

**FINAL REPORT**

**of the**

**CELEBRATION HALL ADVISORY GROUP**

**July 31, 2022**

Dorie Moyer – Chair  
Paul Rashkind  
Paul Kinser  
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At the Wednesday, April 27, 2022 Celebration Residential Owners Association (CROA) Board of Directors meeting, the CROA Board approved appointments to two advisory groups, Celebration Hall Resident Advisory Group and Communications Resident Advisory Group.

Each advisory group will convene for 90 days beginning May 1, compiling information on specific directives set forth by the CROA Board.

**Celebration Hall Resident Advisory Group**

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## **PREFACE**

This is the final report of the Celebration Hall Advisory Group. An interim report was presented on June 7, 2022, in anticipation of the community's Town Hall. The interim report consisted of Parts I and II. In this final report, we have updated those sections to reflect additional information and developments. We have also added Parts III, IV and V to summarize resident comments, address alternative sites and basic financial considerations, and our conclusion.

We could not have done this without help. Our work was made easier thanks to the constantly prompt assistance of CROA's Executive Director, Lauren Gunnyon, and architect Danny Bumpus, who generated helpful sketches and located original blueprints for the sites we considered.

## **THE BOARD'S CHARGE**

The CROA Board appointed the Celebration Hall Advisory Group and tasked it with answering two lists of questions concerning the possible development of a community center and performing arts facility. Our consideration was originally limited to three sites: the 851 Building, the Theatre building in town center, and the undeveloped portion of Lot B on the civic corridor. The Board directed us to *not* evaluate financial considerations, which will instead be considered by the CROA Finance Committee.

The first list of 15 questions covers “Community Needs and Definitions,” as well as “Location Use and Purpose” relating to three specific properties. All of these questions are recited below, although for clarity we answer the questions in a narrative style. We answer those questions in Part I of our Report. Each of the three sites was evaluated using identical criteria: location, property dimensions, available parking, as well as current or proposed space utilization.

The second list asks 15 additional questions denominated “Broad Questions” and “Additional Questions.” Those are not easily combined, so they are addressed individually in Part II of our Report.

In Part III, we recount the comments received by the Advisory Group during the Town Hall and in written correspondence.

In Part IV, we evaluate the various alternative sites suggested by homeowners, and address owners' questions about financial considerations.

We conclude with Part V, noting that we have addressed each of the sites and alternative sites, and answered all questions posed by the Board.

# PART I

## *Questions from Appendix A*

### *Community Needs and Definitions*

1. *What is the difference between a Community Center and a Performing Art Center?*
2. *What should a Community Center include?*
  - a. *Which audiences would be served?*
3. *What should a Performing Arts Center include?*
  - a. *Which audience would be served?*
4. *What community needs are not currently being met?*

A **community center** is generally a single multipurpose building or structure that serves as a gathering place for activities of interest to the residents of a community. It may house recreation and meeting facilities, as well as provide a space for distributing civic information needed by community members. Some of the activities may be organized, but it is also important to include space for freestyle activities that do not require a resident to first “belong” or “join” a group.

A **performing arts center** is a building devoted to entertaining an audience by the exhibition of the performing arts. Performing arts include dance, music, opera, theater and musical theater, magic, illusion, or mime. It may also include vintage and classic movies. We also suggest using a more expansive label of arts center, which could be dedicated to the creation and display of artistic expression, such as painting, pottery, sculpture, photography, or light shows.

The **audience** for both a community center and a performing arts center should be a reflection of the community itself. In Celebration, it would include everyone, from children to parents to seniors, families and single residents.

Celebration has a vast list of indoor activities, sponsored by the homeowners association and partner groups. Question 4 asks, though,

what community needs are not currently being met. We answered this by examining the results of four CROA surveys on amenities, conducted over the past decade. We concentrated our attention on indoor activities and amenities since we were not asked to advise on outdoor activities and amenities.

In terms of indoor amenities, the surveys show that the most requested amenity is a “Community Center – meeting space.” The second-most requested is a “Performing Arts Facility.” Third on the list is an “Active Adult & Senior Center.” The fourth most requested indoor amenity is “Indoor Gym / Game Courts / Multiuse facility.”

### ***Location, Use and Purpose of the Properties***

#### **The 851 Building**

##### ***1. 851 Building***

- a. How can the 851 building be configured and utilized as a community center or multipurpose building/complex?*
- b. What purpose(s) would be served?*

#### **Location:**

The 851 Building is located at 851 Celebration Avenue (*fig. 1*) on a portion of property that is otherwise owned by the School Board of Osceola County (*fig. 2*). The building and 2.11-acre parcel of property on which it stands were sold to CROA in 2006 by the Celebration Company. The purchase price was \$2,000,000.00, originally secured by a mortgage in the amount of \$2,500,000.00. The mortgage was satisfied in 2015.

The building sits on the Southeastern quadrant of the property. On its East side, the building fronts a two-lane road (Celebration Avenue), with lanes marked for parking on both sides of the street. On the South side of the property is a driveway and a field, but both the driveway and field are owned by the School Board. The West portion of the property is a paved parking area owned by CROA. Although there is a parking lot and gymnasium further West, this property is owned by

the School Board and is behind fencing. The North portion of the property is an irregularly shaped green area of lawn and trees, adjacent to a conservation area.



Figure 1  
Aerial View of 851 Celebration Avenue  
Osceola County Property Appraiser



*Figure 2*  
**851 Building Property Adjacent to School Property**  
**Osceola Property Appraiser**



Management has supplied us with the structural plans for the 851 Building, constructed originally as the Celebration Teaching Academy. These engineering and architectural plans include detailed construction plans and surveys. The property survey details the precise line limits of the wetlands areas, the 25-foot wetlands buffer, as well as project line limits and project construction line limits.

### **Parking:**

An aerial view of the property reveals that there are 15 marked parking spaces on Celebration Avenue, extending the length of the Eastern side of the building. There are an additional 34 paved parking spaces in the lot to the West of the building, yielding a total of 49 parking spaces. These spaces are used by staff's personal vehicles, management-supplied vehicles for staff, and visitors' vehicles.

Currently available paved parking spaces: 49

Caveat: The school parking lot is open to residents after 4:00 PM weekdays and all day on weekends. The lot may provide additional available spaces for event parking on nights and weekends.

### **Space Utilization:**

The 851 Building houses staff offices and storage for management, two small conference rooms and three connecting large meeting rooms. Two of these meeting rooms areas are carpeted. One has wood flooring. In addition, the separate building houses a large wood-floored multipurpose area, storage, and a kitchen area (*fig. 4*).

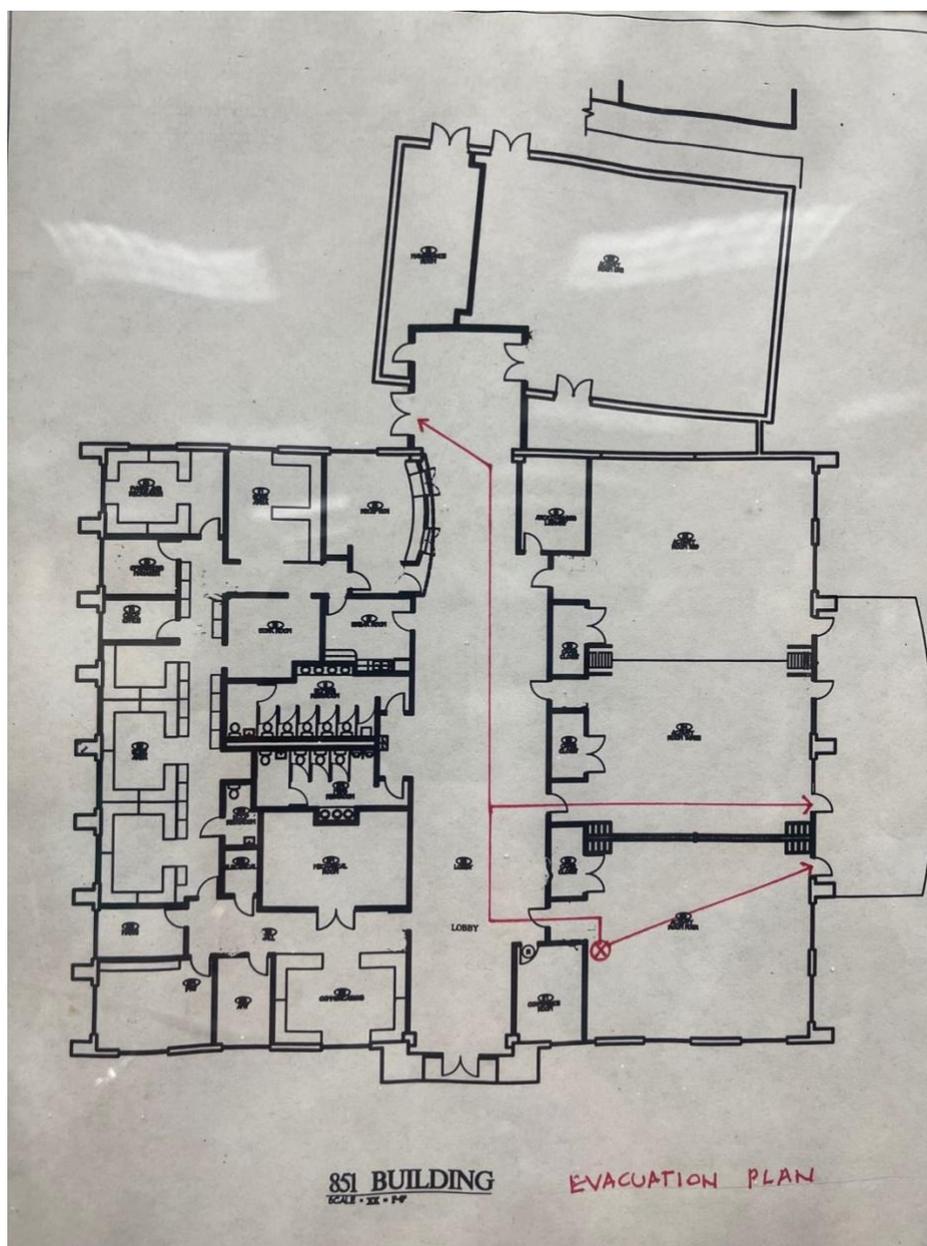


Figure 4  
851 Building Floor Plan  
(Posted Evacuation Plan)

One of the small conference rooms and one of the large conference rooms are equipped with cameras and audio-visual equipment allowing for videoconferences and recording of meetings. Other rooms have shared audio-visual equipment, but do not have cameras that can capture large meetings, including those of the Board or committees.

Additionally, the building has restrooms, a small storage room, a small kitchen area with icemaker, sink and refrigerator. A significant portion of the management side of the building houses a mechanical room for air conditioning equipment, and the restrooms, which were originally built to be adequate for a public-school population (*fig. 4*).

Staff has provided a list of dozens of partner programs, community organizations and CROA committees that vie for the limited meeting-room space in the 851 Building. In addition, the CROA Board and committee meetings occur in these same spaces. The space for meetings is further constrained because Board meetings and committee meetings require videoconference and recording facilities, often forcing other meetings and events into the smaller rooms, if available. The shortage of overall space has required management to rent three 10-foot x 20-foot storage units for items for which there is no room within the 851 Building or elsewhere.

The 851 Building does not contain a performing arts facility, nor does it contain an indoor gym or game courts.

We asked many questions of management about office space needs and storage, and received a full set of answers. Their needs assessment establishes three realities:

- (1) Office and storage space are currently at capacity.
- (2) More square footage for office and storage space will be needed to accommodate future needs, especially as Island Village continues to build out more homes, facilities and service area needs; and
- (3) Meeting space at the 851 Building is at maximum capacity.

### **RECOMMENDATIONS:**

First, based on our study of management's needs assessment, the Advisory Group feels strongly that management, staff and meeting rooms should be within the same building. We believe that this is ideal

for staff's multiple interactions throughout the day with managers. And, the close proximity of staff to meeting rooms, sometimes called co-location, is very important for a group that routinely moves from individual work to staff meetings, to meetings and activities with the public. It seems counter-productive to spread management staff to different locations. This would result in less efficiency, particularly in communication between staff members.

