

Celebration Parks and Recreation Master Plan 2015–2020



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TECHNOLOGY • EDUCATION • PLACE • HEALTH • COMMUNITY



Five Cornerstones of the Foundation of Celebration

The Celebration Community was formed with the concept of building a better place and a better way to live. In order to draft a blueprint for fulfilling such a vision and oversee its creation, the Walt Disney Company founded The Celebration Company. Utilizing the combined experience of a specialized group of world-renowned city and social planners, as well as the best architects of our time, The Celebration Company conceived five principles that would guide every aspect of the community's creation. Those five guiding principles known as the Celebration Cornerstones consist of...

SENSE OF COMMUNITY

More than anything else, what the residents of Celebration have in common is a shared vision for what life could be, with the ability to become as personally involved as they want in making it happen. This leads to a deep level of interaction between friends and neighbors that provides the very heartbeat of the community. Whether in public spaces, at community events, Town Meetings or simply on a neighbor's front porch, you'll find an unmistakable sense of community and feeling of togetherness throughout Celebration. The memories and bonds of friendship that result are the glue that holds Celebration together, ensuring a bright, long-lasting future.



SENSE OF PLACE

All people have a universal need for stimulating experiences and social interaction. Providing a variety of unique "places" throughout Celebration, where this type of activity would continually occur, was an important Cornerstone behind its creation. "Places" take on many forms at Celebration. A comprehensive master plan provides the foundation for place-making throughout town. Signature buildings designed in some of the world's greatest architectural styles provide timeless character to residential neighborhoods.

FOCUS ON TECHNOLOGY

From the beginning, Celebration has embraced technology as an essential means of connecting people. Today, every resident has access to a Celebration email address and an electronic identification card. To accommodate future advancements, Celebration is prepared to evolve with technology as it changes; helping to ensure that technology will continue to do exactly what it is intended, to bring people together.



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FOCUS ON EDUCATION

Celebration has placed education at the heart of its vision in the belief that lifelong learning provides an essential key to higher quality life. In 1995 education began at The Learning Academy, a public education system recognized by the Florida Department of Education with a 2000-2001 Five Star School Award. Currently educational opportunities include KinderCare, a Montessori School, Stetson University Center at Celebration, Celebration K-8 and Celebration High School.

FOCUS ON HEALTH

Good health is the key to a good life. So, at Celebration, the Cornerstone of Health focuses first on prevention and caring for the whole person – mind, body and spirit. Numerous amenities, parks, and trails encourage people to get out and stay active. A state-of-the-art Florida Hospital facility and comprehensive Fitness Centre located within the community further support Celebration's commitment to health and well-being.



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Introduction

Celebration developers, residents and community leaders decided years ago that the development of parks and trails and the preservation of open space were critical to the quality of life for current residents and for future generations.

To ensure the quality of life through parks and recreation was maintained a series of planning initiatives were conducted. The current planning initiative for Parks and Recreation began in 2010 with a community wide survey of residents to identify recreational needs. This was followed up in 2013 with a town hall stakeholder meeting where residents, civic and service group representatives and community leaders gathered to identify priority needs for the community. This information was compiled into a Master Plan Presentation on February 21, 2014.

To further enforce the importance of development of parks and trails and the preservation of open space, in 2014 residents decided to add an additional assessment known as the Working Capital Reserve Fund to ensure this quality of life vision would continue through the addition of the Civic Corridor and current park improvements.

This summary of results will describe the continuation of Celebration's long range vision and concept of building a better place to live, work and play.



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Inventory of Existing System

Understanding the inventory of Parks is important when beginning the planning process. Below is a list of existing systems within Celebration.

CELEBRATION FLORIDA: NEIGHBORHOOD AND COMMUNITY PARKS



COMMUNITY PARKS PARKS PARCELS WITH RECREATIONAL FACILITIES

1. Celebration Village	Lakeside	631 Sycamore St
2. North Village	The Commons, North Village Pavilion, Meeting Room	215A Celebration Blvd
3. South Village	Spring Park	951 Spring Park St
4. South Village/Spring Lake	Spring Lake	1581 Castile St
5. East Village	East Crescent	820 Oak Shadows Road

NEIGHBORHOOD PARKS PARK PARCELS WITH MINIMAL HARDSCAPE

Celebration Village

6. Founders	Celebration Ave / Campus St / Mulberry Ave
7. Hippodrome	Greenbrier Ave / Iris St / Camelia St
8. Longmeadow	Longmeadow St
9. Savannah Square	Mulberry Ave / Longmeadow St
10. Veranda	Veranda Pl / Camelia St

North Village

11. Eastpark Crescent	Eastpark Crescent / Eastpark Cr
12. Norfolk Place	Norfolk Pl / Norfolk St
13. Reserve Park	Reserve Place and Longview

West Village

14. Canne	Canne Pl / Westpark Dr
15. Greenbrier	Greenbrier Ave / Westpark Dr
16. Nadina	Nadina Pl
17. Trumpet	Trumpet Place

South Village

18. Central Bark	Banks Rose St / Pawstand Rd
19. Downey	Abelia St / Downey Place
20. Croton	Croton Place
21. Waterside	Waterside Drive S of Celebration Blvd

Spring Lake

22. Twin Oaks Mews	Resolute St
23. Grove Mews	Navarre St
24. Eastern Mews	Castile St
25. Pool	Castile St
26. Western Mews	Castile St
27. Playground	Resolute St (W)

Roseville Corner

28. Memorial	Celebration Ave W of Jeater Bend Dr
29. Blaze	Blaze Street / Old Blush Road
30. Damask	Damask Street / Old Blush Road
31. Nash	Nash Dr / Damask St

East Village

32. Aquila Loop	Aquila Loop / Eagle Woods Trail
33. Eastlawn	Eastlawn Dr / Pondview Ct
34. Towhee	Towhee Ct
35. Pondview	Pondview Ct / Pondview Lane
36. Runner Oak	Runner Oak St
37. Greenlawn	Greenlawn St
38. The Greens Rec Area	Oak Shadows Rd / Indigo Rd / Oak Pond Dr
39. Wild Elm	Wild Elm St
40. Sandlace	Morning Glory / Sandlace Court
41. Deerwoods	Deerwoods Rd. / Morning Glory Cir.
42. Oak Pond	Oak Pond Dr / Indigo Dr
43. Roseling	Roseling Place / Oak Shadows Rd
44. Blue Sage	Blue Sage St / Oak Shadows Rd
45. Golden Aster	Golden Aster Ct / Oak Shadows Rd
46. Rosemary	Rosemary Way / Indigo Dr
47. Penny Royal	Penny Royal St / Oak Shadows Rd

