



EMBRACING OUR HISTORY, BUILDING OUR FUTURE.

University Park Recreation District
Capital Improvement Plan & Proposed Referendum
November 6, 2023



serving the needs of our
**valued residents &
members.**

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university park recreation district team



SALLY DICKSON

Chair

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JOHN FETSICK

GM

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Treasurer

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DAVID MURPHY

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RUSSELL PIERSONS

Supervisor

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club history

- 2019** ➤ **Residents form** University Park Recreation District
 - \$24M Bond Referendum approved by University Park homeowners
 - Community acquires Country Club from Developer
- 2021** ➤ Fawley Bryant engaged for **Master Plan**
 - **Phase I** Projects Identified
 - Grille & Lakeside Room Renovation
 - Creation of New Outdoor Dining Experience
 - New Pickleball Courts
 - Croquet Relocation
 - Parking Lot Repairs



club history

2022

- **Master Plan Phase I** underway
- **Master Plan Phase II** introduced
 - Resident/Members/Advisory Group input collected
 - Project Financials/Costs collected
 - Projects Identified
 - ✓ Golf Course Irrigation, Lake Banks & Bulkheads
 - ✓ Kitchen Renovation/Expansion
 - ✓ Fitness Centre Renovation/Expansion
 - ✓ Activity/Gathering Space Expansion
 - ✓ Staff Workspace Improvements
 - ✓ Additional Parking
- Master Plan **Phase II** paused
 - Board Election
 - Stakeholder Feedback continued



club history

- 2023**
- **Master Plan Phase I Projects** completed
 - UPRD retains **Independent Professionals** for project input
 - Feasibility of project options
 - Cost analysis
 - Enhanced Communications
 - ✓ Homeowner, resident, member surveys
 - ✓ UPRD meetings, workshops, updates
 - ✓ GM & Chair emails/videos
 - ✓ Advisory Groups
 - ✓ 'The Club Weekly'
 - UPRD **Capital Improvement Plan** Introduced



