FIRE-RATED PARTITION**  
 3/4" x 1/2"

**PRESCRIPTIVES FOR UL DESIGN NO. U419**

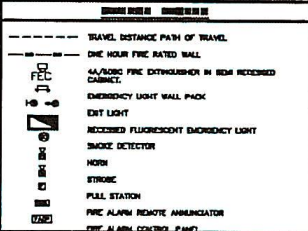
1. **BACK AND LEAKAGE RESISTANCE:** 3/4" x 1/2" Gypsum Board, fastened from finish to stud minimum 16" o.c. spaced, finished from finish to stud minimum 16" o.c. spaced. Finish with gypsum board, with minimum 1/4" lime coat attached to plates and reduce with fasteners at 24" o.c. maximum.
2. **EDGE RESISTANCE:** 3/4" x 1/2" Gypsum Board, fastened from stud to stud minimum 16" o.c. spaced. Finish with gypsum board, with minimum 1/4" lime coat attached to plates and reduce with fasteners at 24" o.c. maximum.
3. **BACK AND LEAKAGE RESISTANCE:** 3/4" x 1/2" Gypsum Board, fastened from finish to stud minimum 16" o.c. spaced, finished from finish to stud minimum 16" o.c. spaced. Finish with gypsum board, with minimum 1/4" lime coat attached to plates and reduce with fasteners at 24" o.c. maximum.
4. **EDGE RESISTANCE:** 3/4" x 1/2" Gypsum Board, fastened from stud to stud minimum 16" o.c. spaced. Finish with gypsum board, with minimum 1/4" lime coat attached to plates and reduce with fasteners at 24" o.c. maximum.
5. **EDGE RESISTANCE:** 3/4" x 1/2" Gypsum Board, fastened from stud to stud minimum 16" o.c. spaced. Finish with gypsum board, with minimum 1/4" lime coat attached to plates and reduce with fasteners at 24" o.c. maximum.
6. **EDGE RESISTANCE:** 3/4" x 1/2" Gypsum Board, fastened from stud to stud minimum 16" o.c. spaced. Finish with gypsum board, with minimum 1/4" lime coat attached to plates and reduce with fasteners at 24" o.c. maximum.



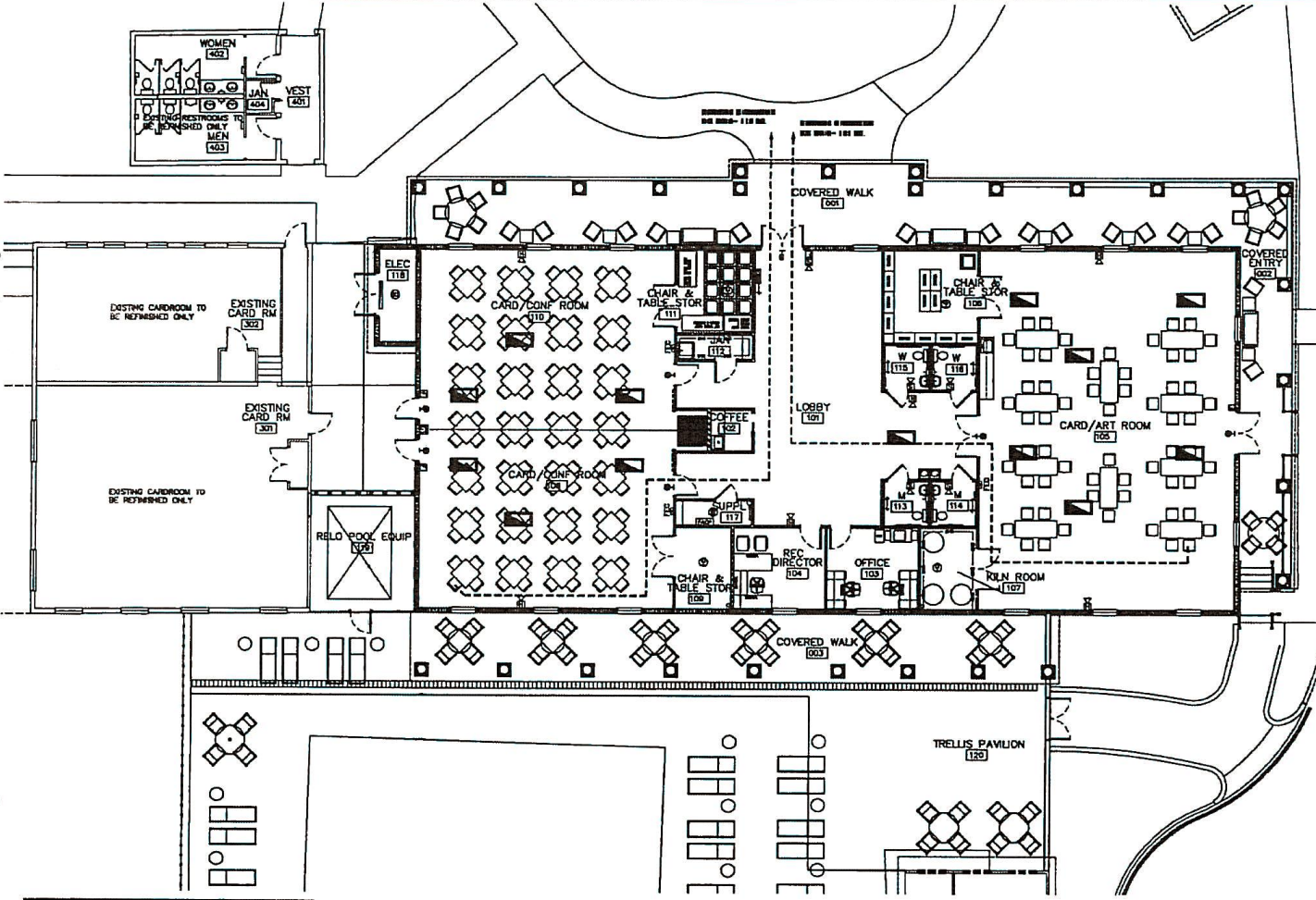
**UL DESIGN NO. U411**  
**INTERIOR FIRE-RATED PARTITION**  
 3/4" x 1/2"