Artisan Park

48. Lutyens	Lutyens Ln / Celebration Ave
49. Ashbee	Ashbee Ln / Celebration Ave
50. Greene	Greene Sq / Wilde Dr
51. Oscar	Oscar Sq / Wilde Dr
52. Moasic E	Moasic Dr E
53. Moasic W	Moasic Dr W
54. Craftsman	Craftsman Ave / Wilde Dr / Moasic Dr
55. Bocci	Craftsman Ave / Moasic Dr / Tapestry Dr
56. Tapestry E	Tapestry Dr E
57. Tapestry W	Tapestry Dr W
58. Amphitheater	Tapestry Dr / Stickley Ave

BUILDINGS WITH GROUNDS ARTISAN PARK SERVICE AREA COMMITTEE STRUCTURE

A. Artisan Park	Artisan Club	1343 Celebration Ave
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BUILDINGS WITH GROUNDS CROA STRUCTURES AND PARCELS

B. West Village	Administration, 851 Meeting Rooms	851 Celebration Ave
C. South Village	Heritage Hall	951 Spring Park St
D. Roseville Corner	Maintenance	1251A Celebration Ave
E. Watertower Place	Watertower	Blake Blvd

CIVIC CORRIDOR



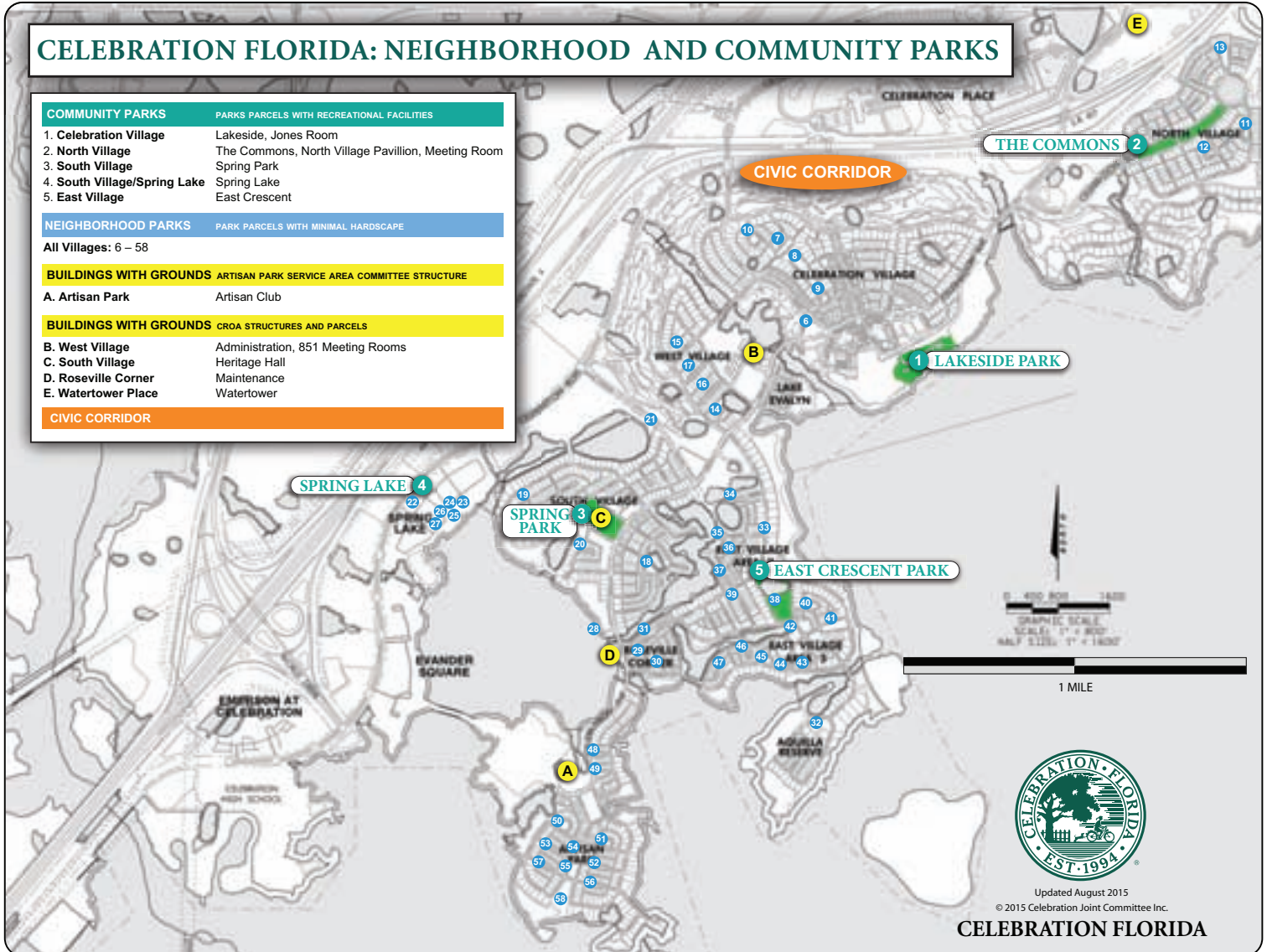
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Inventory of Existing System

Below is a map of existing systems within Celebration.



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Quick Facts

People QuickFacts	Celebration CDP	Florida
① Population, 2014 estimate	X	19,893,297
① Population, 2013 estimate	X	19,600,311
① Population, 2010 (April 1) estimates base	X	18,804,623
① Population, percent change - April 1, 2010 to July 1, 2014	X	5.8%
① Population, percent change - April 1, 2010 to July 1, 2013	X	4.2%
① Population, 2010	7,427	18,801,310
① Persons under 5 years, percent, 2010	5.4%	5.7%
① Persons under 18 years, percent, 2010	25.6%	21.3%
① Persons 65 years and over, percent, 2010	9.2%	17.3%
① Female persons, percent, 2010	52.4%	51.1%

① White alone, percent, 2010 (a)	91.0%	75.0%
① Black or African American alone, percent, 2010 (a)	1.5%	16.0%
① American Indian and Alaska Native alone, percent, 2010 (a)	0.2%	0.4%
① Asian alone, percent, 2010 (a)	3.2%	2.4%
① Native Hawaiian and Other Pacific Islander alone, percent, 2010 (a)	Z	0.1%
① Two or More Races, percent, 2010	2.2%	2.5%
① Hispanic or Latino, percent, 2010 (b)	11.2%	22.5%
① White alone, not Hispanic or Latino, percent, 2010	81.9%	57.9%

① Living in same house 1 year & over, percent, 2009-2013	84.3%	83.7%
① Foreign born persons, percent, 2009-2013	16.9%	19.4%
① Language other than English spoken at home, pct age 5+, 2009-2013	15.0%	27.4%