today's meeting

01

Gain Insight

Listen, Understand
and Learn

03

Understand

Challenges, Plans,
Financials, Future Value

02

Engage

Dialogue, Questions,
Opinions

04

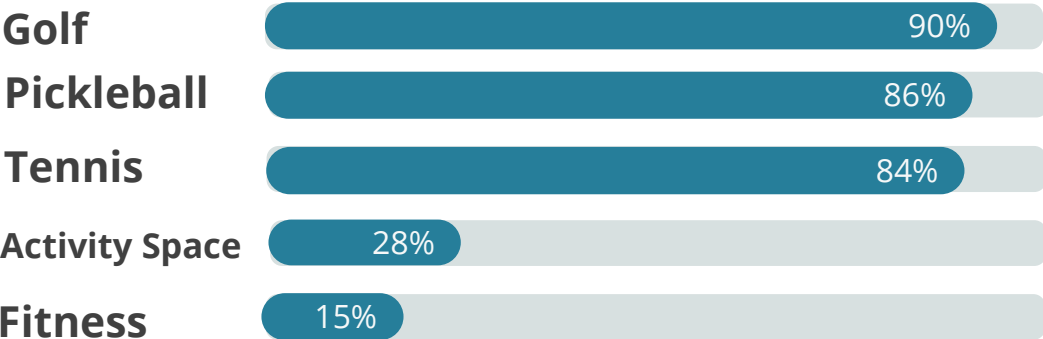
Feedback

Homeowner & Resident
Input and Comments

current state – member sentiment



Member Satisfaction Source: June 2023 UPCC Member Survey



Homeowner Belief Club Delivers Property Value



Ability to Solve Challenges



current state

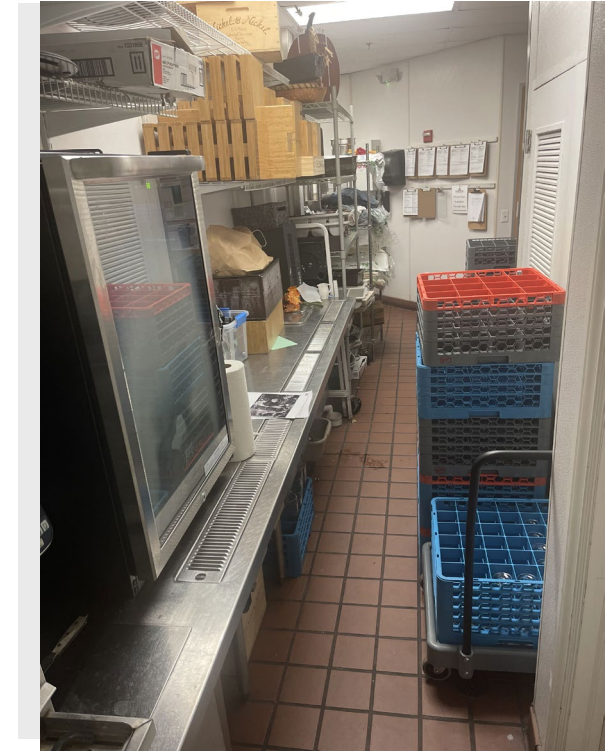


Club Challenges

- Golf Course Irrigation
- Golf Course Lake Banks & Bulkheads
- Kitchen Renovation & Modernization
- Fitness Centre Renovation & Modernization
- Activity Space
- Staff Workspace
- Additional Parking

current state – club kitchen

Understanding today, taking the right actions for tomorrow.



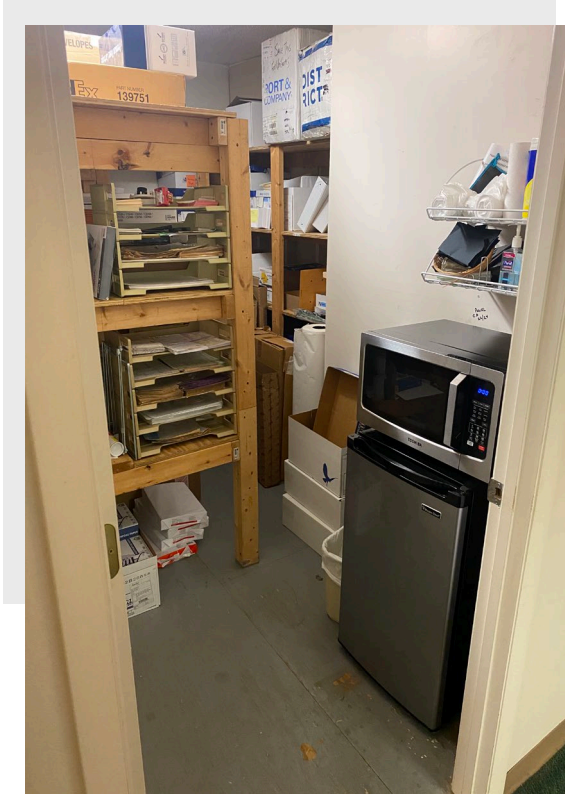
current state – administrative workspace

Understanding today, taking the right actions for tomorrow.



current state – administrative workspace

Understanding today, taking the right actions for tomorrow.



let's keep improving



Embracing our history and building our future as a community.



With UPRD's **strategic, fiscal, and capital improvement plan** existing & future needs will be met.



The **ultimate goal** is **maximizing our resident and member experiences** while **enhancing property values**.



proudly providing a
VIEW into the future





KEY

- 1. Existing Fitness Centre
- 2. Fitness Expansion
- 3. Activity & Admin Centre
- 4. Varsity Club
- 5. Pro Shop
- 6. Café, Grille/ Lakeside Room
- 7. Additional Parking



Video View of UPCC Capital Improvement Plan Renderings

The link below will take the users to an external site. Please be aware that external site links have not been evaluated for accessibility compliance.

Please visit our accessibility statement here: <https://universityparkrd.com/accessibility>

View the video presentation by clicking the link below.

