

Strategic Planning Committee

Report on Its Multi-Year Vision of VillageWalk

The Strategic Planning Committee is pleased to present its vision of the future directions our community should target. The future of tomorrow and the future six or more years from now.

The VillageWalk (VW) Board of Directors formed the Strategic Planning Committee (committee) to recommend a future vision for Village Walk. That vision would be realized through upgrades, enhancements and additions to our community's assets and amenities.

The committee was tasked to prepare a prioritized list for board consideration for future community modernization and improvements. The committee was not tasked to consider budgetary constraints or technical feasibility of our proposed recommendations.

Executive Summary

The goal of this committee is twofold. First, to enhance the lifestyles and attractiveness that enticed the residents to purchase homes here. Second, to increase the values of our homes through the introduction of enhanced and new amenities and assets.

The Committee arrived at this vision, these goals, by

- examining the conditions of the current amenities and assets of the community
- reaching out to VW committees and staff for their visions of the future and wish lists
- examining the assets and amenities of the gated communities that surrounded us
- using Committee members' personal visions as goals
- cataloguing the responses of residents in the November 2017 survey

The goals were categorized in the timeframe they should be initiated and then prioritized within each timeframe. The timeframes are 1-2 Years, 3-5 Years and 6+ Years.

The following four areas are considered the primary amenities and assets of the community.

Tennis

VillageWalk has the reputation as a tennis community. However, a critical examination of the tennis facilities and the common area around the courts reveal a startling fact: the only virtue of any notability is that we have eight courts. There is need to enhance the time at the courts for players, spectators and visitors as well as provide areas for general socialization.

Other Sports

There are designated areas for bocce and pickleball; two sports whose demand for play by residents and visitors, greatly exceeds court availability. The number of courts need to increase, and the supporting facilities need to be enhanced due to the growing participation in those sports.

Town Center

There are many aspects of the town center that are over-utilized, underpowered, poorly conceived or just missing. The town center is an immense opportunity for socialization by residents and visitors. The committee sees opportunities to enlarge and enhance aspects, introduce new activities and functionality and provide connectivity with the renovated restaurant space. In this report, the town center comprises the club house, the commercial spaces and the resort pool.

Beautification

We purchased homes in a well-manicured community. The community needs to invest in the looks of all aspects of VillageWalk to maintain and enhance its condition. This means taking care of the landscaping to maintain peak conditions; always keeping the sidewalks and streets in good repair and free of grime and stains; keeping the lakes and littoral zones free of trash, invasive plants and algae.

Village Walk Vision Report

The goals of the committee are to:

- *Enhance the lifestyles and attractiveness that enticed residents to purchase homes in VillageWalk.*
- *Increase the values of our homes and remain competitive with other communities through the introduction of enhanced and new amenities.*

Lifestyles and attractiveness are two of the major reasons residents decided to buy homes in VillageWalk. All homeowners have expectations that the value of their houses will increase.

A study of the initial build-out of VillageWalk showed that the builder put an emphasis on the tennis courts, the town center with its social and commercial attractions, and on the landscaping.

To give clarity: **amenities** are those special conditions, events or facilities, e.g. swimming pools, tennis courts, fitness centers, restaurants; **assets** are those features prevalent in most communities, e.g. the landscaping, the lakes, roads and sidewalks, a town center or focal point; **goals** are desired changes for new or enhanced assets and amenities.

The committee members, individually and collectively, had experiences with the amenities and the assets of VillageWalk. From those experiences, a list was compiled of the amenities and assets of VillageWalk, noting their strengths, weaknesses and deficiencies. The Reserve Study was referenced as a compilation of the assets and their life cycles. This provided insight into what had been planned for and what had not been planned for in out-years.

However, input was needed from the experiences of other groups to realize a more complete picture. The committee reached out to the many community resources to further its list. The committees and staff of VillageWalk were asked for their visions for the future and for their wish lists. This same request was asked of individual residents through a three-week survey launched on November 14. The survey garnering 583 suggestions from 202 residents. The committee was not tasked to survey residents for their input, but saw it imperative to do so. The committee also interviewed the External Affairs Committee to find any pending issues or discussions from local government and commercial entities. Plans or speculations in our vicinity could directly or indirectly affect VillageWalk residents or its organizations.