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Quick Facts

People QuickFacts	Celebration CDP	Florida
High school graduate or higher, percent of persons age 25+, 2009-2013	97.4%	86.1%
Bachelor's degree or higher, percent of persons age 25+, 2009-2013	64.1%	26.4%
Veterans, 2009-2013	379	1,569,406
Mean travel time to work (minutes), workers age 16+, 2009-2013	24.3	25.9
Housing units, 2010	4,086	8,989,580
Homeownership rate, 2009-2013	68.3%	67.1%
Housing units in multi-unit structures, percent, 2009-2013	42.6%	30.1%
Median value of owner-occupied housing units, 2009-2013	\$379,700	\$160,200
Households, 2009-2013	2,729	7,158,980
Persons per household, 2009-2013	2.64	2.61
Per capita money income in past 12 months (2013 dollars), 2009-2013	\$42,682	\$26,236
Median household income, 2009-2013	\$79,636	\$46,956
Persons below poverty level, percent, 2009-2013	4.5%	16.3%
Geography QuickFacts	Celebration CDP	Florida
Land area in square miles, 2010	10.54	53,624.76
Persons per square mile, 2010	704.9	350.6
FIPS Code	11285	12
Counties	Osceola County	



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Community Survey

In 2010 the residents in Celebration had an opportunity to participate in an online survey to obtain feedback on current and potential new recreational opportunities. The Parks and Recreation and Communications Committee put the survey together based on criteria given by the Celebration Residential Owners' Association Board of Directors. The results of the survey were compiled by Dorie Moyer, Parks and Recreation Committee and reviewed at a task force meeting in January 2010. The results of the survey are listed below.



- **Dog Park – 16.5%**
- **Courts and Fields
(New fields and Expansion of existing fields) – 9.6%**
- **Indoor Multi Use Facility – 7.9%**
- **Outdoor Fitness Facilities
(Tracks, Trails, Exercise Stations) – 7.8%**
- **More Park Amenities
(Benches, Water Fountains, Trash Cans, Picnic Table, BBQ Grills, Restrooms, etc.) – 6.9%**
- **Tennis (More Courts, Improved Facilities, Light Courts) – 6.5%**

A dog park in Celebration is the single most requested amenity, with 16.5% of all respondents mentioning the need for a dog park. Of those requesting a dog park, 81.0% are dog owners and 19.0% are not. Among dog owners as a whole, 36.4% would like to have a dog park. Only 1.1% of the total respondents do not want to see a dog park built.

Overall the largest numbers of comments were about sports, with 37.2% of respondents making some sports related comment. Within the sports comments, additional courts and fields, and indoor multi-use recreational facility, and additional outdoor fitness facilities received the most comments. Tennis at 6.5% is only individual sport with more than 1-2% of residents requesting additional or improved facilities.

Seventeen percent (16.7%) would like to see improvements to existing parks and facilities. The most common request are for additional shade at playgrounds, pools and parks (4.0%), additional amenities in our parks (6.9%).



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Stakeholder Meeting

On September 28, 2013 and October 11, 2013 Geoffrey Mouen, Geoffrey Mouen Architect, LLC conducted a stakeholder planning meeting with the Celebration Residential Owners' Association Board of Directors, Civic and Service Groups, and other interested residents. During this meeting these groups were asked to provide feedback and place a green dot on items that they wanted or provide a YES, a yellow dot on items they were neutral and a red dot for items they did not want or a NO.

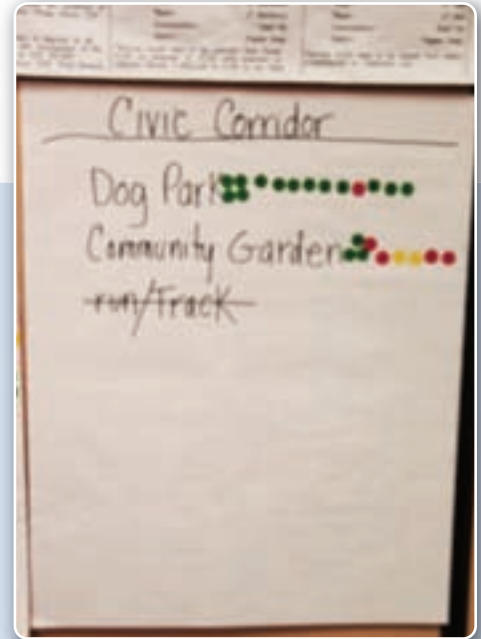
Below are the results from the town hall stakeholder meeting.

Green: YES,

Yellow: Neutral

Red: NO.

- Dog Park – 50 green, 8 yellow, 14 red
- Baseball Fields – 32 green, 11 yellow, 6 red
- Restrooms – 29 green, 4 yellow, 4 red
- Indoor Multi Use Facility – 26 green, 13 yellow, 7 red
- Pavilions – 26 green, 14 yellow, 17 red
- Tennis (More Courts, Improved Facilities, Light Courts) – 24 green, 1 yellow, 1 red
- Water Park and Swimming Pools (Splash Park, Larger/Better Pools, Heated Pools, Jacuzzis) – 23 green, 13 yellow, 6 red
- Multi-Purpose Athletic Fields – 22 green, 8 yellow, 6 red
- More Parking (Parking Structure, Lot) – 21 green, 9 yellow, 4 red
- Outdoor Fitness Facilities (Tracks, Trails, Exercise Stations) – 17 green, 3 yellow, 2 red
- Playgrounds – 16 green, 6 yellow, 17 red
- Improve Maintenance (Grounds, Landscaping, Thin Scrub) – 14 green, 5 yellow, 1 red
- Community Meeting Spaces (Expand Jones Room, Senior Center) – 13 green, 5 yellow, 10 red
- Improve Amphitheater – 13 green, 1 yellow, 2 red
- New Town Hall and Meeting Facilities – 12 green, 8 yellow, 15 red
- Skate Park – 9 green, 1 yellow, 6 red
- Bike Lanes – 8 green, 3 yellow, 4 red
- BBQ Grills – 8 green, 1 yellow, 2 red
- Benches – 7 Green
- Picnic Tables – 6 green, 3 reds
- Community Garden – 3 green, 2 yellow, 4 red



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Park Typology

A common way to make a system of complex network of facilities easier to understand is to develop a park typology which classifies a system's parks into descriptive categories. As part of the Recreation Master Plan Task Force the group was tasked with reviewing the types of facilities consisting of: Neighborhood Parks (Mews, Conservation and Garden), Community Parks, Trails and Greenways and Signature Parks. The Master Plan Task Force then asked management to post the types listed below on line for resident feedback. Below are the Facility Types as identified along with the core experience, potential facilities at these parks potential use, common size of those park types, access mode to the parks and level of service. Level of service describes how far you would need to go to get to a park.