<https://youtu.be/Mf15qx6e4d0>





Varsity Club

Grille / Lakeside
Room

Pro Shop

Activity & Admin
Centre

Fitness Expansion

Fitness
Centre



Fitness
Centre

Fitness
Expansion

Activity & Admin
Centre

Pro Shop

Varsity Club

Grille /
Lakeside Room

Outside
Dining



Activity & Admin Centre

Pro Shop

The Grille & Outdoor Dining

An architectural rendering of a single-story building with a bright blue roof and light-colored walls. The building features large windows and a central entrance. It is surrounded by lush landscaping, including several palm trees, flowering plants, and a paved walkway. Several people are shown walking on the path and standing near the building. The sky is blue with scattered white clouds.

Activity & Admin Centre

LEGEND

- Activity Space
- Conference
- Admin
- Reception
- Restrooms



TOTAL BUILDING AREA: 7,800 SF

DATE
9.20.2023

PROJECT NAME
UNIVERSITY PARK
COUNTRY CLUB - PHASE 2

DRAWING TITLE
**ADMINISTRATION AND
ACTIVITY CENTER BUILDING**

PREPARED BY:
Kimley»Horn
MATT DUNN 941.379.7651



Grille

Activity & Admin
Centre

Fitness Centre

Fitness Expansion



Fitness Expansion

Fitness Expansion



LEGEND

- 1 CARDIO
- 2 FREE WEIGHTS
- 3 UPPER / LOWER BODY FITNESS
- 4 PLYOMETRIC
- 5 RECEPTION / OFFICE
- 6 CLIENT MEETING ROOM
- 7 LAUNDRY
- 8 EXISTING RESTROOMS



TOTAL BUILDING AREA: 2,700 SF

DATE
9.15.2023

PROJECT NAME
UNIVERSITY PARK
COUNTRY CLUB - PHASE 2

DRAWING TITLE
**EXISTING TENNIS FITNESS
RENOVATION**

PREPARED BY:
Kimley»Horn
MATT DUNN 941.379.7651



LEGEND

- ① FITNESS STUDIOS
- ② OFFICE
- ③ RESTROOMS
- ④ STORAGE

DATE
9.15.2023
PROJECT NAME
UNIVERSITY PARK
COUNTRY CLUB - PHASE 2

DRAWING TITLE
**TENNIS FITNESS
EXPANSION**

PREPARED BY:
Kimley»Horn
MATT DUNN 941.379.7451



TOTAL BUILDING AREA: 3,000 SF

**Exceptional
Member
Experiences &
Engagement**



**Enhanced
Property
Values**



**Superior
Courses,
Facilities and
Amenities**



**Increased
Social & Fitness
Opportunities**



**Updated
Workspaces**

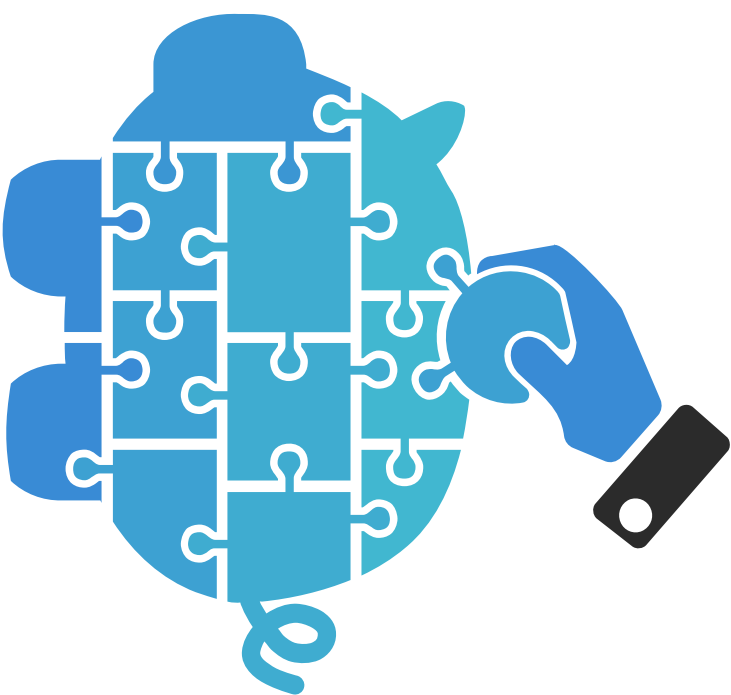


**Increased UPCC
Attractiveness
for Prospective
Buyers**

What this means for UPCC
homeowners, residents & members.