A list of the assets and amenities of the gated communities that surround us was compiled. This included both the existing communities and those under construction. There are two categories of communities: those whose sold house-prices and amenity levels are comparable to VillageWalk; those communities with sold house-prices more than \$1 million and having amenities to match that level. The first type are our competitors in the housing market. VillageWalk should match or exceed their level of amenities. VillageWalk need to be more attractive than its competitors to keep current residents happy and to attract new residents.

There are no illusions that VW could compete with the second type of communities, usually golf-course communities. The committee examined their amenities for ideas to introduce here at moderate levels.

A goal is a desired outcome, a project is building that goal. Our goals were categorized into timeframes for when it was best to initiate that goal. In general, the timeframes are based on the level of need or importance, the complexity and planning, or the anticipated costs of each project, or all three bases. The timeframes are 1-2 years, 3-5 years and 6 or more years. Year one is not this current calendar year, rather it is the first year that the board and community determine it is practicable to begin the first of the projects. Year three does not necessarily need to commence two years after year one projects are initiated. The timeframes indicate the ordering of the projects.

Within each timeframe, the goals are prioritized by importance to the community. Those goals listed with a high priority generally are for primary amenities and assets and should be initiated first. In setting priorities, it was deemed best to work first to improve what we have and make them shine and stand out. Make them more appealing to the residents of VillageWalk as well as to visiting family, guests and prospective buyers.

No costing was made for any goal as that would consume hundreds of manhours over the range of goals presented. It was expected that those ideas accepted by the board would undergo a cost analysis.

List of Goals, Amenities and Assets by Timeframe

The explanations for each recommendation is not meant to be detailed, simply to provide insight into the direction of the committee. Should the board request more extensive information on an individual goal, the committee would be happy to provide the details.

Timeframe: 1 to 2 Years

Goals, Amenities and Assets	Priority
Upgraded AV Equipment	High
Commercial Ice Machine for Town Center	High
Hurricane Shutters for Town Center - Safety Issue	High
Additional Pickleball Courts	High
Fitness Center Equipment Organizers	High
Multi-Purpose Activities Room in Former Bank Location	High
Enhance Area Between Tennis Courts and Lap Pool for Social Events <ul style="list-style-type: none"> • Enhanced Landscaping • Additional Pavers • Tables, Chairs and Umbrellas • New Lighting 	High
Bocce Bleachers	High
Bocce - Paver Sidewalks and Area Near Gazebo	High
Upgrade Current Sports-Oriented Drinking Fountains	High
Emergency Gate - Replace Asphalt with Perforated Pavers	High
Resort Pool Enhancements <ul style="list-style-type: none"> • Pool Deck Sun-Canopies (Retractable, 20-foot Umbrellas) • Enhanced Pool Furniture 	Med
Kids Play Area <ul style="list-style-type: none"> • Sun-Canopy (Retractable, 20-foot Umbrellas) • Swing Sets 	Med
Eastern Border Fence-Line	Med
Irrigation - Adequate Funds to Repair/Replace Pumps and Other Equipment	Med
Improved Walkway Bridge Lighting	Med
Benches Around Main Lake	Low
Fitness Trail Around Main Lake	Low
Ceiling Fans in Town Center Covered Walkways	Low
Permanent Dock for Model Boat Launching	Low

- Upgraded AV Equipment
The activities director as requested a small upgrade to the audiovisual equipment in the club house. The committee believes that the club house should be wired so that music or video streams or both, are available in most of its rooms.

- **Commercial Ice Machine for Town Center**
A commercial ice machine will serve many of the social activities at the town center. It will also benefit the several sporting activities surrounding it. This goal is supported by the tennis committee and the activities director. Access to the ice machine must be controlled by the activities director and one or two other people selected at the discretion of the town manager.
- **Hurricane Shutters for Town Center - Safety Issue**
The committee is not trying to create an evacuation shelter, it's objective is to provide an emergency center for disadvantaged or distressed residents to seek limited help, or the formation of a command and information center in a safe location not compromised by broken windows and doors.
- **Additional Pickleball Courts**
This sport is growing in popularity here and in surrounding communities. Many people, including those actively playing and seasonal residents, have made known their desire for more courts.
- **Fitness Center Equipment Organizers**
Equipment organizers are needed to alleviate the haphazard placement of exercise equipment, (dumbbells, straps, cable grips, etc.) between equipment and around the perimeter.
- **Multi-Purpose Activities Room in Former Bank Location**
This space could be utilized for arts & crafts for residents. The room is large enough to contain shelves and drawers and work tables for many residents at one time.
- **Enhance Area Between Tennis Courts and Lap Pool for Social Events**
 - Enhanced Landscaping
 - Additional Pavers
 - Tables, Chairs and Umbrellas
 - New Lighting