Additionally, based on our review of the facility program schedule for the 851 Building, one option is that the Activities Room (the 40-foot x 67-foot rear building) be utilized as a dedicated Teen Center (afternoon and evenings) with the option for use as a co-existing flex space during school hours. Students currently have no dedicated space to congregate after school so they often gravitate to the downtown area. A tailored space near the middle school is a more attractive alternative.

We recognize that other organizations and partner programs are currently scheduled in the Activities Room daily, throughout the afternoons and evenings. The only other uncarpeted space is used daily in the afternoons by a partner program. So, it would be necessary to develop other scheduling or new space for some of those partner program activities. Yet, a dedicated teen room makes a lot of sense, especially since the Celebration K8 School is directly adjacent to the 851 Building. It is convenient in proximity and gives K8 teens a safe space to congregate after school hours.

It is difficult to assess the viability of building additional space at the 851 site, either across the remaining land, or vertically. Building to the East and South has setbacks. Building to the North is environmentally limited by setbacks to the adjoining preserve, wetlands, and a 25-foot wetlands buffer. Some building may be permitted to the West, but that would eliminate or reduce the only parking lot.

It was suggested to us that an architectural analysis was done some time ago that found a way to build on space behind the existing building in the unbuilt area between the back of the building and the parking lot. This building would fill the space between the parking lot

sidewalk and the back of the 851 Building, extending to the sidewalk on the South of the building. The idea is worth exploring, but no such architectural or engineering plans were located. The Advisory Group made an interim recommendation that if the original plans could not be located, a new architectural and engineering analysis be commissioned to explore this possibility.

It was also suggested to us that a second floor can be added to the grand hallway at the center of the 851 Building, which might add 1,000-1,200 square feet of office space. A similar suggestion was made to build a second-floor on the 67-foot x 40-foot back building. It is unknown if either idea is practical or permitted. Among other possible concerns, we have been advised that the 851 Building was built as a pre-engineered steel structure and that cutting into it to add a second floor is a significant construction project, if viable at all. In addition, a second floor raises ADA compliance issues, likely requiring addition of an elevator system to the second-floor areas. The Advisory Group made an interim recommendation that new plans should be commissioned if existing architectural or engineering studies could not be located for these possibilities.

Management responded to our interim recommendations by obtaining a draft architectural drawing setting forth potential renovations that add space to the 851 Building, as indicated in *fig. 5*.

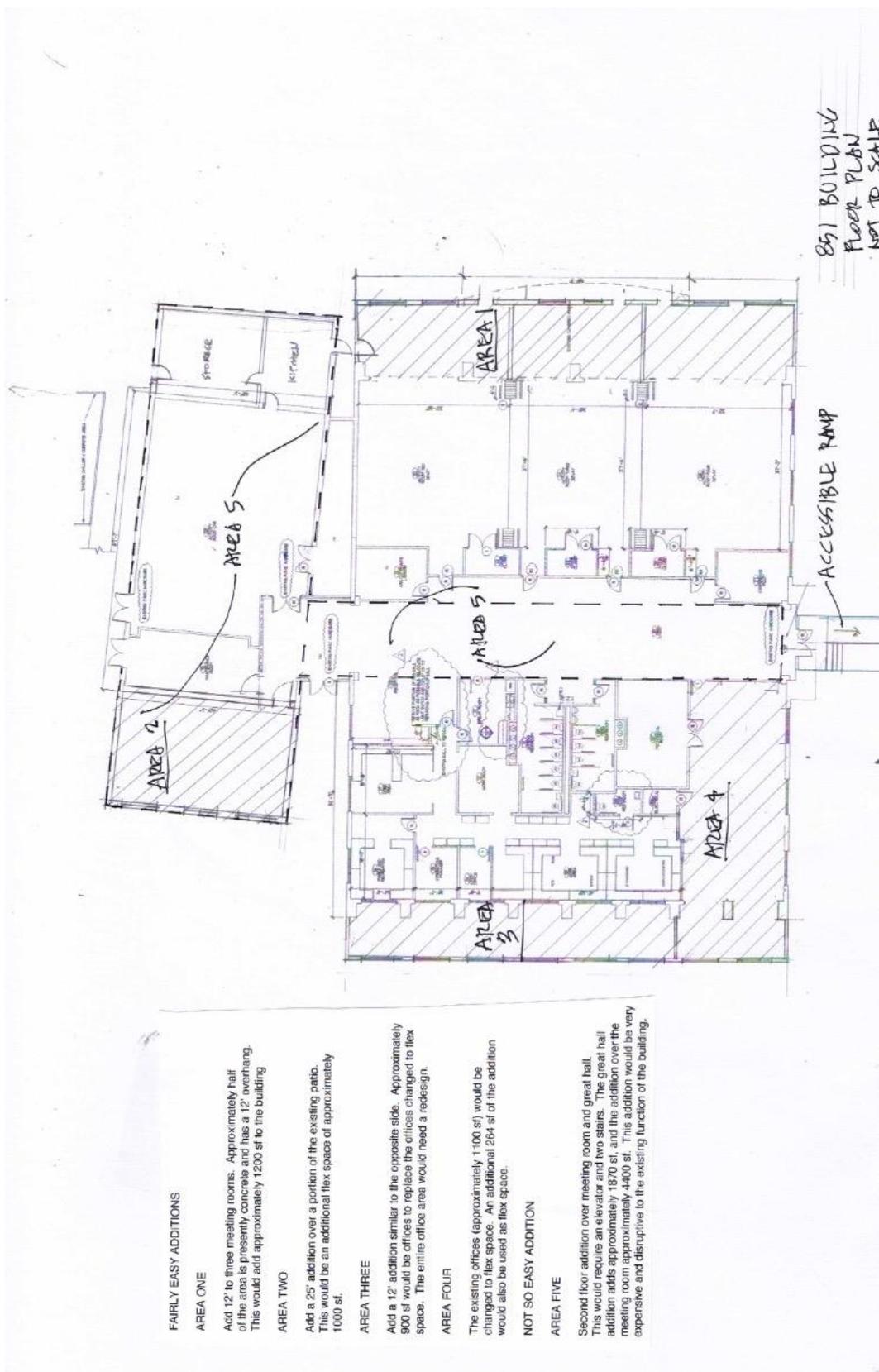


Figure 5  
Bumpus 851 Sketch of Potential 851 Building Renovations

In order to meet current and future community needs, an architect and town management will meet with county officials to determine the “buildable footprint” of the 851 Building. Should space and resources be available, it is recommended that the CROA Board consider ameliorating the existing scheduling challenges, and lack of office and storage space, as follows.

- Address limited availability for scheduling and cancellations of activities, both day and evening, by adding flexible meeting space. At least two general purpose meeting rooms should be added. Each should seat at up to 40 people. The rooms should be contiguous and expandable into one larger space. The rooms should be sound-proofed to the extent possible, including the movable wall between the rooms. Each should include windows and adjustable lighting to facilitate all of the general-purpose usage associated with rooms that support multiple functions.
- Each room should have access to the outside. Both should have sound systems that promote quality listening. Each should have the capacity to accommodate multiple sources of technology. Plentiful storage space should be included in each room. Multiple sources of electrical power should be included. Furniture and equipment should be selected to meet community and CROA staff needs. Lockable closets should be included for storage.
- Create an area to accommodate the office space required to serve the onboarding of Island Village and the general growth of Celebration. Opportunities for small group meetings should be included.
- Storage should be expanded. While efforts are already underway to reduce the quantity of materials being stored, adequate, safe, secure space should be created to accommodate any important documents, materials or equipment that are currently being stored, externally, at a cost to the community (currently, \$16,444, annually). Expanding the maintenance shed would also address this issue in a cost-effective way.

- Storage space should be securable, accessible and climate controlled to preserve the materials contained therein. Enough storage space should be created to serve demonstrated growth needs.
- Depending upon the outcome of a construction feasibility study and a strong recommendation to keep staff together for efficiency, space needs could be met in several ways. A single-story space could be constructed or, should horizontal building space be unavailable because of setback or environmental restrictions, a connecting building or addition to the existing structure could be constructed on the 851 acreage. The structure could house office staff and small conference rooms on the second floor. An elevator would be required. The first floor could include two new meeting rooms as described above. The rooms could be configured in a way that provides a boardroom with permanently installed audio-video equipment. The boardroom should be expandable into one of the meeting rooms to accommodate Town Hall meetings. The entry to the first floor should be light, bright and welcoming to community members who might want to congregate, relax and engage each other, informally.
- Should current offices move into the new construction, it is expected that nearly all of the space currently occupied by staff could be renovated into additional meeting, conference and general-purpose meeting space.
- Finally, accessibility to the kitchen, bathrooms and a water source should also be factored in to any possible renovations.

Caveat: We are aware that any substantial building at the 851 site, particularly of a second story, may require that current staff and activities vacate the building during construction. If that occurs, there is presently no other CROA property to house staff, the activities, or Board functions during any such period of construction, which could last many months. We recommend that any studies for further construction at the 851 Building make a recommendation about whether staff will have to vacate the premises, and, if so, for how long.

**Update:** An engineering study of the 25-year-old 851 Building was completed following our Interim Report. Based on that study, the community was advised during the July 13, 2022 Board meeting that the 851 Building requires significant facility replacements and repairs, including the HVAC, plumbing, electrical, fire alarm panel, windows, as well as to correct water intrusion issues. The cost of such repairs is considerable, well into six figures. Once renovation repairs exceed certain dollar thresholds, it is also necessary to bring other parts of the property up to current building codes and ADA compliance.

The Board has commissioned an architectural study to evaluate the cost of these required renovations, and whether it is more economical to simply rebuild the current building. In that event, the Board should consider a building that meets the needs set forth in this Final Report.

## **The Theatre**

### *1. Theatre*

- a. How can the Theatre be reconfigured to be the most useful to the community?*
- b. What are the potential options for the Theatre as a multi-use /town hall space?*
- c. Consider the short term decision needs for the Theatre versus other long term options. Rent/own*

### **Location:**

The Theatre building is located among a group of buildings on Front Street in the town center of Celebration. The building consists of 10,800 square feet. It is bounded to the East by buildings currently occupied by Columbia Restaurant, and on the West by Kilwins Chocolates & Ice Cream. The South abuts an entry plaza, sidewalk and Front Street, and is across the street from the town's splash pad. The North side of the building is a parking lot, including a small storage garage. *Fig. 6* illustrates the position of the Theatre building in relation to the street and surrounding structures.



It has been reported to us that AMC kept the air conditioning running during that entire time and had a maintenance person make monthly visits to inspect and maintain the interior of the property. During our visits to inspect the theatre, the air conditioning was on and cooling.

All of the commercial buildings in the town center area are owned by Lexin Celebration Comm LLC, including the Theatre building. The building is listed by the Osceola Property Assessor as Vacant Commercial.

**Parking:**

The Theatre has shared parking with the town center area. There are 750 shared parking spaces, available as follows:

- 125 spaces in the adjacent parking lot to the North of the Theatre
- 177 public parking spaces on Front Street
- 52 parking spaces owned by CROA at Lakeside Park
- 25 public spaces on Sycamore South of Celebration Avenue
- 99 public spaces owned by CCDD behind Carlyle South
- 90 public parking spaces on Water Street
- 30 public spaces on Bloom Street
- 58 public spaces in the lot behind Starbucks
- 94 public spaces in the lot behind the Tavern
- 750 Total Available Parking Spaces

**Space Utilization:**

The Theatre was built out and utilized as a two-screen movie theater. *Fig. 7* illustrates the original blueprints. Based upon our physical tours of the building, it remains as the plans show. There is presently only stairway access to the balconies and projection booth area.