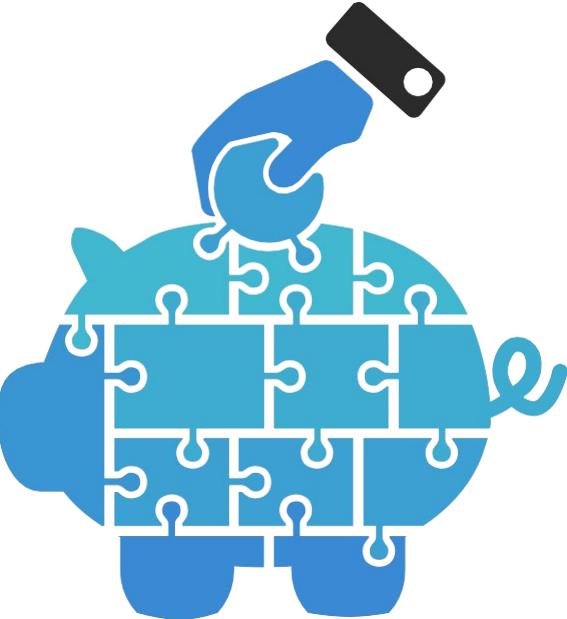


capital projects – financial picture



Project	Est. Cost
Golf Course Irrigation & Infrastructure	\$6,000,000
Kitchen Renovation & Modernization	\$3,000,000
Fitness Renovation & Modernization	\$3,500,000
Activity & Admin Centre	\$5,500,000
Additional Parking	\$500,000
TOTAL	\$18,500,000

assessment option – financial picture

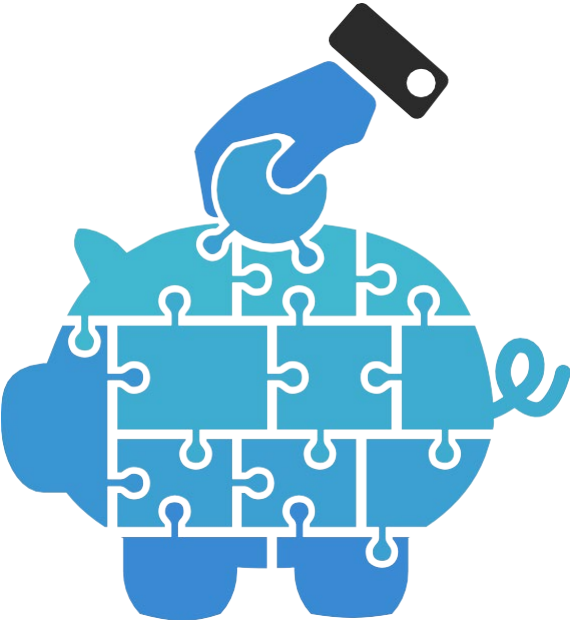


Homeowner **Assessment** - Cost/Household

- I. Each Payment: \$7,500
- II. 1st Payment July 2024
- III. 2nd Payment January 2025

Payment Date	Assessment
2024	\$7,500 <ul style="list-style-type: none">- Golf Course Irrigation / Lake Banks & Bulkheads ONLY- Kitchen Renovation & Expansion
2025	\$7,500 <ul style="list-style-type: none">- Activity & Admin Centre- Fitness Renovation & Expansion- Parking Expansion
Total as of 2026:	\$15,000

bond option – financial picture

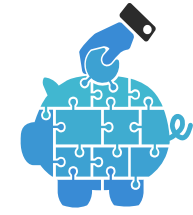


Bond Referendum - Median Cost/Household

- I. Payment: \$1,222
- II. 1st Payment: December 2024

Payment Date	Bond
2024	\$1,222 (Median) <ul style="list-style-type: none">- Golf Irrigation, Banks & Bulkheads- Fitness Expansion Begins
2025	\$1,222 (Median) <ul style="list-style-type: none">- Kitchen Renovation & Expansion- Fitness Expansion Completed- Activity & Admin Centre Begins
2026	\$1,222 (Median) <ul style="list-style-type: none">- Activity & Admin Centre Completed- Fitness Renovation Completed- Parking Expansion
Total as of 2026:	\$3,666

