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AAC001654

March 15, 2016

George Flint,
District Manager
Governmental Management Services
Central Florida, LLC
135 West Central BLVD, Suite 320
Orlando, Florida 32801

RE: Lakeside Plantation CDD Exterior Amenity Survey, Executive Summary

Dear Mr. Flint:

This letter is an executive summary of the survey results we received. We would like to have this information made available at the next board meeting. The full survey and all data results will be included in the final deliverable which is anticipated in April 2016.

Summary Process:

The public outreach period was conducted from February 17-29, 2016, beginning with a public workshop. The estimated 80+ attendees had the opportunity at the workshop to provide input. The survey data we received was consistent with what was discussed at that the workshop.

For those not in attendance at the workshop, the public was made aware of the survey via the Lakeside Plantation email distribution list and was also posted on the front page of the District's Website.

The options for returning the survey included: hard copies available at the Clubhouse office, electronically directly online, Fax and Email.

Participation was above expectations in that, a minimum of 242 of the estimated 2,200 residences was needed to capture a proportional "Sample Size". We received 309 fully or partially completed surveys of that approximately 60 hard copies we manually entered into the data base. We also received a petition of sorts where one group of 35 was advocating for a new amenity. That will be shown in the results below.

The data below is from the survey we conducted on behalf of the District.

The Survey 1.0:

The survey had 3 major components. 1. Demographics, 2. Existing Amenities, 3. New or Expanded Amenities/Activities. The focus of the survey was outside the "fixed major assets" (FMA) of the Clubhouse, Pool and Tennis courts, however, some data was collected to understand the usage.

It should be noted that **no** part of the survey was mandatory and all information provided was at the discretion of the individual.

I. **Demographics:** The findings are consistent for the SW Florida, 54% claim to be fully retired with 46% with the balance considering themselves a working full time or a combination of working and retirement.

II. **Existing Amenities:**

A. Amenities usage:

- The most used amenities beyond the FMA were: Basketball court including (handball/ pickleball), Gazebo by the pool, and Toddlers playground equipment.
- Least used: Horseshoes, Grills and Waterfall feature.

B. Perceived condition of existing amenities:

- Majority rated all at least in fair condition.
- Poor conditions (perception): Bocce Ball, waterfall feature, Horseshoe pit, Grills and Toddlers playground.

C. Availability of the majority of the amenities is high with the exception of the Basketball court.

D. Relevance of the existing amenities.

- Most Relevant, Basketball court including Handball/pickleball, gazebo next to the pool, open green space.
- Least Relevant: Gazebo adjacent to the pond, Waterfall feature, Horseshoes/Gazebo next to the pool (tied)

III. **New or Expanded Amenity/Activities:**

Highlites of the responses received:

- New Separate or Additional Pickelball courts,
- New Putting Green*,
- Fitness activity and/or connection to a trail,
- New Dog Park,
- Additional Bocce Ball courts,
- New Shuffelball Courts,
- Upgrading Playgound Equipment also to include older children
- Teen Activities,
- Volleyball,
- Other notes: Night Lighting of Basketball and Pickelball courts,
- Expand Shade area at the pool deck and improved deck.

*One group of 35 individuals signed a survey advocating for this amenity.

Next Steps.

Our work assignment is to produce 2-3 site options with the ultimate goal of a single vision for the District along with a cost opinion of that. The potential phasing and implementation of that vision is up to the Board. If the Lakeside Board would like for us to consider other information beyond the survey results please forward to us.

We appreciate the opportunity to provide this service to the Lakeside Plantation Community Development District and are looking forward to completing this work assignment.

Sincerely,



David Bishop, Vice President
Ugarte & Associates Inc.