**PRESCRIPTIVES FOR UL DESIGN NO. U411**

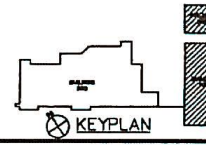
1. **BACK AND LEAKAGE RESISTANCE:** 3/4" x 1/2" Gypsum Board, fastened from finish to stud minimum 16" o.c. spaced, finished from finish to stud minimum 16" o.c. spaced. Finish with gypsum board, with minimum 1/4" lime coat attached to plates and reduce with fasteners at 24" o.c. maximum.
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**BUILDING 100:**  
 TOTAL FLOOR AREA: 6,448 S.F.  
 OCCUPANT LOAD:  
 ASSEMBLY AREA: 200 PEOPLE (CLASS 1)  
 BUSINESS OCCUPANCY: 30 PEOPLE (CLASS 2)  
 STORAGE: 5 PEOPLE (CLASS 3)  
 EXIT WIDTH REQUIRED:  
 ASSEMBLY AREA: 200 x 0.8 (CLASS 1) = 64 W.  
 BUSINESS OCCUPANCY: 30 x 0.2 (CLASS 2) = 6 W.  
 STORAGE: 5 x 0.5 (CLASS 3) = 1 W.  
 TOTAL EXIT WIDTH REQUIRED = 71 W.  
 EXIT WIDTH PROVIDED: 216 W.  
 MAXIMUM ALLOWABLE TRAVEL DISTANCE TO EXIT: 200 FT.  
 NUMBER OF EXITS PROVIDED: 6



**LIFE SAFETY FLOOR PLAN BUILDING 100**  
 1/8" = 1'-0"



**AS BUILTS**  
 07/07/08  
 REGISTRATION OF - SHS

LICENSE NO. AA0002357  
 PHONE 352-622-7163  
 FAX 352-622-0556  
 E-MAIL [info@christoff.com](mailto:info@christoff.com)  
 www.christoff.com

**CHRISTOFF, KRIEEMEYER & ASSOCIATES, ARCHITECTS P.A.**  
 951 S.E. FORT KING STREET, OCALA, FLORIDA 34471

PROJ. NO. 04/25 DATE: 03/31/08  
 DRAWING: 101 REVISED  
 CADD: EXP. LOCK

# Current Floorplan



Main Building

Arts &  
Crafts

Theater/Stage  
Gathering Rooms  
Kitchen

Staffed Office

Customer  
Service

Gathering  
Rooms

Restrooms

Restrooms

Gathering  
Rooms

Library

# Paradise Recreation Complex

## MULTI-BUILDING USE

The current Multi-Building Structure provides multiple inefficiencies to meet recreation center functionality of current operations, property management, and customer service delivery.