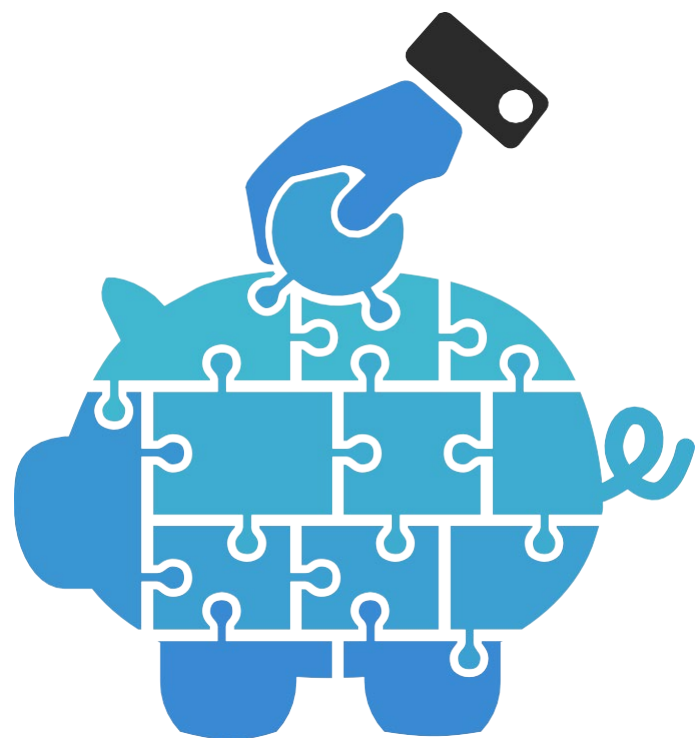
capital improvement – options



2024	\$7,500 <ul style="list-style-type: none">- Golf Course Irrigation / Lake Banks & Bulkheads ONLY- Kitchen Renovation & Expansion	\$1,222 (Median) <ul style="list-style-type: none">- Golf Irrigation, Banks & Bulkheads- Fitness Expansion Begins
2025	\$7,500 <ul style="list-style-type: none">- Activity & Admin Centre- Fitness Renovation & Expansion- Parking Expansion	\$1,222 (Median) <ul style="list-style-type: none">- Kitchen Renovation & Expansion- Fitness Expansion Completed- Activity & Admin Centre Begins
2026		\$1,222 (Median) <ul style="list-style-type: none">- Activity & Admin Centre Completed- Fitness Renovation Completed- Parking Expansion
Total as of 2026:	\$15,000	\$3,666

the referendum – financial picture

homeowners, residents, members



Financing Option	30-year Bond
Median \$/Home	\$1,222
Payment Initiation Date	December 2024
Projected Interest Rate	5.5%
PAR Bond Value	\$20,600,000
Cost of Issuance	\$771,000
Capitalized Interest & Required Reserves	\$1,329,000
Project Fund	\$18,500,000

referendum timeline

01

Mailed Notice

UPRD mails notice and details of referendum bond, plan, project, & financial details.