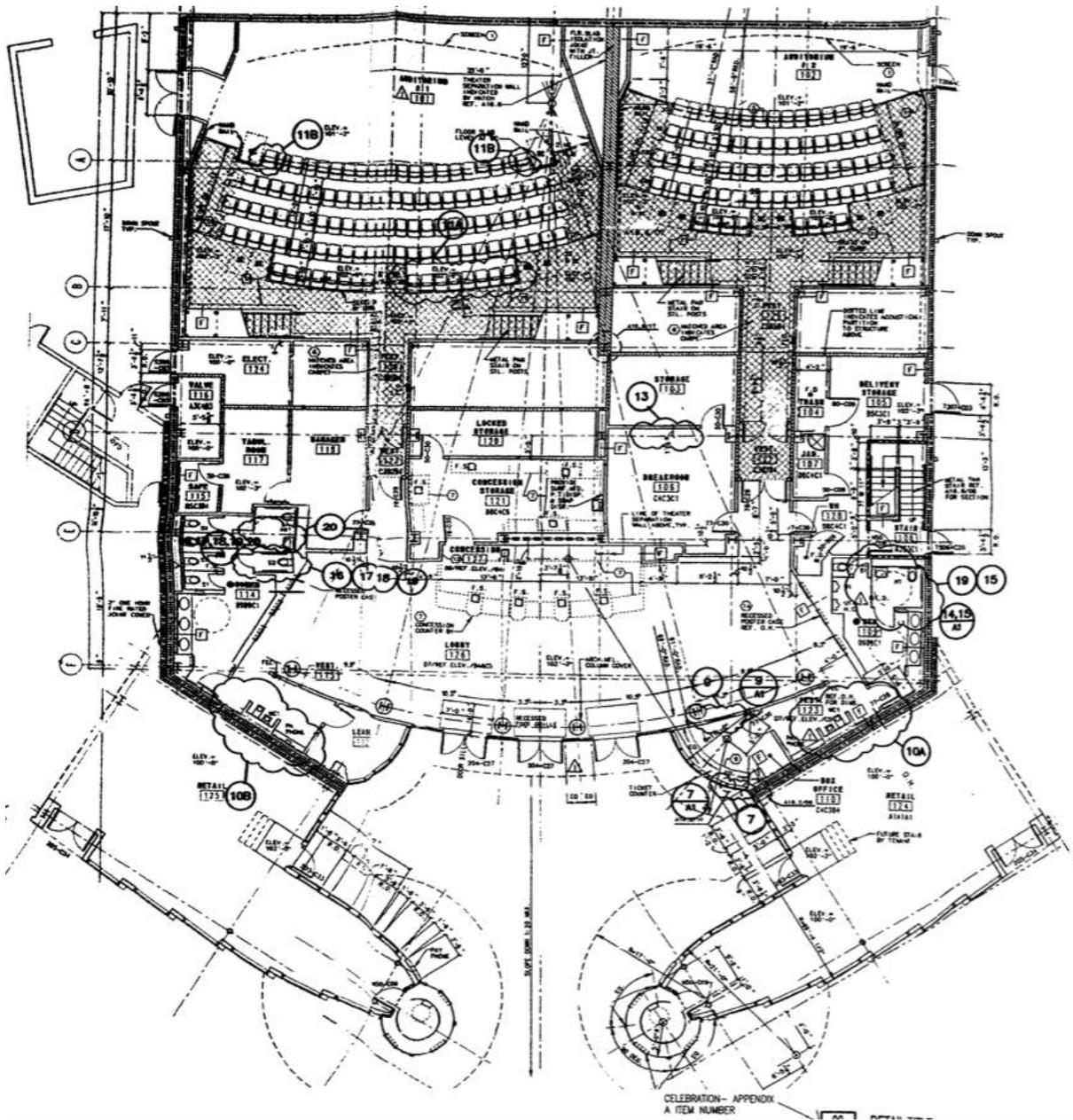


Figure 7  
Theatre Blueprint

There are two movie theaters, with a total of 527 seats. Both projection screens remain intact. Theater One has approximately 382 seats; Theater Two has approximately 145 seats; of those, the balcony section of Theater Two has 72 seats. Both theaters have seating accommodations for the disabled. The seating is padded, with movable armrests that have space to hold drink containers (or popcorn).

There is a joint projection booth that runs the width of the building. Within the booth are two separate projection locations, one centered above each theater. The projection area has a significant amount of cinema equipment and expensive high-end electronics for audio. The two theaters still have the high-end speakers for sound used by the former tenant.

Each theater has its own separate balcony. Beneath the balcony and projection booth are a catering kitchen, storage, meeting room areas, a break room, and a concession stand. There are also separate indoor restroom areas, an arcade room area, and an indoor ticket booth with access to the plaza.

We have been asked to imagine how the Theatre may be reconfigured to be most useful to the community. This means renovating Theater One to also accommodate performing arts, while still having a screen to show movies, podcasts, or sporting events. This includes adding a permanent or removable stage. Perhaps the existing screen can be salvaged behind a removable stage. Or, it may require substituting the current built-in screen with a retractable screen that lowers and raises as needed for each use.

Reconfiguring the Theatre also requires converting Theater Two space to another use. One example proposed to us is to convert Theater Two – the smaller theater – into office space for CROA staff. This example is illustrated in *fig. 8*.

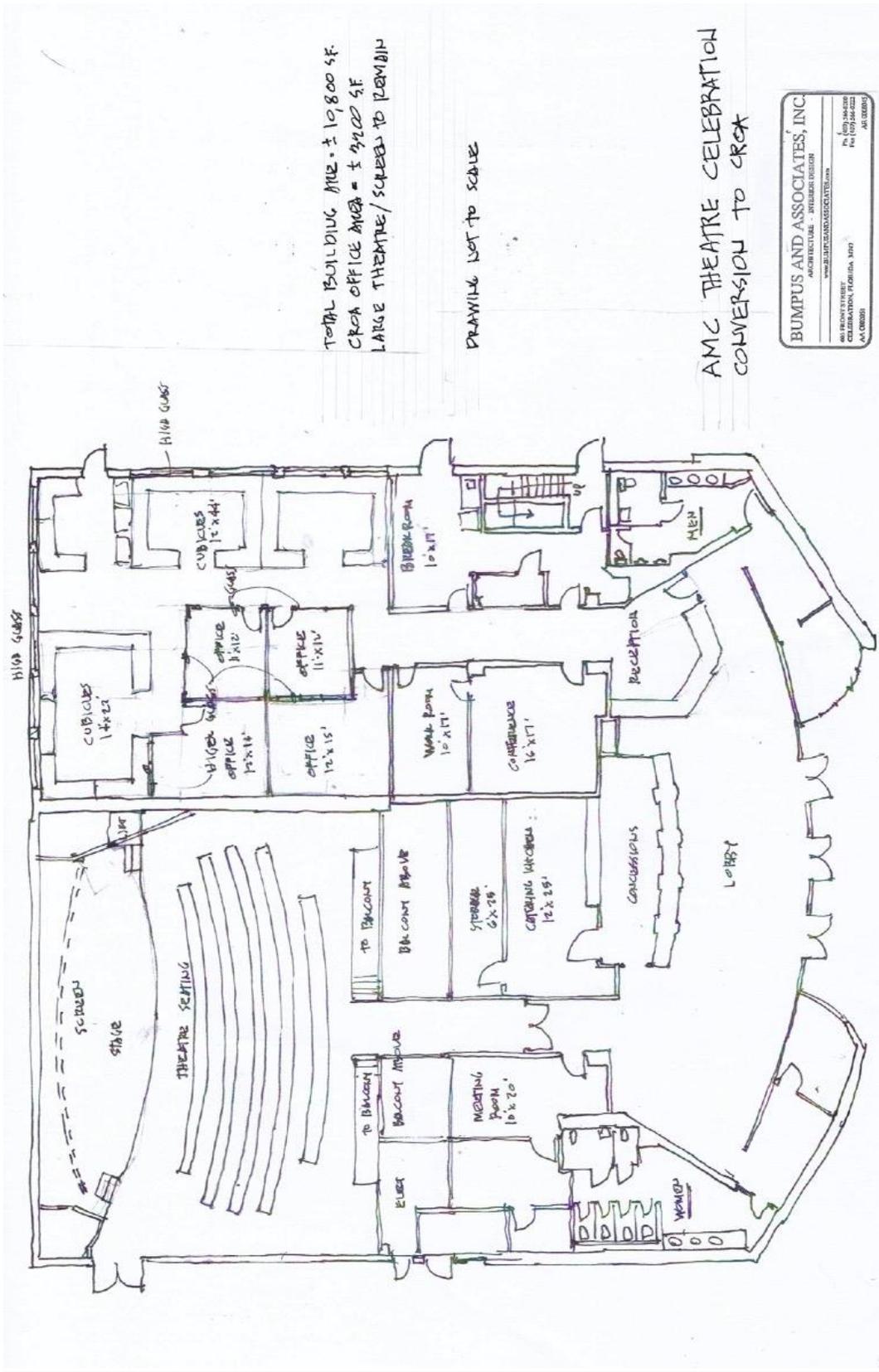


Figure 8  
 Danny Bumpus Sketch of Theatre Renovations



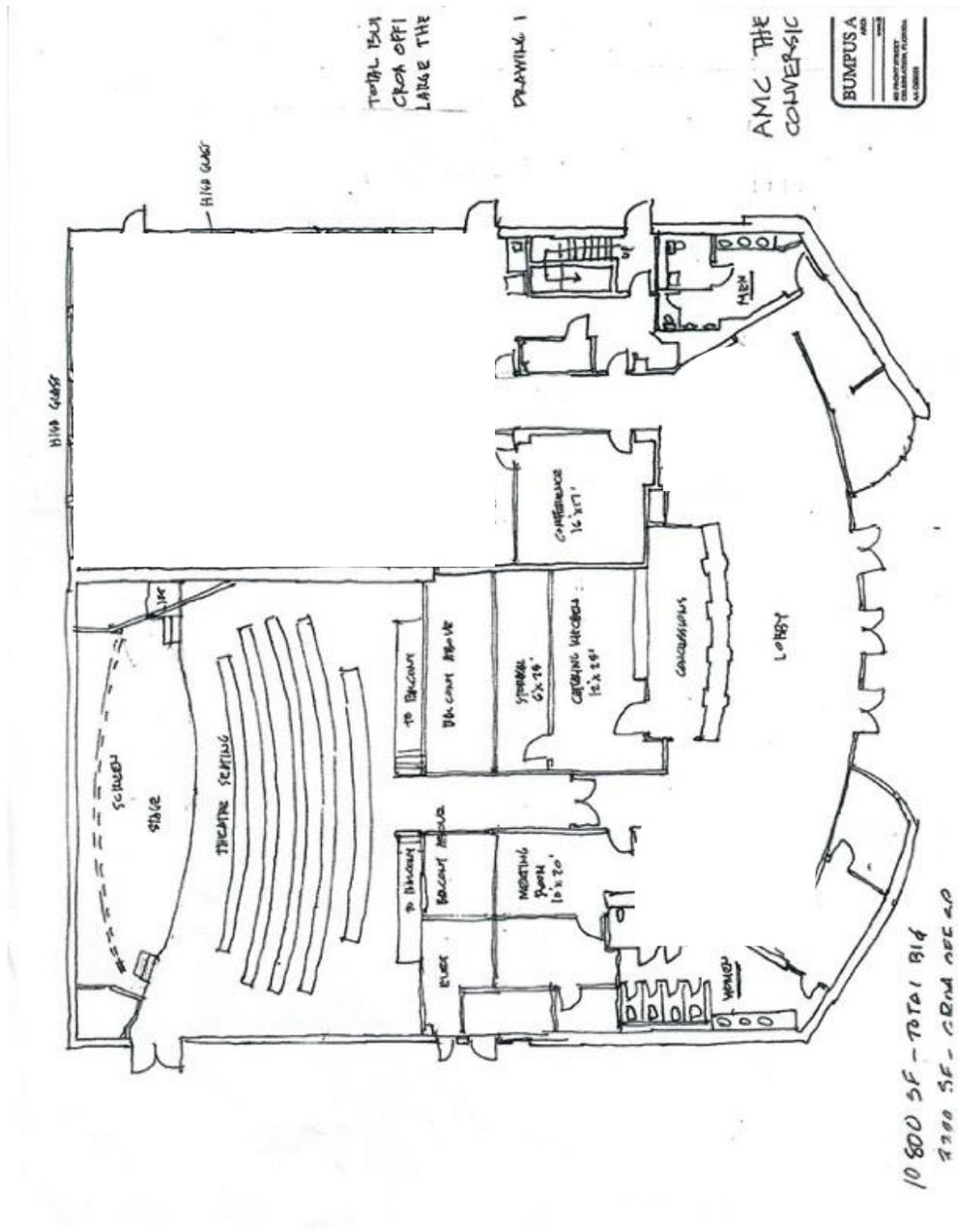


Figure 10  
 Danny Bumpus Sketch Alt. 2  
 Clean Slate of Theater Two without Balcony

We are able to imagine many design possibilities. All of the designs alter Theater One to accommodate performing arts, including the addition of a stage and side stage area (“Green Room” located in the front area of Theater Two). The “Green Room” region would provide performance logistics including temporary prop storage, costume storage, changing facilities, a performer rest room, and like amenities.