The area to the east of the tennis courts and adjoining the entrance, needs to be repurposed to provide social spaces. The space could be utilized for parties, pre-and post-match activities, provide comfortable seating for those waiting to play and serve as a location for social activities not related to tennis. This enhances a primary amenity of the community.
- **Bocce Bleachers**
Bocce is a growing sport in VillageWalk. There are many players and spectators standing around the courts, far more than current seating affords.
- **Bocce - Paver Sidewalks and Area Near Gazebo**
Addition of paver sidewalks will enhance the looks of the area as well as providing a walking surface that is not soggy.
- **Upgrade Current Sports-Oriented Drinking Fountains**
The current drinking fountains at the tennis and bocce gazebos and at the fitness center do not allow for the filling of the ever-present, plastic water-bottle. The current fountains are not designed for sports enthusiasts.
- **Emergency Gate - Replace Asphalt with Perforated Pavers (PULTE)**
Provided the emergency gate remains a gate, the committee recommends the old pavement on either side of the gate be addressed. Perforated pavers can be installed in the place of the roadway. That allows grass to grow in the holes in the pavers obscuring the pavement while still providing traction for vehicles for ingress/egress.

- Resort Pool Enhancements
 - Pool Deck Sun-Canopies (Retractable, 20-foot Umbrellas)
 - Enhanced Pool Furniture

The community pool is an amenity that many of our residents use on a daily or weekly basis. However, it is limited in scope and size and barely earns the name of “resort” pool. Upgrades and additions to this amenity enhance the lifestyles of residents and their guests. It is an amenity most realtors show prospective home buyers.

Sun-Canopies, large, retractable umbrellas (Funbrellas®), would be placed on the pool deck to provide sun and heat protection for a portion of the pool deck. The twenty-foot diameter umbrellas provide protection for several clustered picnic tables or many chairs or chaises. The sun canopies are made from fade- and weather-resistant material.

In keeping with the design of the sun-canopies, similarly designed furniture such as sun-loungers/daybeds and integrated seating-clusters/conversation-sets will enhance socialization amongst residents. The new furniture would not replace the ever-present pool loungers and chairs, but would be set in several locations on the pool deck.

- Kids Play Area
 - Sun-Canopy (Retractable, 20-foot Umbrellas)
 - Swing Sets

These large, retractable umbrellas (Funbrellas®) would be placed over the play area to provide sun and heat protection. The twenty-foot diameter umbrella-canopies can be clustered to provide protection over a large area. The sun canopies are made from fade- and weather-resistant material.

The playground should be enlarged to include swing sets to accommodate those children age-appropriate to the current equipment. Consideration could be made to provide a separate swing set for children a few years older.

- Eastern Border Fence-Line

The eastern border chain-link fence and its vegetation was destroyed by the recent hurricane. In lieu of installing a new chain-link fence, the committee recommends the installation of an enhanced border in keeping with the north and west wall design. Suitable shrubbery and other plants be installed in front of the wall in a manner similar to the north and west walls.

- Irrigation - Adequate Funds to Repair/Replace Pumps and Other Equipment

This goal is to ensure that quality-grade replacement-equipment is used in all the irrigation components. It has been mentioned in the past several years that the replacement equipment was contractor-grade and that the irrigation system was turned off for periods of time to reduce service hours on low-grade components. The irrigation system supports a primary asset of the community.

- Improved Walkway Bridge Lighting

This goal addresses an earlier board issue where residents requested lighting on the bridges for safety reasons. The committee views this as a safety enhancement for those who walk at night. It would eliminate potentially dangerous, dark areas around the crest of the bridge walkway. The addition of two low-level lights at the crest would add to the general beautification of the community.