Facility Type	Core Experience	Potential Facilities	Potential Use	Size	Access Mode	Level of Service
Neighborhood Park	Walkable, close-to-home, open use recreation	Benches, pavilion, paths, open green space, playgrounds	Open field, limited scheduled programming, one or more amenities which are more "passive" or "casual" by nature, pavilions reserved by residents	Less than 5 acres	Walk, bike	.5 mile
Sub Categories of Neighborhood Parks						
Mews	Open grass areas	Limited pavement, structures or seating if any	"Passive" or "Casual"	Less than 1 acre	Walk, bike	.5 mile
Conservation	Protected land, left in its natural state	Boardwalks, trails	"Passive" or "Casual"	Varies	Walk, bike	.5 mile
Garden	Open use	Fountains, art, conservation	"Passive" or "Casual"	Less than 1 acre	Walk, bike	.5 mile
Community Park	Mixed uses, team/league sports, something for everyone, open use not far from home	Pools, sports facilities, ball fields, restrooms, exercise paths, open spaces, playgrounds, trails, parking	Balance between "passive" or "casual" amenities with "active" amenities, community meetings, scheduled programming	Up to 20 acres	Walk, bike, drive	1 miles
Trails and Greenways	Interconnected walking, biking, skating, jogging	Paved or unpaved multi-purpose use trails	Mostly open recreational usage, limited scheduled programming	Varies	Walk, bike	5 miles
Signature Facilities	Specialized recreation use	Dog Park, Community Center, Gymnasium	Scheduled programming	Varies	Walk, bike, drive	15 miles



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Park Typology

Village	Park Name	Type	Features
North	Reserve Park	Neighborhood/Garden	Chairs, natural area
	North Village Commons	Community	Athletic fields, meeting room, pool, playground, volleyball cts, benches
	Eastpark Crescent	Neighborhood/Mew	Benches, open grass area
	Norfolk Place	Neighborhood/Mew	Benches, open grass area
	North Village Buffer	Neighborhood/Mew	Athletic fields, pavilion
Central	Savannah Square	Neighborhood/Garden	Fountain benches
	Longmeadow Park	Neighborhood	Playground, pergola, open grass area
	Hippodrome Park	Neighborhood	Open grass area, artwork, fountain, pergola, benches
	Founders Park	Neighborhood	Benches, flag pole, memorial, open grass area
	Veranda Park	Neighborhood/Garden	Benches, chair, open grass area
	Lakeside Park	Community	Tennis courts, Jones room, playground, pool, snack bar, shade games, open grass area, petanque cts, basketball, pavilion
	Market Square	Neighborhood/Garden	Fountain, trees
West	Greenbrier	Neighborhood/Mew	Benches, open grass area
	Trumpet	Neighborhood/Garden	Benches, pergola
	Nadina	Neighborhood/Mew	Trees in grass area
	Canoe	Neighborhood/Mew	Bench, grass area, pergola
	K-8 Fields	Community (Partnership w/Osceola County Schools)	851 Building, activity room, meeting room, ball fields, athletic fields, open grass areas, tennis courts, indoor gymnasium
South	Central Bark	Neighborhood	Benches, swing, open grass area, birdhouse
	Downey	Neighborhood	Fountain, pergola, open grass area
	Croton	Neighborhood/Mew	Open grass area, benches
	Waterside	Neighborhood	Open grass area, benches
	Pier on Spring Park Loop	Neighborhood/Mew	Lake
	Spring Park	Community	Heritage hall, BBQ, playground, open grass areas, pool



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Park Typology

East	Aquila Loop	Neighborhood	Large open grass area, pavilion benches	
	East Lawn	Neighborhood	Pergola, small open grass area	
	Wild Elm	Neighborhood/Mew	Median, small grass area with trees	
	Greenlawn	Neighborhood/Conservation	Small grass area, benches	
	Towhee	Neighborhood/Garden	Trees in grass area	
	Crescent Park	Community Park	Pool, playground, open grass area	
	East Village Green	Community Park	Pavilion, open grass area, ball field area	
	Sandface	Neighborhood/Mew	Open grass area, chair	
	Deerwoods	Neighborhood/Garden/Mew	Open grass area, benches	
	Firethorn Park	Neighborhood/Garden	Small grass area	
	Golden Aster	Neighborhood/Mew	Open grass area, benches	
	Blue Sage	Neighborhood/Garden	Small grass area, picnic table, bench	
	Penny Royal	Neighborhood/Mew	Open grass area, benches	
	Roseling	Neighborhood/Garden	Benches, trees, sidewalk	
	Pondview	Neighborhood/Mew	Chairs, garden, open grass area	
	Runner Oak	Neighborhood/Mew	Small grass area, trees, benches	
	Oak Pond	Neighborhood/Mew	Small grass area, benches	
	Rosemary	Neighborhood/Mew	Open grass area, bench	
	Artisan	Lutyens	Neighborhood/Garden	Chairs, strip of grass
		Ashbee	Neighborhood/Mew	Art, open grass area, fountain
Greene		Neighborhood/Garden	Benches, pergola, garden	
Oscar		Neighborhood/Mew	Open grass area, benches	
Moasic East		Neighborhood/Mew	Chairs, open grass area, artwork	
Moasic West		Neighborhood/Mew	Open grass area, artwork, chairs, trees	
Bocce		Neighborhood	Bocce Ball	
Tapestry East		Neighborhood/Mew	Open grass area	
Tapestry West		Neighborhood/Mew	Open grass area, bench, trees	
Amphitheater		Neighborhood/Signature	Amphitheater, open grass area	
Olmstead		Neighborhood/Mew	Open grass area, benches	
Wright		Neighborhood/Mew	Open grass area, benches	
Artisan Club		Community (Artisan Service Area)	Fitness center, club café, room rental, grill, pool, hot tub, outdoor kitchen, lawn, open field space	
Roseville Corner	Memorial	Neighborhood/Garden	Memorial garden	
	Blaze	Neighborhood/Garden	Garden	
	Damask	Neighborhood/Mew	Open grass area, chairs	
	Nash	Neighborhood/Mew	Open grass area, bench	
Spring Lake	12 Mews	Neighborhood/Mews	Future tot lot, open grass areas	
	Pool & Fitness Center	Community	Pool, fitness center, grills	
Civic Corridor	West Parcel	Signature	Future dog park, trees	
	East Parcel	Community	TBD	
	Celebration Blvd Parcel	Community	TBD	