02

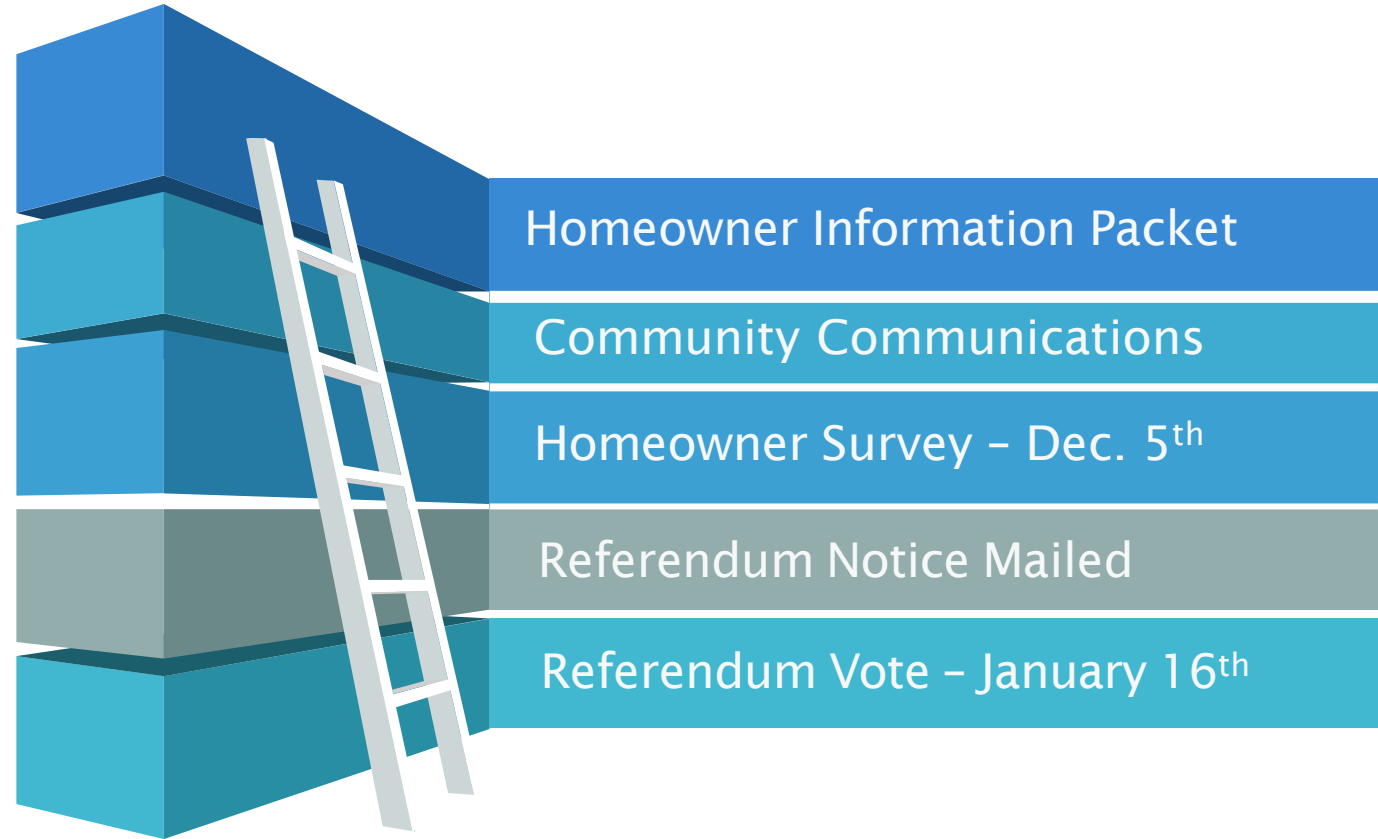
Communications

Comprehensive plan encouraging homeowner, resident & member full engagement.

03

January 16th Referendum Vote

One Vote per household.



your engagement matters

you are critical to UPCC's success ...**this is**
what's in store and how you can be involved



➤ **Community Information & Education**

- Member & Resident Referendum Package
- Renderings & Drawings
- Plan Video
- Q&A
- Club Weekly
- GM & Chair Emails

➤ **Resident & Member Feedback Opportunities**

- Resident/Member Feedback
- On-site Comment Cards (Golf, Tennis, Grille)
- Dedicated Email In-box to GM & Chair
- 1x1 Engagement with UPRD Team
- Ambassador Program
- Neighborhood Meetings
- UPRD Social Event (Cocktails with the GM)
- UPRD Surveys

➤ **Town Hall Meetings**

- **#1 Tuesday, November 14th**
- **#2 Wednesday, December 6th**
- **#3 Thursday, January 4th**

University Park
Country Club
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34201

for additional comments
& questions

upcc.masterplan@gmail.com

THANK YOU.

University Park Recreation District
Capital Improvement Plan Update