- **Benches Around Main Lake**
The main Lake, just behind the town center, is an asset that is not fully exploited. Many people stroll or exercise along the sidewalks of the lake. Benches would enhance the lifestyle and beautification of the community. Several of the communities in our area boast of the miles of woodland and scenic trails in their community. VillageWalk has only a small portion of our sidewalks in a semi-woodland setting; we can enhance what we have. Benches placed on the outer side of the sidewalk would provide panoramic views of our lake and create occasions when passersby stop to talk to those resting.
- **Fitness Trail Around Main Lake**
This would establish a set of fitness stations around the main lake, adjacent to the sidewalks. They would provide light and moderate exercise, similar to an indoor gym. They are aimed at: the novice and the physically fit; the elderly and the young.
- **Ceiling Fans in Town Center Covered Walkways**
This enhancement addresses an earlier board issue that fans be placed around the town center square in that area that borders the gas station parking lot and the walkway leading from the beauty salon toward the lake. Fans would provide some respite from the heat radiating from the asphalt while adding to the beautification of the town center.
- **Permanent Dock for Model Boat Launching**
Replace the temporary metal “dock” used by the model boat launchers with a wooden floating dock. This will provide a safe and sturdy platform for residents to pursue their hobby.

Timeframe: 3 to 5 Years

Goals, Amenities and Assets	Priority
Accelerate Painting the Tennis and the Bocce Pavilion Bathrooms	High
Traffic Light at Entrance on Bonita Beach Road	High
Resort Pool Jacuzzi/Spa	Med
Fountain in Main Lake	Med
Islands of Color at VW Circle "Corners"	Med
Second Exit	Med
Irrigation - Installation of Automated Rain Gauge Controlling System	Med
Replace Dead and Missing Plants Along Bonita Beach Road Immediately North of the Two Lakes (Security)	Med
Tighten Up the South Perimeter Barrier in the SW Corner of the Community	Med
Add Two Sets of Bleachers with Awnings to Tennis Courts	Low
Dedicated Outdoor Game Area with Storage (Croquet, Horse Shoe, Corn Hole)	Low
Installation of Colorful Areas of Plants Around the Several Green Spaces in the Entire Community	Low
Natural Gas, Standby Generator for Entire Town Center - Emergency Location	Low

- Accelerate Painting the Tennis and the Bocce Pavilion Bathrooms
 With the constant exposure to moist, outside air in those bathrooms, the committee recommends repainting the bocce and tennis bathrooms on an accelerated schedule from the interior walls in the town center, excluding the restaurant's schedule.
- Traffic Light at Entrance on Bonita Beach Road
 This would alleviate a potential problem exiting VillageWalk with the increased traffic to and from the neighborhoods east of us. Traffic light cycles should be triggered by a car exiting and not running on an automatic cycle.
- Resort Pool Jacuzzi/Spa
 A spa is a relaxing place for **adults** to gather and talk and provides some therapeutic effect. Jacuzzis/Spas are found at eight of the eighteen gated communities canvassed by the committee. However, in communities without golf courses, only two of those seven have spas. The addition of a spa in Village Walk around the resort pool would certainly place VW in a better position than our competitors.
- Fountain in Main Lake
 The main Lake is an asset not fully exploited. The view from different aspects, while nice, would benefit by the addition of a large, central fountain. This would provide that bling for viewers at the town center and the homes around the main Lake. Any fountain should be sized appropriately for the area they are placed. Inadequately sized fountains send a negative message to any who view them. This program could continue in the out-years so that all the lakes had an aerator/fountain.
- Islands of Color at VW Circle "Corners"
 The landscaping of VillageWalk is predominantly green and, over the course of a year, becomes boring to view. Areas of color should be planted around the community to break up the monochromatic view. These plants would not depend upon seasonal flowers replacements to provide color, rather upon their leaves and fronds. It is suggested by the committee that the first areas to change would be at the four corners of VillageWalk along VillageWalk Circle. This would enhance the beautification of the community.
- Second Exit
 A second exit from VillageWalk is needed once Logan Boulevard is built. An exit to that street would serve several purposes. For safety reasons, VW would have an emergency exit in the event the primary exit is blocked. Any exit must have a left and a right turn onto Logan Boulevard for access to Immokalee and Bonita Beach Roads.
- Irrigation - Installation of Automated Rain Gauge Controlling System
 The irrigation system is turned off or on by a person in response to rain. A determination is made that sufficient rainfall has occurred and the system is turned off community-wide. Other gated communities have irrigation systems that rely upon many rain gauges throughout their community to determine whether sections should receive water or not. Any irrigation system needs to run continuously throughout the year except when there is adequate rainfall in a section of the community. An automated system with multiple inputs can tailor irrigation so that one section receives only as much water as needed. The irrigation system supports a primary asset of the community.