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Level of Service Maps

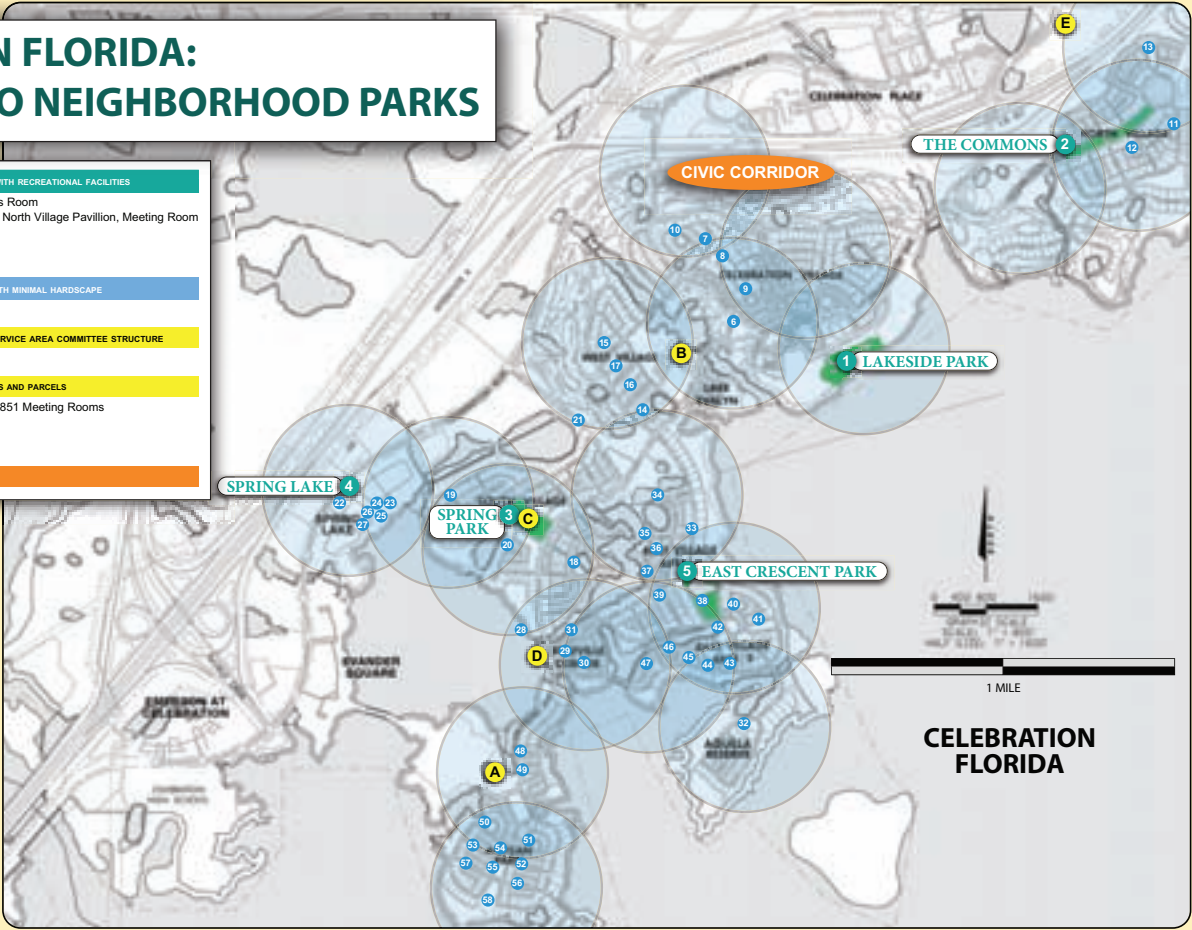
Access level of service is a measure of how residents have access to recreation facilities within particular service areas. In this case a service area is defined as the distance to get to a park within Celebration. For the purpose of the Celebration Parks and Recreation Master Plan the access was measured by park type (neighborhood park or community park.)

Access Level of Service for Neighborhood Parks

Neighborhood parks have been identified with the core experience of being able to walk, close to home, open use recreation with possible benches, pavilion, paths, open green space and playgrounds. To measure current access, neighborhood parks were mapped and analyzed for a half-mile service area. The map below shows that nearly all residential areas of Celebration are within a half mile of a neighborhood park.

CELEBRATION FLORIDA: PROXIMITY TO NEIGHBORHOOD PARKS

COMMUNITY PARKS	PARKS PARCELS WITH RECREATIONAL FACILITIES
1. Celebration Village	Lakeside, Jones Room
2. North Village	The Commons, North Village Pavilion, Meeting Room
3. South Village	Spring Park
4. South Village/Spring Lake	Spring Lake
5. East Village	East Crescent
NEIGHBORHOOD PARKS	PARK PARCELS WITH MINIMAL HARDSCAPE
All Villages: 6 – 58	
BUILDINGS WITH GROUNDS	ARTISAN PARK SERVICE AREA COMMITTEE STRUCTURE
A. Artisan Park	Artisan Club
BUILDINGS WITH GROUNDS	CROA STRUCTURES AND PARCELS
B. West Village	Administration, 851 Meeting Rooms
C. South Village	Heritage Hall
D. Roseville Corner	Maintenance
E. Watertower Place	Watertower
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NEIGHBORHOOD PARKS
BLUE CIRCLES:
HALF MILE DIAMETER