# Paradise Recreation Complex

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## DEMOLITION & REBUILD

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### **38+ Year Old Facility**

built in three phases with multi-level/elevation access

### **Past Due for Major Modernization**

### **ADA Compliance**

Renovation would be required to make existing structures ADA Compliant to new building standards, significant SF needed to build ADA compliant ramps and access points, greatly reducing available amenity SF

# Paradise Recreation Complex

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## DEMOLITION & REBUILD

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**Current Facility Not Energy Efficient**  
& Not Efficient Use of Total Square Footage

**Current Facility Broken Into 3 Major Buildings**

Different Elevations Are Very Challenging  
To Renovate and Maximize the Use of Space

# Paradise Recreation Complex

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## DEMOLITION & REBUILD

---

### **Despite Major Renovation**

There would still be an old set of buildings at three elevations requiring a near complete interior gut, roof replacement, ADA compliancy retrofit, new climate control, new electrical, new plumbing, new sanitary and potable water connections.

# Paradise Recreation Complex

## DEMOLITION & REBUILD PRO'S

### **Resident Input**

Availability for residents to provide input and feedback for new facility/amenity opportunities

### **Facility Enhancements**

Replace 38+ year old pool with modern facility and state of the art systems with safety enhancements



# Paradise Recreation Complex

## DEMOLITION & REBUILD PRO'S

### **Brand New Building**

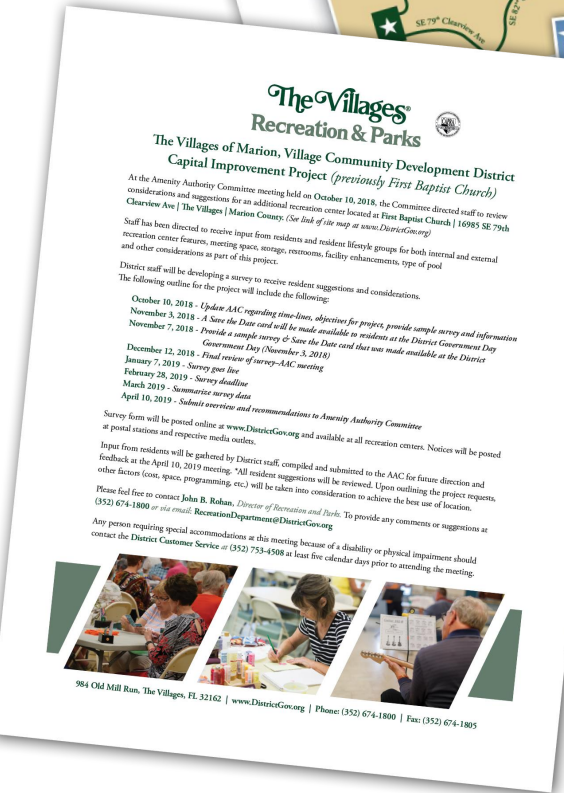
Optimally designed footprint  
to maximize space and square footage

### **State-of-the-Art Facility**

Will deliver a facility on the scale of First Responders Recreation Center  
versus a facelift to a nearly half century old building

# Next Steps

# Timeline



- August 2022** – Receive AAC Direction
- September 2022** - Provide a Save the Date Card & Sample Survey
- October 2022** - Update AAC regarding time-lines, objectives for project, provide sample survey and information: Survey goes live on Oct. 3 - 28
- November 2022** - Completion of Resident Survey
- November 2022 - February 2023** – Architectural Concept Drawings
- February - August 2023** - Detailed Design Development & Review
- August - November 2023** - RFP Creation, Bid Process, Review & Award
- November 2023 - January 2024** - Permitting, Long-Lead Time & Mobilization
- January 2024 - April 2025** - Construction, FF&E & Design, Projected Goal

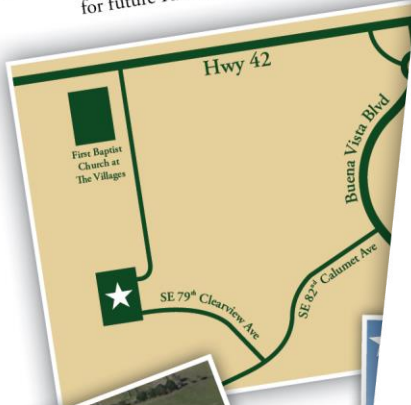


984 Old Mill Run, The Villages, FL 32162 | www.DistrictGov.org | Phone: (352) 674-1800 | Fax: (352) 674-1805

# SAVE the DATE

January 7th

Visit [www.DistrictGov.org](http://www.DistrictGov.org) and fill out the The Villages of Marion, Village Community Development District CAPITAL IMPROVEMENT PROJECT SURVEY for future Recreation Center amenities.