Other modifications to Theater One include: curtains and their operating equipment, stage and lighting power, trusses and their mounted lights, as well as audio components for monitors and microphones (wireless and wired). If a location for supporting musicians is desired, a region to the front-side is a possibility. This area would require power, lighting and added audio input and monitor devices.

The specific requirements should be determined by theatrical performance subject-matter experts. Those requirements would then be included in the detailed architectural design of the facility. At the same time, we imagine that Theater One could retain its facilities to show movies, podcasts, sporting events and the like, even if it means using a retractable screen. This screen could be located above and behind the front set of curtains and deployed as needed for projection events. The projection equipment, found behind the balcony wall, would be modernized. The same area would serve as a location for sound and lighting operation during performances by appropriate staff. The power and sound reinforcement infrastructure is already in place.

Initially, we propose a conservative approach to Theater Two. That is, keep it as a smaller theater venue with a simple ability to convert it to a meeting space. As stated above, the front portion of the theater, where the screen is presently located, could be converted to the “Green Room” space for Theater One. Clearly, a large access opening between the two areas is required. In addition, the floor of the green room would be raised to the same level as the stage area in Theater One. A hard wall would separate the front area of Theater Two from its remaining area. The “Green Room” area would be accessible from Theater Two via a ramp on one side.

As a future consideration, Theater Two could be renovated into a flex space. Possibilities include a gymnasium-type floor, the kind of floor and space used by our partner programs for dance, fitness, yoga and other exercise. It may also include a retractable basketball backboard and be used as an indoor sports court. The same floor could be used for parties and gatherings, pre- and post-reception venues, cabaret events, and the like. Preparation would include using stored tables and chairs,

as well as food catered from the set-up kitchen in the center of the Theatre. This is similar to smaller music venues.

Another possible use for the flex-space (and one adjoining conference room) is for a young adult recreation and e-sports gaming venue. This would be a safe indoor space downtown where our youth already congregate and provide a home to high school gaming clubs. Local e-sports could serve as a feeder to college e-sport teams and provide scholarship opportunities (we are told that there are indeed, such scholarship opportunities). Externally, it could provide a venue for sponsored regional e-sport events and tournaments.

Even the original ticket booth and arcade room seem useful, convertible into a space for remote staff to control access to the building, and display for sale Celebration logo merchandise, while otherwise doing staff work. Additional small office areas for existing staff and resident meetings are also available in the facility as shown in the previous sketches. It has also been suggested that some of the rooms could be converted into classrooms or meeting spaces related to education and other fields associated with the Arts.

There are so many possible uses, and many we may have overlooked. A professional design analysis is the only way to evaluate their feasibility.

One thing seems certain. The Theatre is built and currently vacant. So, adding renovations and modifications will not require starting from the ground up, and will not displace staff, CROA events, or partner programs. None of the other options can be as expeditiously completed.

We have been asked about rent vs. own. The CROA Board should give careful, thoughtful consideration to short- or long-term decisions concerning renting space or owning space. That said, we have been informed that the Theatre building is not for sale, in part because it is connected together with financing on all town center buildings. So, the question for us is: Should CROA rent the Theatre or not? There is no option to own this building. If the community wants to own a

performing arts facility, the only option is for CROA to build one, or convert space within an existing CROA building into a performing arts facility.

## **RECOMMENDATIONS:**

Based upon our review of the Theatre, we recommend that additional information be obtained, such as the as-built construction documents for the Theatre space; the professional opinion of a performing arts consultant about required improvements; and the professional opinion of a contractor specializing in theater build-out to estimate the feasibility (including costs) of such improvements.

Likewise, it would help to have the professional opinion of a space planner to discuss the best use and way to renovate the Theater Two space, as well as the lobby, conference room, storage areas, projection rooms, and ticket-booth areas.

**Update:** At its July 13, 2022, meeting, the Board voted to engage an architectural firm to do a building assessment of the Theatre Building. The scope of the assessment includes architectural, mechanical (HVAC, plumbing, Fire Protection), and electrical systems.

## **Lot B at Civic Corridor**

### *2. Lot B*

- a. If we were to build on Lot B, what should be built?*
- b. What would its use be?*
- c. How would the building integrate into the corridor plan and be used with other CROA buildings?*

## **Location:**

Lot B is on the Civic Corridor, between the Celebration Unleashed Dog Park and the office building and maintenance facility of the Celebration Community Development District and Enterprise Community Development District (CCDD/ECDD) (Lot C). The Civic

Corridor is on a two-lane access road, running East to West, just South of SR 417 (figs. 11-14).



**Figure 11**  
**Lot B**



Figure 12  
Lots A, B & C

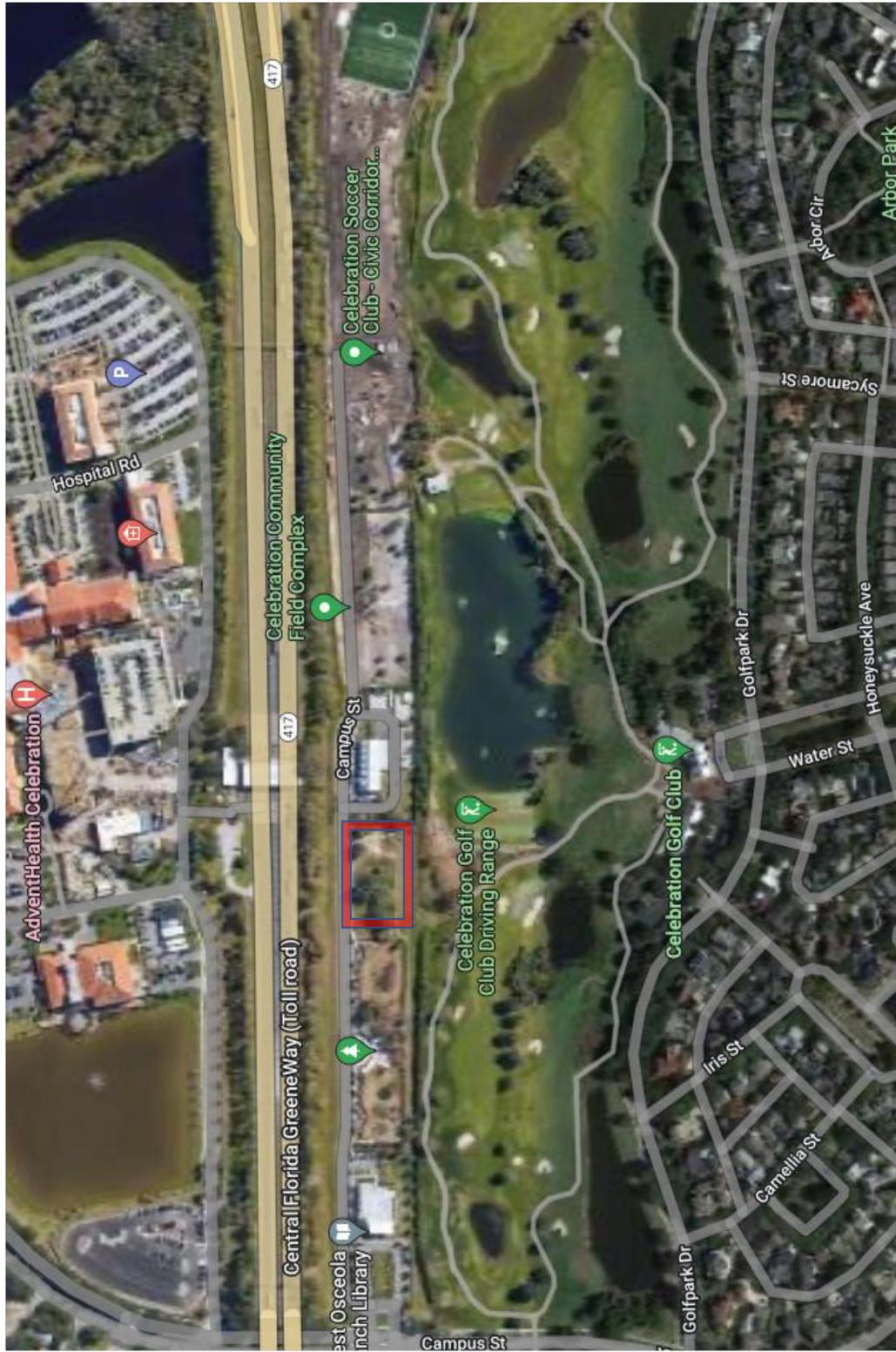


Figure 13  
Full Civic Corridor

Lot B fronts a 2-lane access road (aka Campus Street extension), which provides the sole traffic access for the Celebration Community Fields Complex (CCFC), dog park, library, as well as maintenance and landscaping vehicles and equipment. There is a lighted concrete walkway leading from the Library on the West all the way to the sports fields on the East (*fig. 13*).

The undeveloped Lot B is actually just a part of the original Lot B, which included the area on which the community's dog park was built. The remainder of Lot B is available for development, although its potential development is limited by a stormwater pond and easements (*figs. 14, 16*).

The undeveloped portion of Lot B is ~320-feet wide (East to West) x 150-feet deep (North to South), although the Southern-most portion of Lot B and part of the Eastern-most portion is dedicated to a storm pond and storm water easement. As such, it is likely that the buildable portion of the lot is ~275' x ~120', including space that may be paved for parking. KPMFranklin Engineers has determined that the remaining portion of Lot B has only 0.78 acres of developable area. The engineering report relating to Lot B, and the engineer's concept art depicting Lot B appear in *figs. 14-16*.

## Celebration Civic Corridor Project Plan

### Lot B

Lot B is 4.74 acres of which most is currently being used as a dog park. The remainder of Lot B is undeveloped. A stormwater pond and easements are located in the undeveloped portion of Lot B, leaving a total of 0.78 acres of developable area. At this time, Lot B will remain as is. No work proposed.

Future development should refer to SFWMD (South Florida Water Management District) Permit Application No. 141113-15 and 160502-16, which notes a total permitted impervious (pavement, roof, sidewalks, etc.) area allowed of 2.79 acres (including 1.02 ac of building) or 58.86%. Lot B is supported by Pond B, located within the lot, and allows for up to 2.79 acres of impervious or 58.86%. Existing permitted impervious area for Lot B is 0.90 ac or 18.99%, leaving 1.89 acres of impervious available (1.02 ac for building, 0.87 ac for other hard surface amenity areas). Pond B ultimately discharges to master pond 18B via a control structure and conveyance system. Any changes to Lot B will require a permit modification with the water management district, along with approval from the CDD, RCID, FDEP, and Osceola County.

An exhibit has been included showing Lot B along with the approximate locations of easements, boundaries, and the stormwater pond.