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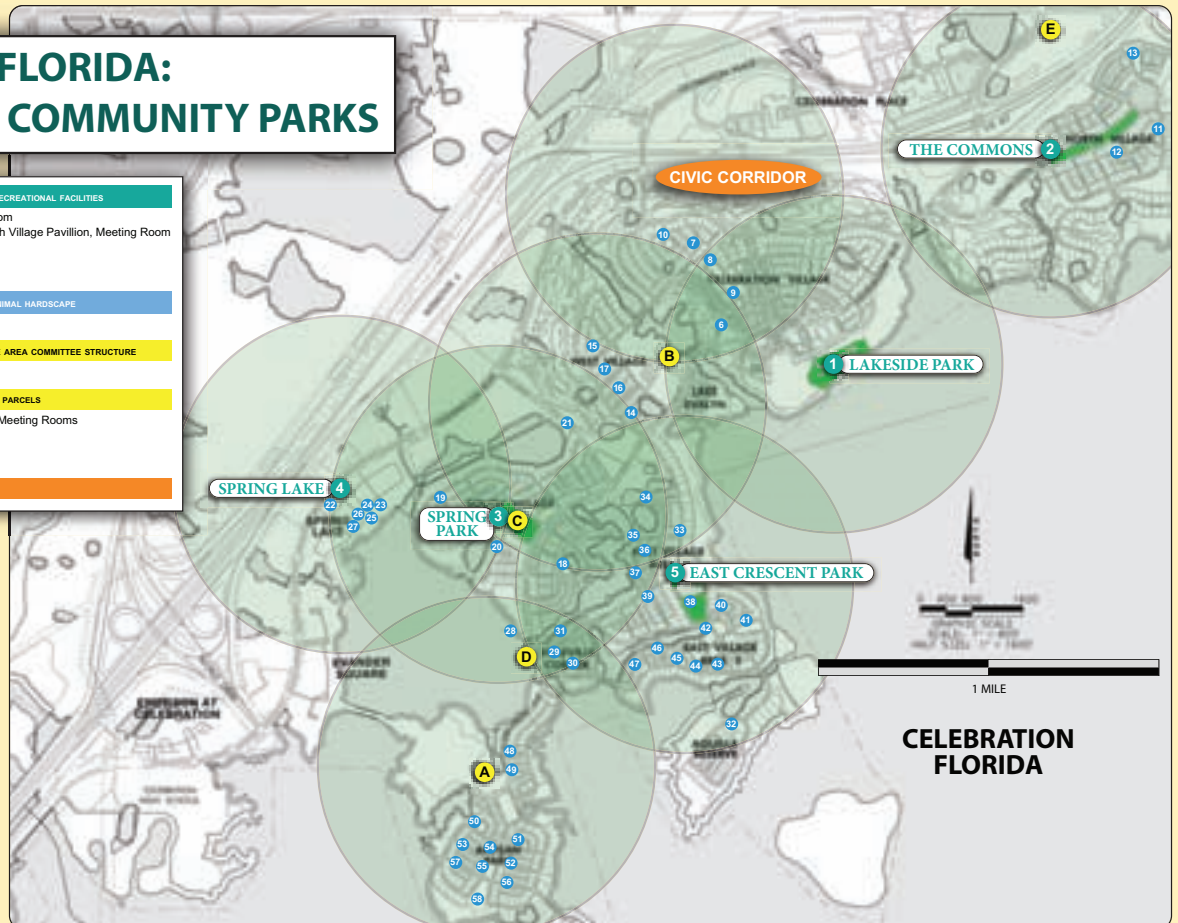


Access Level of Service for Community Parks

Community parks are typically larger than neighborhood parks and have been identified with the core experience of mixed uses, team/league sports, something for everyone, open uses not far from home with possible pools, sports facilities, ball fields, restrooms, exercise paths, open spaces, playgrounds, trails and parking. To measure current access, community parks were mapped and analyzed for a one mile service area. The map below shows that nearly all residential areas of Celebration are within a one mile radius of a community park if the Civic Corridor land is developed as a community park.

CELEBRATION FLORIDA: PROXIMITY TO COMMUNITY PARKS

COMMUNITY PARKS	PARK PARCELS WITH RECREATIONAL FACILITIES
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COMMUNITY PARKS
GREEN CIRCLES:
ONE MILE DIAMETER



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Part Two – Master Plan Vision

On January 29, 2014 Geoffrey Mouen, Geoffrey Mouen Architect, LLC presented the Parks and Recreation Master Plan vision based on the summary of needs techniques. Below are the parks in Celebration and the recommended enhancements or improvements.

Civic Corridor



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Civic Corridor

Civic Corridor C-35 CROA

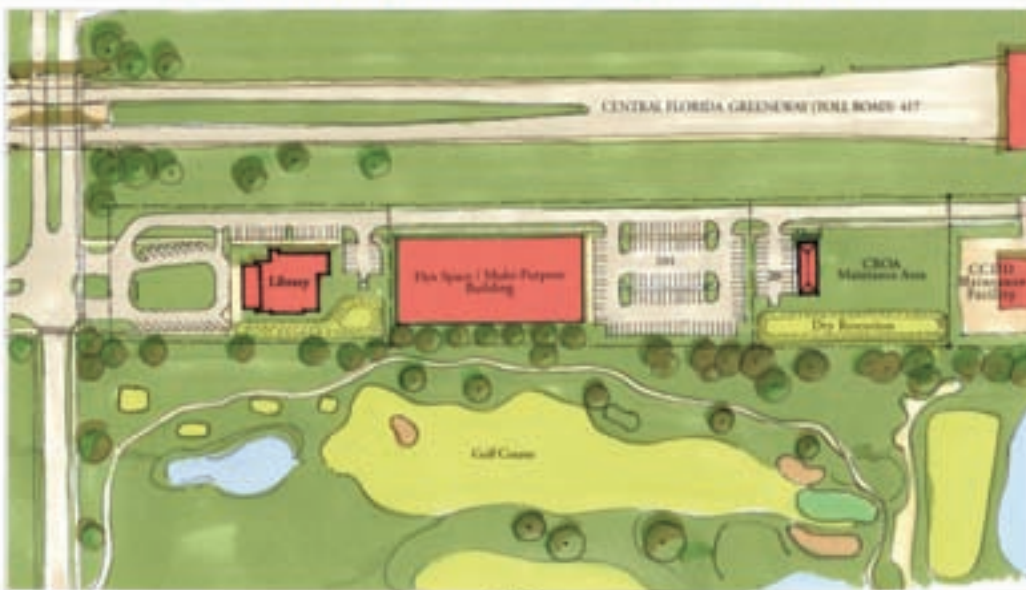


CIVIC CORRIDOR C-35 Recreation Fields
CELEBRATION PARKS & RECREATION MASTER PLAN



29 January, 2014
GEOFFREY MOUEN ARCHITECT

Civic Corridor C-42 CROA



CIVIC CORRIDOR C-42 Multi-purpose Building
CELEBRATION PARKS & RECREATION MASTER PLAN



29 January, 2014
GEOFFREY MOUEN ARCHITECT



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Civic Corridor

Civic Corridor Suggested Amenities

Three multi-purpose fields
Bathrooms and concession
Parking
Dog park
Future indoor sports facility

Planning Discussions

A dog park in Celebration has been consistently identified as the most requested amenity.

The results from the community survey showed that 16.5% of all respondents mentioned the need for a dog park and during the dot exercise at the stakeholder meeting the dog park received 50 green dots, 8 yellow dots and only 14 red dots.

(Green: YES, Yellow: Neutral, Red: NO.)

The Celebration Residential Owners' Association Board of Directors have discussed placement of the dog park at numerous meetings and on March 24, 2015 the Board of Directors voted to move forward with the dog park at the Civic Corridor.