For more information

## The Villages® Recreation & Parks



### The Villages of Marion, Village Community Development District Capital Improvement Project (previously First Baptist Church)

At the Amenity Authority Committee meeting held on October 10, 2018, the Committee directed staff to review considerations and suggestions for an additional recreation center located at First Baptist Church | 16985 SE 79th Clearview Ave | The Villages | Marion County. (See link of site map at [www.DistrictGov.org](http://www.DistrictGov.org))

Staff has been directed to receive input from residents and resident lifestyle groups for both internal and external recreation center features, meeting space, storage, restrooms, facility enhancements, type of pool and other considerations as part of this project.

District staff will be developing a survey to receive resident suggestions and considerations. The following outline for the project will include the following:

- October 10, 2018 - Update AAC regarding time-lines, objectives for project, provide sample survey and information
- November 3, 2018 - A Save the Date card will be made available to residents at the District Government Day
- November 7, 2018 - Provide a sample survey & Save the Date card that was made available at the District Government Day (November 3, 2018)
- December 12, 2018 - Final review of survey-AAC meeting
- January 7, 2019 - Survey goes live
- February 28, 2019 - Survey deadline
- March 2019 - Summarize survey data
- April 10, 2019 - Submit overview and recommendations to Amenity Authority Committee

Survey form will be posted online at [www.DistrictGov.org](http://www.DistrictGov.org) and available at all recreation centers. Notices will be posted at postal stations and respective media outlets.

Input from residents will be gathered by District staff, compiled and submitted to the AAC for future direction and feedback at the April 10, 2019 meeting. \*All resident suggestions will be reviewed. Upon outlining the project requests, other factors (cost, space, programming, etc.) will be taken into consideration to achieve the best use of location.

Please feel free to contact **John B. Rohan**, Director of Recreation and Parks. To provide any comments or suggestions at (352) 674-1800 or via email: [RecreationDepartment@DistrictGov.org](mailto:RecreationDepartment@DistrictGov.org)

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Customer Service at (352) 753-4508 at least five calendar days prior to attending the meeting.



984 Old Mill Run, The Villages, FL 32162 | [www.DistrictGov.org](http://www.DistrictGov.org) | Phone: (352) 674-1800 | Fax: (352) 674-1805

## FORMER FIRST BAPTIST CHURCH / MARION COUNTY FUTURE RECREATION CENTER SURVEY

Thank you for your interest and input regarding the renovation capital improvement project of the recently purchased First Baptist Church | 16985 SE 79th Clearview Ave | The Villages | Marion County.

Rank each item from 1 to 3, with "1" being the least desirable use of the area and "3" being the most desirable use of the area. Staff will compile the information, prepare a summary report and recommendation to the Amenity Authority Committee at their April 10, 2019 meeting.

INSIDE AREA			OUTSIDE AREA			POOL FACILITIES					
	1	2	3		1	2	3		1	2	3
Arts & Crafts Room	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Air Gun Range	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Indoor Pool	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Billiard Room	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Archery Range	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Fenny Resort-style Pool	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Card Room (Pre-set)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Wide deck	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Game Room <i>Retro Arcade</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Basketball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Walk/Roll-in water entrance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Air Hockey	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Bocceball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Bench-seating in water	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Billiard Table	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Corn Toss	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Waterfall	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Bowling Machine	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Lawn Bowling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Jacuzzi Hot Tub	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Darts (traditional and electronic)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Lawn Croquet	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Children's Splash Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
• Foosball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Petanque	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				
• Jukebox	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Pickleball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				
• Karaoke	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Sand Volleyball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				
• Pinball Machine	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Shuffleboard	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				
• Shuffleboard Table	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Children's Playground	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				
Game Room <i>Sport Courts</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Dog Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				
• Badminton	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Dog Pool	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				
• Basketball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Exercise Equipment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				
• Hockey	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Fire Pit	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				
• Volleyball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Golf	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				
Internet Library	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Pitch 'N' Play	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				
Kitchen Area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Putt 'N' Play	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				
Multi-Use Room	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Pavilion/Restrooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				
Puzzle/Reading Room	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	RC Car Track	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				
Snack Bar & Grill	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Tennis	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				
				• Platform	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				
				• Beach	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				
				• Regulation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				
				Walking Fitness Path	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				

Please return completed survey at the public meeting or to any recreation center, recreation administration office, or email [RecreationDepartment@DistrictGov.org](mailto:RecreationDepartment@DistrictGov.org) by February 28, 2019.

Name \_\_\_\_\_ Phone # \_\_\_\_\_  
 Email \_\_\_\_\_ Villages ID # \_\_\_\_\_  
 Address \_\_\_\_\_



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FIRST RESPONDERS RECREATION

7746



MULBERRY GROVE



*The Villages*<sup>®</sup>  
Community Development Districts



# Q&A