Figure 14  
KPM Franklin Report on Lot B

### All Improvements

All improvements will require survey, a geotechnical investigation, and permitting. The following is an idea as to how long each of these might take to complete:

- **Survey** – 6 to 8 weeks (can run concurrent with Geotech)
- **Geotechnical Investigation** – 6 to 8 weeks (can run concurrent with Survey)
- **Design** – 2 months after receipt of survey and Geotech
- **Permitting** – 4 months from completion of design
  - ECDD/CCDD
  - RCID (Reedy Creek Improvement District)
  - SFWMD – Dependent on RCID approval
  - Osceola County – Dependent on RCID and SFWMD approval
  - FDEP – May not be required, would run concurrent to other reviews

### Costs

Costs are based on current information available and may vary based on supply and demand, vendor selection, and consultant selection. An estimate breakdown of costs has been provided below. Please note these are estimated and based on conceptual plans. For a more accurate estimate of costs, we recommend having the concept plans reviewed by a contractor who can provide a bid estimate. Costs do not include survey, electrical, geotechnical, design, or permitting fees.

LOT B	\$ 0
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Figure 15  
KPM Franklin Report on Improvement Timelines

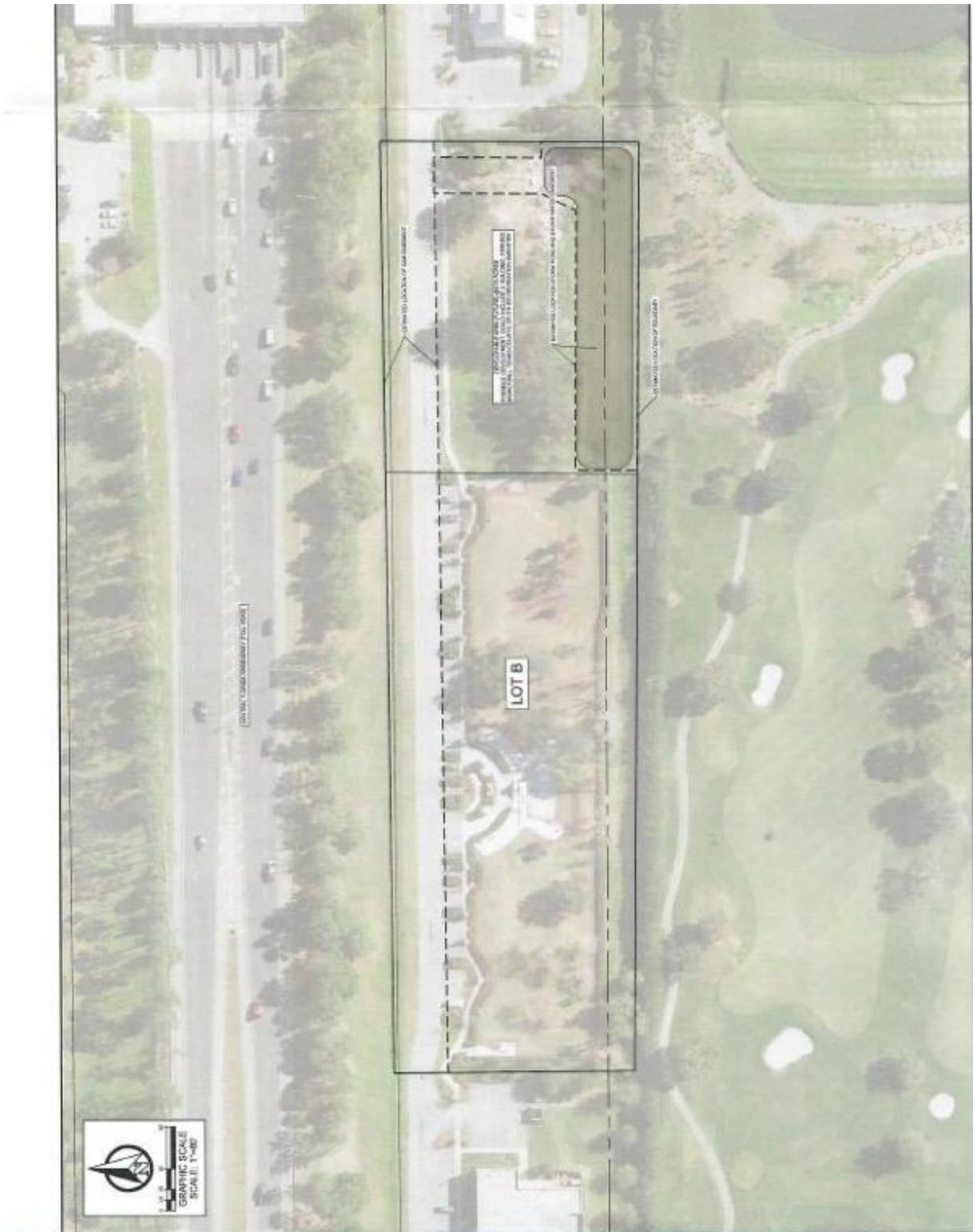


Figure 16  
KPM Franklin Lot B Concept Art

**Parking:**

Currently there is no parking on Lot B.

The adjacent dog park has 35 paved parking spaces. These spaces are often filled during the peak dog park hours in the early morning and late afternoon.

To the West, the West Osceola Branch Library (Lot A) has a total of 48 paved parking spaces surrounding the library building. These spaces are often filled by staff and visitors daily during hours when the library is open.

To the East, the street area in front of the CCDD Building (Lot C) has 17 paved parking spaces. The fenced area beside and behind the CCDD building has space reserved to CCDD/ECDD for maintenance vehicles, staff, landscaping vehicles and supplies. None of the fenced-in space is available for public parking.

Further East, there are presently 50 paved spaces outside the fenced-in Celebration Community Fields Complex. There are future plans for another 49 paved spaces on Lot D, if it is developed according to current plans. Future plans for Lot D also include a multipurpose graded pad for fields, which may accommodate up to 160 unpaved parking spaces.

Note that during weekdays, the CCDD/ECDD staff, customers, maintenance and landscaping crew currently park their private vehicles in the spaces in front of the building, and on the shoulder of the two-lane road (Campus Street) across from the CCDD building and Lots B and D. In addition, the dog park has regular users every day who fill the available spaces abutting the dog park, mostly in the morning, late afternoon, and early evening. Also, maintenance vehicles travel the road to and from the maintenance parking area adjacent to the CCDD building.

Currently available paved parking spaces: 150  
Possible future unpaved parking spaces: 160

## **Space Utilization:**

Lot B is a blank slate. Both indoor and outdoor facilities are options. Any appropriate civic facility might be built on the property that will fit within a 0.78-acre space, and that can obtain significant governmental approvals that are described below.

The Lot B drainage easement physically limits size and configuration of any build-out. KPMFranklin Engineers also cautions that future development of Lot B is subject to SFWMD (South Florida Water Management District) Permit Application 141113-15 and 160502-16, governing permitted impervious area, and that further development will require a permit modification with the water management district, along with approval from the Celebration Community Development District, Reedy Creek Improvement District, Florida Department of Environmental Protection, and Osceola County (*figs. 14, 15*). It is likely that any development permit will require that frontage space be devoted to parking spaces, as it was on the frontage of the dog park and the CCDD Building. This will further reduce the buildable footprint of Lot B.

Beyond government permitting and its relatively small size, Lot B development may be limited by its placement. The civic corridor has generally been the place for amenities that residents did not want in their backyard. The dog park, CCDD/ECDD maintenance yard and staff building, and the soccer fields each have qualities that caused a NIMBY (Not in My Backyard) backlash when originally proposed. As such, the corridor is a collection of needed civic improvements, but it is not considered a desirable area as the centerpiece of a community. Having a performing arts center or a community center between barking dogs, a maintenance yard, and the drone of highway traffic, is not desirable. In addition, parking in this area is limited, distant from Lot B, and often filled by visitors to the surrounding amenities and employees of the landscape and maintenance crews. Successful community and performing arts centers are primarily located within the commercial core surrounded by complementary retail and mixed uses.

We have confined our analysis to indoor amenities. But we assume the best use for Lot B is outdoor recreation, perhaps with multiuse courts. One suggested use is to move the basketball court from the Lakeside parking lot to Lot B, which would allow it to be easily secured with a fence and passkey access, by simply extending those same security features from the dog park. This would also allow for adding more courts or other multiuse courts, all in the same proximity to other recreational activities and with the same security.

### **RECOMMENDATIONS:**

Lot B is a valuable tract of land. It should be saved for a future use that fits well within its developable space.

## PART II

### *Broad Questions*

1. *Which of the three options adds the most value to the community?*

Measuring value to the community is not simple because value has different meanings in different contexts, some tangible and some intangible. Answering this question just in terms of space for offices, meeting rooms, and activities, the best value would be to expand the 851 Building. We have discussed in the 851 portion of our report, above, a number of suggested ways this might be done. This expansion for office space would keep CROA money invested in its own property. Value to the community also may be more intangible, such as adding to general real estate values by development of additional amenities the community wants. The Advisory Group has no special skill to evaluate overall real estate values, or intangible values.

2. *Do the locations provide ample parking for the intended use?*

Ample parking is always difficult in Celebration, but we have counted the available parking contiguous with each option. All of it is shared parking. A parking analysis has been provided for each of the three parcels.

3. *What is the timeline to complete each of the options?*

This is dependent on available funding, engineering and architectural studies.

4. *How would each of these options, or a combination of these options address community needs?*

Theater One at the Celebration Theatre can be used for a performing arts venue, with some modification, *e.g.*, removal of some seating to make room for a stage. Converting Theater Two, by removing its seating and leveling the floor, opens a large area

that can be used to accommodate a multi-purpose flex space. This could include a “Green Room” accessible to the stage in Theater One by opening a door through the connecting wall between theaters. The multi-purpose flex space also accommodates space for indoor recreational activities or meeting space. A general discussion of potential uses for the flex space is included in our report on the Theatre property, above.

5. *Is there an immediate need and a long term need that can be addressed by one or more of these options?*

There are no immediate critical needs for any of these spaces at this time. The community has requested amenities, as detailed in the various surveys conducted by CROA, but none has been characterized as being an immediate need.

6. *What other stakeholders would be impacted by these options?*

In the context of this report, stakeholders include those civic and partner programs that utilize CROA’s indoor space for meetings and activities for our residents. As for space, the modification of the Celebration Theatre and/or the 851 Building would benefit most, if not all, groups who now utilize CROA structures throughout Celebration.

7. *Do you consider children or youth needs? What should be consider for children & youth?*

Yes. Both the Celebration Theatre and the 851 Building could be configured to provide activity space for youth and teens. The specific activities should be the topic of a future staff study with input from parents and their children. We have made a recommendation, above, that the Activities Room at the 851 Building should be a dedicated teen room during after-school hours.

8. *Are there any “hard stops” to one or more of these options that make it unrealistic as an answer to the identified community needs?*

Lack of finances for construction or leases, structure modification, regular maintenance, insurance and staffing would be the hard stop for all of the options.

9. *Is one or more of these choices value-additive to Celebration as a whole outside of addressing an identified community need? (e.g., economic revitalization of downtown, alternative revenue sources, etc.)*

All of the choices are “value-additive” to Celebration. The expansion of the 851 Building would centralize the governance of Celebration and consolidate management into one building – sort of a one-stop location for all services provided now and in the future as the population expands, *i.e.*, Island Village. Specifically, the expansion of the 851 Building would allow management to increase staff as needed and provide much needed storage space.

- 10 *Does addition of Island Village impact the optional benefit of one or more of these options?*

Island Village will increase the need for more activity space for adults, teens and youth. Youth and teen activity in our facilities would require staff monitors on-sight during that activity. The needs of Island Village are well served by expanding the 851 Building as an all-in-one stop for all residents. Decentralizing management into different villages could result in confusion about which building location serves which service and likely increase the number of staff needed for duplicate services at more than one location.

### ***Additional Questions***

1. *Will CROA meeting rooms and Grand Manors offices be co-located in one of these three facilities?*

Yes. We are recommending that CROA meeting rooms and Grand Manors offices should all be located at the 851 Building for efficiency reasons.