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Lakeside Park Improvements

Lakeside Park



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Lakeside Park Suggested Improvements

Lakeside Park



LAKESIDE PARK
CELEBRATION PARKS & RECREATION MASTER PLAN



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- Enlarge Meeting Room
- Shade Structure at Pool and Playground Area
- Concession (Snack Bar)
- Splash Pad
- Additional Parking
- Bathrooms
- Light remaining Tennis Courts and Petanque Court



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North Village Commons



North Village Commons Suggested Improvements

Dog park
Sports courts



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Spring Park & Heritage Hall



Spring Park & Heritage Hall Suggested Improvements

- Expand field perimeter
- Add BBQ and party pavilions
- Enlarge meeting space
- Expand play area
- Splash pad



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East Village



East Village Suggested Improvements

- Expand multi-purpose field perimeter
- Add bathrooms
- Adjust dry retention area
- Add designated parking spaces



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Artisan Park

Artisan Park



Artisan Park Suggested Improvements

- Add bathrooms at amphitheater
- Add playground
- Reversed benches
- More flat play lawn area



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West Village K-8 Fields and 851 Building



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West Village K-8 Fields and 851 Building



K-8 Fields and Town Hall Suggested Improvements

- 3rd Little League field
- Resurfaced multi-sports courts
- Improve multi-purpose fields
- Add concession/storage building
- Expanded activity building within 851 building



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Part Three – Implementation

Funding Strategy

This funding strategy was worked on with CCMC management, the CROA Board and the Recreation Master Plan Task Force Committee. The strategy is based on the following assumptions:

1. The master plan will be implemented over a 10-15 year period as funds become available through the Working Capital Reserve Fund.
2. Priorities may change over time in response to funding opportunities and/or changing demand.
3. The vision may change over time in response to changing trends, demographics and/or community needs. To fund the Parks and Recreation Master Plan the CROA Board of Directors has established the Working Capital Reserve Fund.

This fund is made up of the following funding sources:

Capital Contribution Assessment

In April of 2014 the members of the Celebration Residential Owners' Association voted to approve the Restatement of Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Celebration Residential Properties. The amended Section 12.9 reads In addition to the other types of Assessments authorized by this Charter, each Owner, regardless of how title is acquired, at the time he or she takes record title to a Unit, shall pay to the Association a one-time Initial Capital Contribution Assessment in an amount equal to one (1) year's Annual Base Assessment for the Unit. This amount shall be in addition to, not in lieu of, the annual Base Assessment and any Service Area Assessment levied on the Unit and shall not be considered an advance payment of such assessments. Said Assessments shall be due and collectible from the Owner at the time of transfer of record title of the Unit and may be used to cover the operating expenses and other expenses which the Association incurs. The Board of Directors has the ability to utilize the funds collected from the one-time Initial Capital Contribution Assessment to fund the Parks and Recreation Master Plan with Board approval for expenditures.

Apartment Recreation Fees

Apartment Recreation Fees are fees paid by the apartment complexes within Celebration. Apartment renters do not pay annual assessments but they have the ability to participate in Celebration events and use the parks and recreation facilities through these fees. This fee is determined by using a formula that takes into account all parks and recreation expenses minus the revenues.

Capital Improvement

In October of 2015 the payment for the loan to the 851 building was paid off. The allotment for this payment is being re-directed into the Working Capital Reserve Fund.



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Capital Funding for Parks and Recreation Master Plan Projections

Below are projections for the Working Capital Reserve Fund. These projections are conservative estimates based on the assumption that annual assessments remain at \$911.40 and the apartment recreation fees have a slight increase each year.

	Assessment	# of Sales	Total	Apt. Contribution	Payment (Redirect after)	TOTAL POSSIBLE INCOME
2014	\$ 911.40	150	\$ 136,710.00	\$ 96,939.82	\$ -	\$ 395,969.87
2015	\$ 911.40	300	\$ 273,420.00	\$ 159,756.82	\$ 28,196.57	\$ 521,525.79
2016	\$ 911.40	300	\$ 273,420.00	\$ 261,622.66	\$ 338,358.84	\$ 946,313.50
2017	\$ 911.40	300	\$ 273,420.00	\$ 316,667.78	\$ 338,358.84	\$ 965,814.02
2018	\$ 911.40	300	\$ 273,420.00	\$ 326,167.82	\$ 338,358.84	\$ 937,946.66
2019	\$ 911.40	300	\$ 273,420.00	\$ 335,952.85	\$ 338,358.84	\$ 947,731.69
2020	\$ 911.40	300	\$ 273,420.00	\$ 343,063.00	\$ 338,358.84	\$ 954,841.84
TOTAL			\$1,230,390.00	\$ 1,840,170.75	\$ 1,719,990.77	\$ 5,670,143.37

The Celebration Company provided an additional \$381,115 donation after closing cost on the Civic Corridor property that could be used as part of the Parks and Recreation Master Plan funding.

Order-of-Magnitude Estimate of Probable Costs

The entire proposed plan to upgrade and enhance the Celebration parks facilities is roughly estimated to cost \$10+ million in 2015 dollars over the next 12-15 years. These estimates are general estimates based on management's discussion with municipality Parks and Recreation Directors throughout the state that have experience with similar projects. Note that the estimate of costs is not intended for individual project budgeting purposes, as no site analyses or preliminary plans have been developed for these projects. Detailed planning and design studies for each project will need to be developed in order to generate budget-level estimates.

As the plan is implemented, annual operations and maintenance (O & M) costs are expected to increase. The estimate of probable costs may change to absorb the cost of the O & M.



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Estimate of Probable Cost and Timeframe (continued)

2016 Projects			Estimated 2015 Working Capital	With TCC Donation
	Park Site	Estimated Cost		
			\$ 968,885.00	\$ 1,350,000.00
Dog Park (West Parcel)	Civic Corridor	\$ 133,318.00	\$ 835,567.00	\$ 1,216,682.00
Site Work (West Parcel) 1.55 acres	Civic Corridor	\$ 298,383.00	\$ 537,184.00	\$ 918,299.00
Road (Annual Payment)	Civic Corridor	\$ 31,050.00	\$ 506,134.00	\$ 887,249.00
Benches	Artisan Park	\$ 7,500.00	\$ 498,634.00	\$ 879,749.00
Light Tennis Courts	Lakeside	\$ 30,000.00	\$ 468,634.00	\$ 849,749.00

2016 - 2017 Projects			Estimated 2016 Working Capital	With TCC Donation
	Park Site	Estimated Cost		
			\$ 1,414,948.00	\$ 1,796,063.00
Site Work/Fields (East Parcel) 8.14 acres	Civic Corridor	\$ 1,000,000.00	\$ 414,948.00	\$ 796,063.00
Road Payment (Annual Payment)	Civic Corridor	\$ 62,000.00	\$ 352,948.00	\$ 734,063.00
Parking Lot (East Parcel)	Civic Corridor	\$ 130,000.00	\$ 222,948.00	\$ 604,063.00
Concession/Restroom/Storage (East Parcel)	Civic Corridor	\$ 190,000.00	\$ 32,948.00	\$ 414,063.00
North Village Parcel Trail Connector	Civic Corridor	TBD		

2017-2018 Projects			Estimated 2017 Working Capital	With TCC Donation
	Park Site	Estimated Cost		
			\$ 998,762.00	\$ 1,379,877.00
Field Lighting (East Parcel)	Civic Corridor	\$ 120,000.00	\$ 878,762.00	\$ 1,259,877.00
Bleachers (East Parcel)	Civic Corridor	\$ 10,000.00	\$ 868,762.00	\$ 1,249,877.00
4' Chain Link Fence/Vinyl Coated (East Parcel)	Civic Corridor	\$ 30,000.00	\$ 838,762.00	\$ 1,219,877.00
Scoreboard (East Parcel)	Civic Corridor	\$ 22,500.00	\$ 816,262.00	\$ 1,197,377.00
Playgrounds (East Parcel)	Civic Corridor	\$ 250,000.00	\$ 566,262.00	\$ 947,377.00
Civic Corridor Road Payment	Civic Corridor	\$ 59,000.00	\$ 507,262.00	\$ 888,377.00
Splash Pad	South Village	\$ 200,000.00	\$ 307,262.00	\$ 688,377.00
Shade Shelter	Civic Corridor	\$ 120,000.00	\$ 187,262.00	\$ 568,377.00
Lightning Prediction System	Civic Corridor	\$ 20,000.00	\$ 167,262.00	\$ 548,377.00



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Estimate of Probable Cost and Timeframe (continued)

2018-2019 Projects			Estimated 2018 Working Capital	With TCC Donation
	Park Site	Estimated Cost		
Splash Pad	Lakeside	\$ 400,000.00	\$ 705,209.00	\$ 1,086,324.00
Community Meeting Spaces (Expand Jones Room, Senior Center)	Lakeside (Jones Room)	\$ 240,000.00	\$ 465,209.00	\$ 846,324.00
Improve Shade for Playgrounds, Pools, Park Areas, Umbrellas	Lakeside	\$ 150,000.00	\$ 315,209.00	\$ 696,324.00
Restrooms	Lakeside	\$ 100,000.00	\$ 215,209.00	\$ 596,324.00
Road Payment (Annual Payment)	Civic Corridor	\$ 59,000.00	\$ 156,209.00	\$ 537,324.00
Expand Field - Thin Scrub	Artisan Park	\$ 5,000.00	\$ 151,209.00	\$ 532,324.00
Expand Athletic Field - Thin Scrub	East Village	\$ 50,000.00	\$ 101,209.00	\$ 482,324.00
Parking	East Village	\$ 25,000.00	\$ 76,209.00	\$ 457,324.00
Snack Bar and Covered Seating	Lakeside	\$ 80,000.00	\$ (3,791.00)	\$ 377,324.00

2019-2020 Projects			Estimated 2019 Working Capital	With TCC Donation
	Park Site	Estimated Cost		
Restrooms - Amphitheater	Artisan Park	\$ 112,500.00	\$ 831,440.00	\$ 1,212,556.00
Pavilion	Spring Park (2)	\$ 160,000.00	\$ 671,440.00	\$ 1,052,556.00
Playground	Artisan Park	\$ 250,000.00	\$ 421,440.00	\$ 802,556.00
Improve Amphitheater	Artisan Park	\$ 80,000.00	\$ 341,440.00	\$ 722,556.00
Remainder of Civic Corridor Road Phase I	Civic Corridor	\$ 245,500.00	\$ 95,940.00	\$ 477,056.00
Restrooms	East Village	\$ 112,500.00	\$ (16,560.00)	\$ 364,556.00
Exercise Stations	Civic Corridor	\$ 35,000.00	\$ (51,560.00)	\$ 329,556.00
Expand Heritage Hall	Spring Park	\$ 240,000.00	\$ (291,560.00)	\$ 89,556.00



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Estimate of Probable Cost and Timeframe (continued)

2020-2021 Projects			Estimated 2020 Working Capital	With TCC Donation
	Park Site	Estimated Cost		
Parking	East Village	\$ 25,000.00	\$ 638,282.00	\$ 1,019,398.00
Parking	South Village	\$ 25,000.00	\$ 613,282.00	\$ 994,398.00
Restrooms	East Village	\$ 112,500.00	\$ 500,782.00	\$ 881,898.00
Remainder of Civic Corridor Road Phase II	Civic Corridor	\$ 245,500.00	\$ 255,282.00	\$ 636,398.00
Playgrounds	K-8	\$ 250,000.00	\$ 5,282.00	\$ 386,398.00
Expansion	Heritage Hall	\$ 220,000.00	\$ (214,718.00)	\$ 166,398.00

2021-2022 Projects			Estimated 2021 Working Capital	With TCC Donation
	Park Site	Estimated Cost		
Baseball Fields	K-8	\$ 330,000.00	\$ 410,124.00	\$ 791,240.00
Athletic Field	K-8	\$ 110,000.00	\$ 300,124.00	\$ 681,240.00
Pickle Ball	K-8	\$ 10,000.00	\$ 290,124.00	\$ 671,240.00
Community Garden	TBD	\$ 25,000.00	\$ 265,124.00	\$ 646,240.00
Outdoor Fitness Track	K-8	\$ 300,000.00	\$ (34,876.00)	\$ 346,240.00

2022-2023 Projects			Estimated 2022 Working Capital	With TCC Donation
	Park Site	Estimated Cost		
Maintenance Bldg.	Civic Corridor	\$ 360,000.00	\$ 559,966.00	\$ 941,082.00
Concession Storage Bldg.	K-8	\$ 100,000.00	\$ 459,966.00	\$ 841,082.00

2023-2024 Projects			Estimated 2023 - 2024 Working Capital	With TCC Donation
	Park Site	Estimated Cost		
Indoor Sports/Recreation/Fitness/Multi-Use Facility	Civic Corridor	\$ 2,000,000.00	\$ 369,650.00	\$ 750,766.00

2024-2025 Projects			Estimated 2024 - 2026 Working Capital	With TCC Donation
	Park Site	Estimated Cost		
New Town Hall and Meeting Facilities	TBD	\$ 1,500,000.00	\$ 779,334.00	\$ 1,160,450.00



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Partnerships

To better meet the parks and recreation needs of homeowners, CCMC management will continue to identify possible partnerships with the Celebration Community Development District, the Osceola County School Board and future village builders.



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