- 2. Should consideration be given to the possibility of generating external income streams from outside groups using these facilities?*

Both the 851 Building and Celebration Theatre have the potential for generating income from organizations based within Celebration and outside, as well. Partner programs currently provide some income for the use of CROA facilities and it is likely this will continue. The extent of such income streams is the province of the Board and management.

- 3. What type of flex space could accommodate multiple needs to include, leisure recreation, education, learning, art, etc.*

Space that is added or remodeled at either the 851 Building or Celebration Theatre should be designed to be multi-purpose in nature, with the ability to fairly easily convert the space to accommodate the desired activity, *e.g.*, moveable walls and partitions, seating, tables.

- 4. What were the definitions of “community center,” “performing arts facility,” and “active adult/senior center” in the 2019 master plan survey?*

The survey report does not provide specific definitions for those terms. Although these are generic terms with commonly-understood general meanings, we cannot speak for the authors of the study. In our view, these terms are merely types of wants or desires, not names for actual building structures. For example, a community center could theoretically house a performing arts venue and senior/adult, teen and youth activity areas. Perhaps the title of “Community Center” should be dropped and simply call the buildings what they are called now – Town Hall and Celebration Theatre.

5. *How much total CROA operational (management, back-of-house, meeting spaces) is needed and how much exists today, i.e., what type and amount of space is the ask?*

Management was posed this question during a tour of the office space at the 851 Building. The Advisory Group was told that current office space was all being utilized, but one or two additional offices would be needed as Island Village comes totally online. The need for more storage space was expressed as well.

## PART III

### *The Town Hall and Written Resident Comments*

On June 23, 2022, the CROA Board held a meeting in conjunction with the Celebration Hall Advisory Group for the purpose of gathering homeowners' thoughts on the Advisory Group's Interim Report on Celebration Hall. The report focused on the three community locations that could be used as a community center and performing arts venue.

There were a number of owners at the meeting as well as several that attended via videoconference. The Advisory Group also received written comments from a number of homeowners. Owner comments focused on the 851 Building, Lot B and the Celebration Theatre, and some suggested alternative sites.

With regard to the 851 Building, owners supported continued use of the facility for meetings, office use, storage and general gathering of residents and partner programs. Many were in favor of expanding the building to add more office space and meeting rooms. In smaller buildable areas where expansion is less feasible, it was suggested that that space be used for storage. There were no recorded negative comments about using the activities room for a mixed-use flex space for teens, seniors or partner organizations.

Owners were enthusiastic about the concept of using the theatre as a venue for movies, dinner shows, musical performances, educational lectures, partner programs or casual gatherings with friends.

However, there was strong negative sentiment toward leasing the theatre facility. Past performance on maintenance and general upkeep of downtown properties was a widespread concern among residents. Residents were also concerned about entering into a contract to lease the theatre from the owner. Some suggested that the owner give the property to CROA.

Additionally, some residents were opposed to spending CROA funds on a property that they do not own.

It was suggested that other locations be considered such as the Stetson Building and other locations within Celebration.

## PART IV

### *Alternative Sites and Financial Considerations*

Following the Town Hall, and owner suggestions that additional sites be considered, the Board and management undertook to examine the most commonly mentioned alternatives. We recount those alternative sites here. We also address owners' comments about financial considerations.

### **Stetson Building**

It was suggested by numerous owners that the Board should put a community center or performing arts facility in the “Stetson Building” (800 Celebration Avenue) (*fig. 17*). It is a 35,000 square-foot building sitting on a 1.1-acre lot. Actually, Stetson has not owned the building for some time. It sold the building (for \$4,200,000) and that purchaser sold it to the current owner for \$6,900,000. The owner plans to develop the building into a medical college. Orlando Business Journal, *Former Stetson University building in Celebration slated for college of osteopathic medicine*, <https://www.bizjournals.com/orlando/news/2021/07/26/former-stetson-building-in-celebration-slated-for.html>. CROA management inquired if it is available for sale. The building's owner states that it is not for sale. CROA management was advised, however, that space on the first floor is available for a short-term lease.

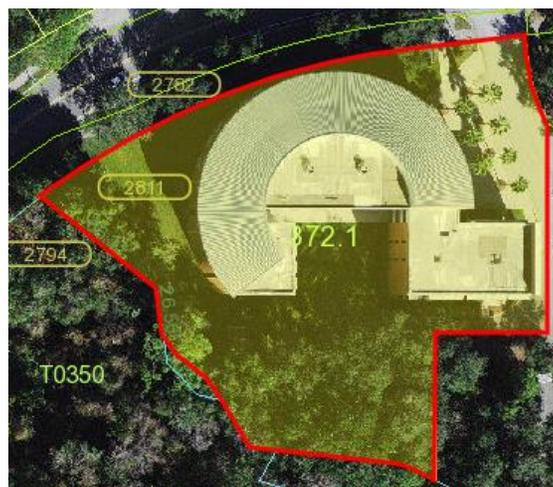


Figure 17

800 Celebration Avenue  
Property Assessor's Aerial View

## Lakeside Park

The Advisory Group reviewed the possibility of adding to the construction at Lakeside Recreation Center (*fig. 18*), or demolishing the present building to rebuild it as a community center. The land and building are owned by CROA.



Figure 18  
Lakeside Park  
Property Assessor's Aerial View

The property abuts to the South a conservation area and a buffer zone surrounding protected wetland and a wildlife management conservation area. These areas are under the control of the South Florida Water Management District, Florida Department of Environmental Protection (formerly, Department of Natural Resources), Reedy Creek Improvement District, and the Army Corps of Engineers. (*figs. 19, 20*).

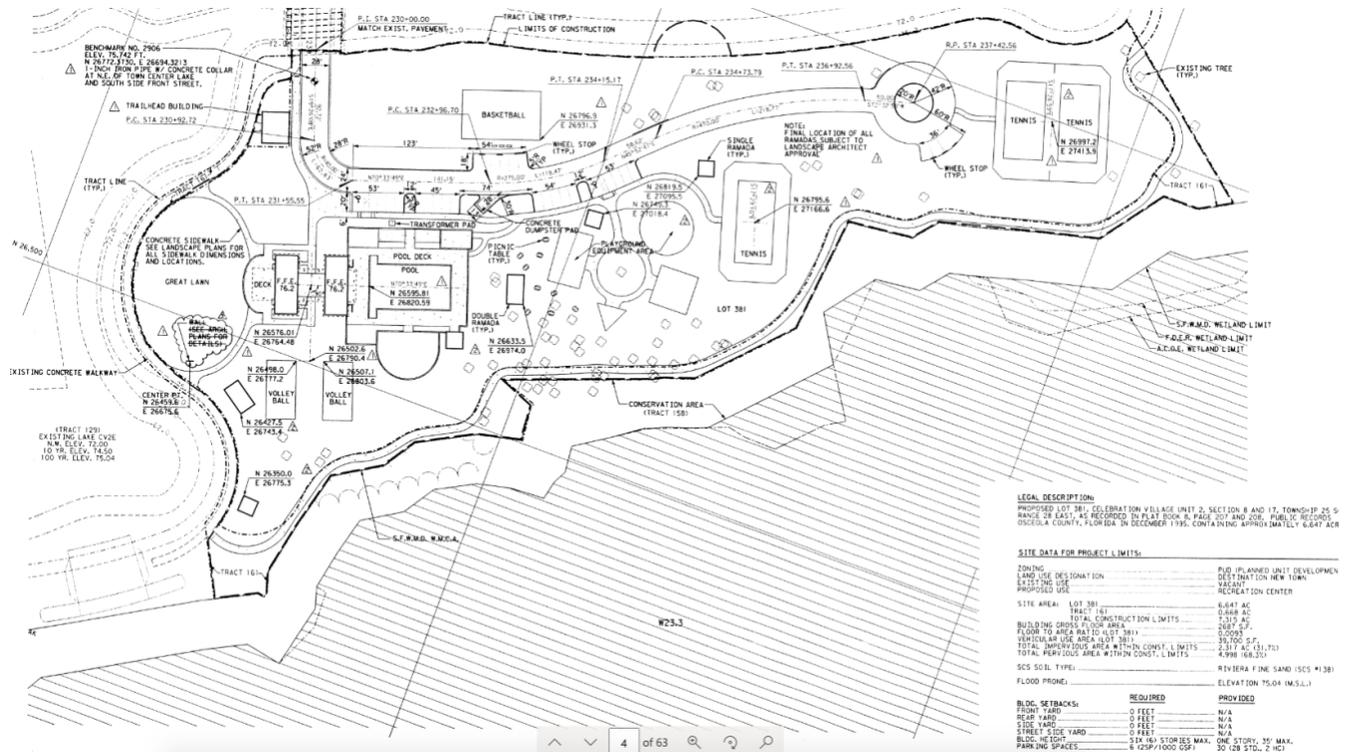


Figure 19  
 Lakeside Recreation Center Building Plans (1996)

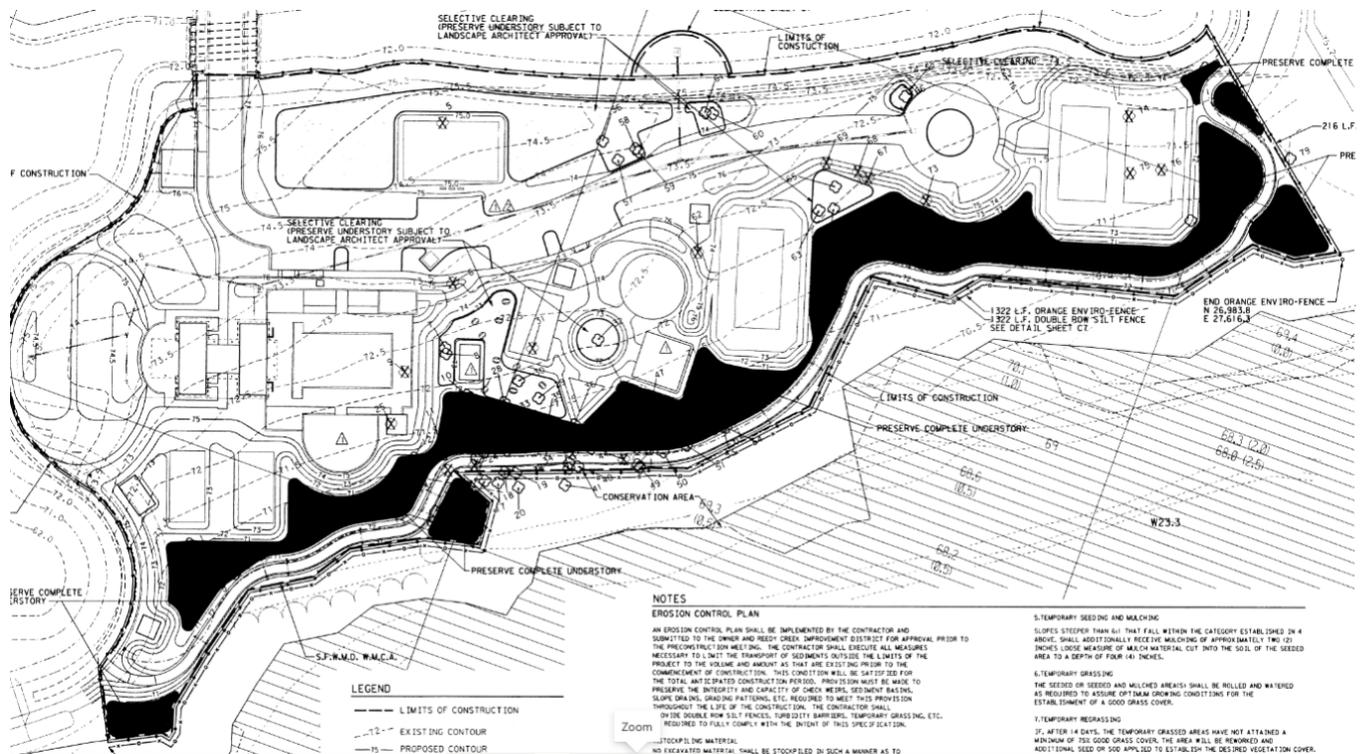


Figure 20  
 Lakeside Recreation Center Building Plans  
 Wetlands and Limits of Construction (1996)

The Celebration Company constructed the Lakeside Recreation Center in 1996, including the building at 651 Sycamore Street. The building overlooks the picturesque Lake Rianhard, Town Center, the conservation area, and the Bohemian Hotel (*fig. 21*) (*composite*).



*Figure 21*  
**Lakeside Recreation Center Building**  
**View North Across Lake Rianhard**  
**View South Across Great Lawn to Bohemian Hotel and Bloom Street**

The building has a total cross-floor area of 2,687 square feet. It houses a small meeting room (named the Jones Room), a breakroom (with a small sink and refrigerator), a small technology office, a storage room, restrooms, lifeguard station, and snack bar, as well as an open-air breezeway (*fig. 22*).

The Jones Room is utilized as a flex space for partner programs and meetings, as well as a staging area for community performances on the Great Lawn and stage. It is connected to the breakroom, which gives it access to the small sink and refrigerator. A doorway on the other side connects it to the technology office.

The technology office was built to be a storage area, which it was for over 20 years. Recently, the storage space was commandeered for use as a small working technology innovation center. There are tables and equipment along three walls and a table that seats five in the center of the room. The Advisory Group met there and discovered it is too small to comfortably seat all eight group members.

OWNER  
Celebration Company  
200 Celebration Parkway  
Celebration, Florida 34747

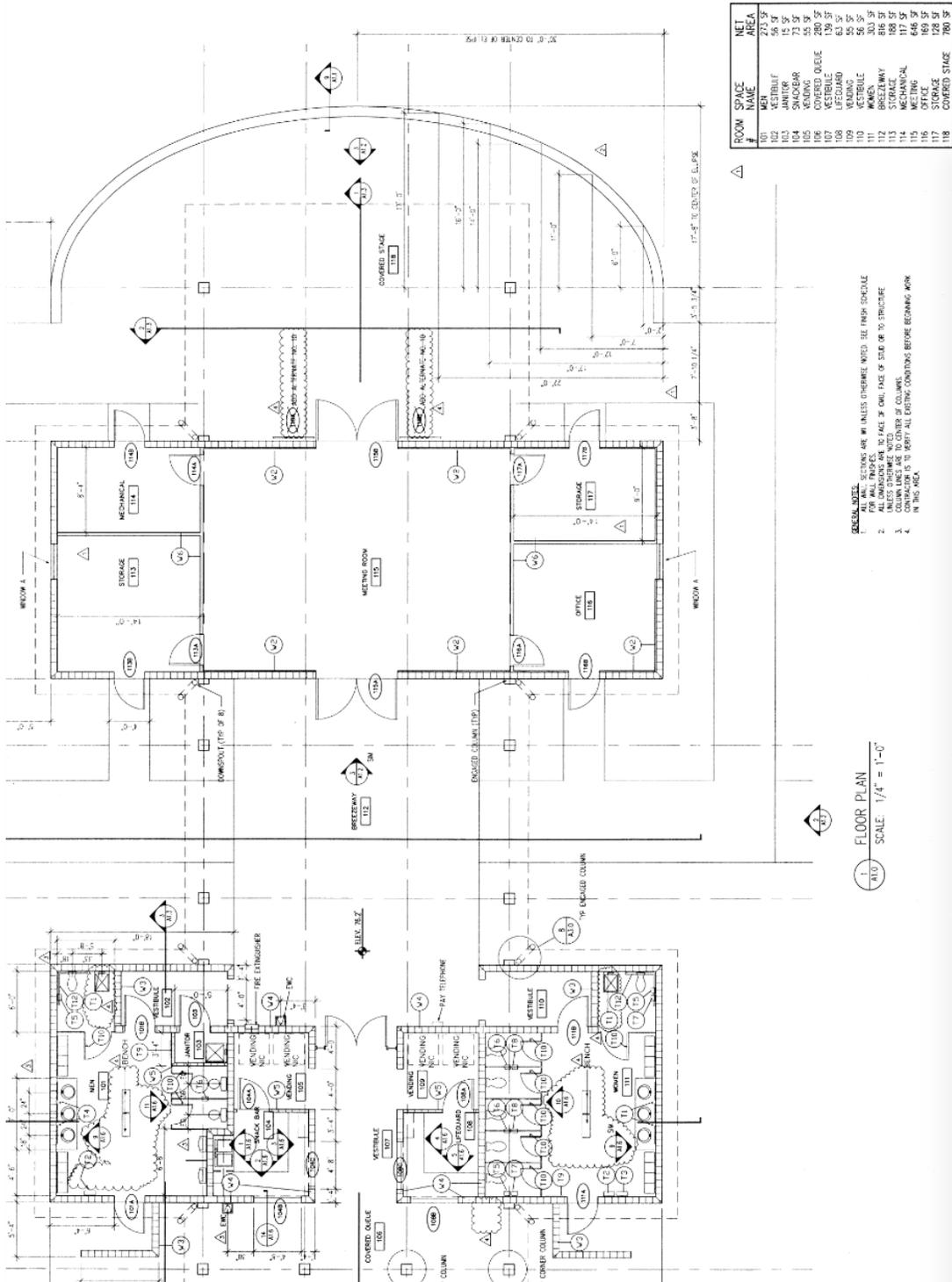
OWNER'S REPRESENTATIVE  
Sherry Development Company  
200 Celebration Parkway  
Celebration, Florida 34747

CELEBRATION  
LAKE-SIDE  
RECREATION CENTER



CELEBRATION, FLORIDA

FOR CONSTRUCTION  
FLOOR PLAN



ROOM #	SPACE NAME	NET AREA
100	RESTROOM	24.5 SF
101	RESTROOM	15.5 SF
102	JANITOR	73.5 SF
103	SNACKBAR	35.5 SF
104	KITCHEN	130.5 SF
105	LOUNGE	63.5 SF
106	VESTIBULE	25.5 SF
107	LIFEGUARD	30.5 SF
108	VENDING	816.5 SF
109	WOMEN	188.5 SF
110	WOMEN	446.5 SF
111	STORAGE	169.5 SF
112	BREEZEWAY	228.5 SF
113	MEETING ROOM	228.5 SF
114	OFFICE	228.5 SF
115	MECHANICAL	228.5 SF
116	MECHANICAL	228.5 SF
117	STORAGE	228.5 SF
118	COVERED STAGE	760.5 SF

- GENERAL NOTES:**
1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED. SEE FINISH SCHEDULE.
  2. ALL DIMENSIONS ARE TO FACE OF CURB OR TO STRUCTURE.
  3. COLUMN LOCATIONS ARE TO CENTER OF COLUMNS.
  4. CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS BEFORE BEGINNING WORK IN THIS AREA.

FLOOR PLAN  
SCALE: 1/4" = 1'-0"

A10

Figure 22  
Lakeside Recreation Center Building (1996)

The West end of the building is a partially-covered deck facing the “Great Lawn,” an oval green space (*figs. 23*). To the East is a swimming pool and kiddie wading pool. To the South is a fenced-in (and under-utilized) playground and a small picnic area. The property also has five tennis courts, two pétanque courts, a basketball court, four small pavilions, and a parking lot with 52 marked spaces. There are an additional 700 shared parking spaces throughout the town center area (*figs. 18-20*).



*Figure 23*  
*Partially-Covered Deck on South Side of Building*

The Lakeside building is far too small to house a community center for the current number of Celebration residents. And, it has neither the size nor equipment to stage anything larger than a small group performing outdoors. Any further use of the property as a community center or a performing arts facility would require additional building (including multiple stories, if feasible), or demolition and re-building.

At the CROA Board meeting of July 13, 2022, the Board announced that it has tasked the Advisory Group with considering Lakeside Park as a location for a community center. At the same time, two concepts were identified for consideration: Adding a canopy over the Great Lawn, which would likely require replacing the natural turf on the Great Lawn with synthetic turf; and upgrading the Jones Room. Respectfully, neither concept resolves the space deficiency.

- Adding an open-air canopy over the Great Lawn, and turning the lawn into synthetic turf, does not increase space. The canopy might make the space somewhat more comfortable during the heat of Summer or during rain. But, based upon recent events, including the Independence Day festivities and Food Truck Fridays, residents fill the Great Lawn to capacity despite challenging weather.
- The Jones Room is only 656 square-feet (~29' x 22'). "Upgrading" it does not add space unless upgrading involves new construction. It is surrounded by the covered deck, a mechanical room, technology room, storage room, breakroom, and the access breezeway. The only way to make it larger requires, at the least, demolishing walls to take over the technology room (186 SF) and breakroom (169 SF), which nets a paltry 355 square-feet.

Although those suggestions do not add size, the Advisory Group has discussed two other options for enlarging the Lakeside building:

- A two-story rebuild of the West side of the building, the portion containing the Jones Room, technology room, storage, breakroom, and perhaps the breezeway. The West side of the building covers 1,410 square feet and the breezeway covers 1,680 square feet. A second story over the West side and breezeway could add over 3,000 square feet above the current structure. If the breezeway is also enclosed, it would bring the additional space to 4,500 square feet. If such a building is contemplated, we imagine that the building would have West-facing windows overlooking the lake, similar in design to the Artisan Park Clubhouse (*fig. 24*).



Figure 24  
*Artisan Park Clubhouse Pool View*  
*Illustrative Multi-Story Building With Lake View*

- Constructing a new two- or three-story building to the South, in the space presently occupied by the fenced-in playground. Again, we imagine that this building would have West-facing windows overlooking the lake. If this second option is chosen, the new building could be L-shaped, connected to the existing building. This would add a significant amount of new space, limited only by the land area used (subject to setback requirements) and the number of stories built.

The newly-constructed building(s) could serve residents in a variety of ways: a community fitness center, flexible space for recreation, and an enlarged technology room. It might even house a

coffee bar by day and patio bar by night, all overlooking the town and lake. Residents could use this space to enjoy book clubs, small meeting rooms and casual community events. Moreover, the upstairs floors could be all things entertainment: movie theater, wedding venue, formal events, conferences, community events, lectures, educational classes, and the like. If a third floor is built, we imagine it as an open flex-space, which could also be available for offices, if needed (*fig. 25*).



*Figure 25*  
*Typical Flex-Space*

Exterior changes to the Lakeside site are subject to architectural approval by The Celebration Company, which retains such rights even though the property is owned by CROA. It is also likely that any new construction will require permitting by the South Florida Water Management District, Florida Department of Environmental Protection, Reedy Creek Improvement District and the Army Corps of Engineers, which were all named as claiming interests in the original 1996 construction blueprints. If additional stories are added, ADA compliance will require an elevator for upper floor access. Should the Board elect to construct on this property, it should first engage architectural and engineering studies, and explore any approvals and permitting that may be needed.

## Undeveloped Property on the Boulevard

Another suggested location is “the undeveloped property on Celebration Boulevard,” although resident suggestions have not always focused on the same parcel. There are nine possible locations. Only two are owned by CROA, but they are both under water and have significant deed restrictions. None of the other seven lots are owned by CROA and none of those are listed for sale. All of these properties abut a heavily trafficked interstate or state road (I-4 or SR 417).

### **Lot 2D**

One undeveloped Boulevard property is **Lot 2D**, a 1.73-acre parcel at the intersection of Celebration Boulevard and the I-4 On-Ramp, just South of the 7-Eleven filling station at 1730 Celebration Boulevard (*fig. 26*).



Figure 26  
Lot 2D

The property is owned by DCS Real Estate Investment III LLC. Lot 2D is one of four adjoining lots under the original deed, for which the owner paid \$4,500,000 in 2012 (Official Record Book 4328, Page 281). The other three parcels under the deed were developed as a 7-Eleven (Lot 2C), McDonalds (Lot 2B), and a self-storage facility (Lot 2A). Lot 2D is enclosed on three sides by a 25-foot drainage and utility easement. indicated by the blue dotted line in *fig. 26*.

Lot 2D is subject to a detailed 78-page set of deed restrictions, which, among other things, limits the type of buildings that can be built on the lot, the minimum size, and the number of stories (Official Record Book 4328, Page 203). The original restrictions are supplemented by an additional 16-pages of modifications and clarifications (Official Record Book, 4999 Page 906).

The restrictions state that Lot 2D is to be sold or leased to an approved retail end user for a branch bank of a national or regionally recognized banking association, or for such other establishment and retail use approved by the original developer, The Celebration Company. The restrictions require that any building on Lot 2D must be for retail sales or an office building of at least 9,000 square feet. The restrictions specifically prohibit some uses, such as retail sale of food and merchandise, and certain medical professional practices. Significantly, one of the many, many restrictions prohibits “theaters or cinemas operated on a for-profit basis.”

## Lots 4A and 4A.5

Two other Boulevard properties **Lots 4A and 4A.5** are contiguous parcels (*figs. 28-29*) owned by FLC Willmark Communities Inc. Lot 4A is 10.257 acres (of which 3.6 acres is submerged land) and Lot 4A.5 is 11.556 acres (with 3.6 acres is submerged land). The property was purchased for \$12,480,000 to build senior housing, but the land remains vacant. The buildable footprint is limited by wetlands, as well as easements in favor of Florida Power Corp., Florida Gas Transmission Co., and ECDD.



Figure 27  
Lot 4A



Figure 28  
Lot 4A.5

## Lot 4D

Another vacant Boulevard property is **Lot 4D** (*fig. 27*), which is owned by Boulevard Development Partners LLC.



Figure 29  
Lot 4D

Lot 4D is subject to a detailed seven-page set of deed restrictions, which, among other things, limits the type of buildings that can be built on the lot. The building(s) must be a minimum of two stories and at least 40,000 square feet. (Official Record Book 4973, Pages 2436-42). The restrictions accompanying the deed state that the expected use of the property is as a self-storage facility or office building, and excludes some uses, such as retail sale of food and merchandise, and certain medical professional practices, which are uses apparently reserved to other buildings on the Boulevard.

The lot is 3.02 acres. The southernmost portion of Lot 4D has already been developed into a three-story self-storage, mini-warehouse facility.

## Tract 73

**Tract 73** is 6.23 acres of submerged land, legally described as Celebration Village Unit 2 PB 8 Pg 185-212 Tract 73 Conservation Area. Located between office buildings at 1114 and 1180 Celebration Boulevard, official records describe Lot 73 as a submerged conservation area owned by the Celebration Community Development District (*fig. 30*).



Figure 30  
Tract 73

## Tract 6

**Tract 6** is a small 0.701-acre conservation area owned by the CCDD, legally described as Celebration Village Unit 2 PB 8 Pg 185-212 Tract 6 Conservation Area (*fig. 31*). The parcel is between 1114 Celebration Boulevard and land owned by Celebration Golf Co. LLC.



Figure 31  
Tract 6

## Lot 7

Another Boulevard location is **Lot 7**, at the corner of Campus Street and Celebration Boulevard, across the street from the Osceola County Library (*fig. 32*). It is owned by The Celebration Company. The lot is a comparatively small 0.99 acres, and is subject to a significant 35-page utility easement covering the Northern half of the lot (“Distribution Power Line Easement (Switch Gear)”) (Official Record Book 1346, pages 2119-53). The terms of the easement limit the right to “locate, construct, excavate or create any buildings, structures or permanent obstacles . . . if to do so would materially and adversely affect access to Easement area.” The easement area is depicted in *fig. 32*, bordered by the red property-line at the top and the blue line bisecting the property.

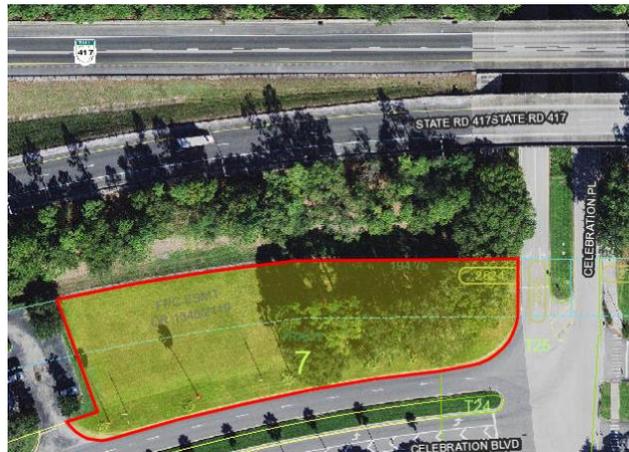


Figure 32  
Lot 7

In addition to underground power lines, there is currently at least one above-ground transformer in the middle of the lot (hidden under the trees in the aerial photograph) (*fig. 32*). If this lot could be utilized, a portion of the lot would need to be paved for parking, as required by county building codes. Of note, Osceola County has previously discussed using a portion of the property to create a traffic circle at the intersection in front of the library. Management has inquired of The Celebration Company if this parcel is available for a community center or performing arts center and has not yet received a response.

## Lots E1 and E2

At the very Northeast end of the Civic Corridor are **Lots E1 and E2**, contiguous parcels of land that were deeded by The Celebration Company to CROA as part of the Civic Corridor property (*figs. 33, 34*) (Official Record Book 4711 Page 1771). The only street adjacent to the property is Celebration Avenue, across from the entrance to North Village. Although not technically on the Boulevard, it is discussed here because it was originally planned as the roadside of the boulevard extension Disney never built to connect North Village to Celebration Boulevard South of Campus Street.



Figure 33  
Lot E1



Figure 34  
Lot E2

According to public records, Lot E1 is 2.08 acres of submerged wetland. Lot E2 is 12.29 acres of submerged land, including a large retention pond. Both parcels are subject to the following deed

restriction, which governs all parcels of the Civic Corridor: “The property shall be used, in perpetuity, solely as recreational sport fields, and, ancillary thereto, as schools, public support facilities, an environmental center, places of worship, utility substations and other utility facilities serving the Project, government buildings such as libraries, post offices, law enforcement substations, fire stations and parks . . . .” The restriction does not include a community center or performing arts building owned by a private homeowner association.

## School Auditorium

One person wrote to the Advisory Group suggesting an alternative is to rent the Celebration High School auditorium (*fig. 35*) on an as-needed basis.



*Figure 35*  
*Celebration High School Auditorium*

We explored this possibility, which is not a reliable alternative. The futility of trying to use the school auditorium is acknowledged by the same resident who suggested it to the Advisory Group. In his letter, he wrote that it is “**nearly impossible to get on the schedule, with—as the stories go—the CHS administration denying use of the auditorium except on very short notice (which makes it impossible to plan, rehearse, and hold events).**” Reserving it is just part of the problem. So is the reliability of access to rented facilities.

We contacted the school directly to discuss rental opportunities. We were told that all requests to rent any school facility, including the auditorium, must be done through the school district’s web-based program on a first-come first-served basis. Yet, that alone does not

secure a reservation. As the website cautions, the Osceola School District “administrative staff makes final decisions on all facility use requests.” <https://www.osceolaschools.net/facilitron>. As noted above, and experienced by others in the community who tried to rent the facilities, such approvals are often not timely such that planning, rehearsal, and advertising of events are impossible.

The cost is considerable, beginning “from \$150.00 per hour, with additional fees for services, utilities, etc.” That is just for the auditorium and does not include any additional space for a “Green Room,” set-up, or storage, which would have to be rented at additional cost. In addition, “[u]sage of facilities prior to the approved event start time is not allowed.” And rented space must be cleared of all equipment and supplies, except during the actual rental period, generally after-school hours until 10:30 p.m.

The reliability of access to the facility is questionable. The school district actually cautions that it might fail to unlock the facility for a scheduled performance, so it offers the following instructions:

***Is it after your event start time and facilities are still locked?***

You should first attempt to locate school site staff on campus to report the lockout and request access.

If school staff cannot be located onsite, please call (800) 272-2962 to report the lockout by stating "lockout" at the prompt. Our team will attempt to get in contact with District staff to unlock the facilities on your behalf.

<https://support.facilitron.com/support/solutions/articles/33000272290-what-happens-if-i-am-locked-out-of-the-facility->

There is no explanation of what to do with the audience, performers, instruments, equipment or stage props while searching the campus (after hours) for someone with a key or getting a response to a call from

the 800 number. This is simply unacceptable risk for a performing arts program.

Moreover, sound and lighting equipment is rudimentary, as one would expect of a public school. A member of the Advisory Group has a significant background in audio-electronics, having staged electronics for over 200 productions. He has personally attended events at the auditorium and, in his professional opinion, the sound and lighting do not compare favorably with a real performing arts facility. Indeed, in his opinion, the sound quality at the auditorium is mediocre compared, for example, to the professional-grade electronic equipment AMC left behind at the theatre building. In his opinion, the high school facility is just a school auditorium that does not function to the level expected of a performing arts facility.

These considerations likely explain why theatrical productions at the high school auditorium have been limited to student programs and student performances, which are produced by the school's theater department and in-house theater company, Off Book Productions™. These same considerations have made the high school auditorium an unworkable venue for other groups staging performing arts events.

The Osceola School District is a sovereign governmental entity, not controlled by Osceola County, the CCDD, CROA, or Celebration residents. We have no authority to change their rules or override the School District's rental process and decisions.

### ***Financial Considerations***

Comments during the Town Hall expressed concern that the Advisory Group did not provide pricing for the options identified in our Interim Report. Our directive from the Board was to leave financial considerations to the CROA Finance Committee. Yet, our Advisory Group's liaison has been actively involved in the Finance Committee's consideration of those issues. We expect that the Finance Committee will make financial determinations as the Board clarifies which, if any, alternatives are under active consideration.

Certain financial numbers, however, are readily available and these may assist those who would like to quantify the various options set forth in our report. Finance Committee members obtained estimates that commercial construction in Celebration currently costs \$250 to \$300 per square foot, or more.

In contrast, the prevailing base rental rate for vacant office space on Celebration Boulevard is \$17 to \$32 per square foot per year.

[https://www.loopnet.com/search/commercial-real-estate/for-lease/?sk=7903c2fef644ec4b8cec569d1fa4c819&bb=8jqm\\_xw\\_7Gt2r5pQ](https://www.loopnet.com/search/commercial-real-estate/for-lease/?sk=7903c2fef644ec4b8cec569d1fa4c819&bb=8jqm_xw_7Gt2r5pQ)

- Celebration Business Center I & II, 1130-1154 Celebration Blvd. (\$17.00 sf/yr) 10,620 SF available
- Celebration Office Center I & II, 1170-1180 Celebration Blvd. (\$27.50 sf/yr) 2,028–30,448 SF available
- Celebration Medical Center, 1530 Celebration Blvd. (\$26.00 - \$32.00 sf/yr) 3,154–14,412 SF available

In addition to those Boulevard properties, a Facebook advertisement appeared on July 20, 2022, for daily, weekly or monthly rental, space-sharing, turn-key office suites, and short-term leases for office space at:

- 800 Celebration Business Center, 800 Celebration Ave. (\$18.50 sf/yr) 13,379 SF & 10,026 SF available

<https://www.facebook.com/photo?fbid=5434952969898163&set=gm.1908591199338224> and <https://www.propertypanorama.com/office-tours/451447>

To be clear, such lease rates do not apply to lease of the Theatre building in town center, which is reportedly less. The actual cost to lease the Theatre will only be known after negotiations, if that course is chosen by the Board.

## **PART V**

### ***Conclusion***

The Advisory Group has fulfilled its charge. It has examined and reported on all three original sites as well as comments and alternative sites suggested by owners. The Final Report sets forth the applicable considerations for each site as a place for a community center or performing arts facility. We have answered all of the questions the Board asked of us and the “what-abouts” asked by others.

The Board voted at its July 13, 2022, meeting to create an Evaluation Team to further investigate the viability of the projects discussed in this Final Report. We request that this report be furnished to that Team to assist their efforts.

We thank the Board and homeowners for the opportunity to collect and distribute this information.