- **Replace Dead and Missing Plants Along Bonita Beach Road Immediately North of the Two Lakes (Security)**
 This goal would restore the continuous barrier along the north sides of the two Lakes. Plant lines need to be remade as a solid barrier to restore its attractiveness. It will also provide minimal security in keeping incidental animal traffic to and from VillageWalk.
- **Tighten Up the South Perimeter Barrier in the SW Corner of the Community**
 The north and West borders of Village Walk are high, solid walls. Those barriers make it difficult for intruders to gain access. When the new road west of our community is in active use, our community will be vulnerable to casual intruders through the chain-link fence that forms our southern barrier. The south-west corner and a portion of the chain-link fence should be strengthened to deter casual entry by undesirables. The committee notes that VillageWalk is not a fortress striving to prevent any unauthorized entry to the community.
- **Add Two Sets of Bleachers with Awnings to Tennis Courts**
 The addition of the two half-sized bleachers, one West of Court 4 and the other West of Court 8, will provide needed seating for visitors and participants. The tennis courts are one of the primary assets of this community.
- **Dedicated Outdoor Game Area with Storage (Croquet, Horse Shoe, Corn Hole)**
 It is convenient to store the playing equipment in a nearby enclosure or room with the increased activity in these game areas. This storage area would be restricted through the fobs and located in an area near the gazebo.
- **Installation of Colorful Areas of Plants Around the Several Green Spaces in the Entire Community**
 This goal is an offshoot of the goal to provide islands of color for the landscaping in the four corners of VillageWalk. This would introduce splotches of color in select spaces to continue breaking up the monochromatic theme of the vegetation of VillageWalk.
- **Natural Gas, Standby Generator for Entire Town Center - Emergency Location**
 The committee feels that an emergency backup-generator will benefit the community in several ways. First and foremost, to power an emergency center for residents for widespread power outages. In the aftermath of Hurricane Irma, it was evident that such a location was needed for disadvantaged residents, residents seeking information or simply recharging cell phones. The generator is not used to create an evacuation shelter, rather a command and information center. With natural gas lines coming to the town center in the future, there would be no need to worry about daily deliveries of diesel fuel for the generators.

Timeframe: 6 or More Years

Goals, Amenities and Assets	Priority
Expansion of Club House for Additional Space and Amenities <ul style="list-style-type: none"> • Large Main Hall Facing the Lake That Can Be Opened to the Outside • Large Social Space for Gathering Pre- and Post- Dining • Outdoor Green-Space for Medium Size Gatherings • Dedicated Card & Gaming Tables • Additional Card Rooms • Billiards Room • Expanded and Upgraded Fitness Center • Locker Rooms and Showers • Sauna & Steam Rooms • Dedicated Aerobic/Dance/Etc. Room • Catering and Demonstration Cooking Space • Improved Storage Facilities (To Optimize Amenity Space) • Additional Town Center Parking by Removing Concrete Curbing on Latitude 	High
Car Wash - Adequate Funds to Ensure Satisfactory Performance	High
Road Re-Surfacing	High
Virtual Guard at Main Gate	Med
Roaming Security Guard at Night	Med
Dog Park	Low

- Expansion of Club House for Additional Space and Amenities
 - Large Main Hall Facing the Lake That Can Be Opened to the Outside
 - Large Club Room for Gathering Pre- and Post- Dining
 - Outdoor Green-Space for Medium Size Gatherings
 - Dedicated Card & Gaming Tables
 - Additional Card Rooms
 - Billiards Room
 - Expanded and Upgraded Fitness Center
 - Locker Rooms and Showers
 - Sauna & Steam Rooms
 - Dedicated Aerobic/Dance/Etc. Room
 - Catering and Demonstration Cooking Space
 - Improved Storage Facilities (To Optimize Amenity Space)
 - Additional Town Center Parking by Removing Concrete Curbing on Latitude
 - Additional Town Center Parking for Golf Carts

There are aspects of the town center that are over-utilized, underpowered, or simply missing. The town center is an immense opportunity for socialization by residents and visitors. In this report, the town center is composed of the club house (includes the fitness center), the commercial spaces and the resort pool. The committee sees an opportunity to enlarge and enhance aspects, introduce new activities and functionality, provide dedicated spaces for certain activities and provide connectivity

with the renovated restaurant. The enhancements would be enabled by either of two approaches. The first is to expand the footprint of the club house outward from the back toward the gazebo. The second is to add a second story with a single-story extension alongside the restaurant walkway. In either option, expansion would extend no further than the south roof-line of the restaurant space.

The club house was never planned as a place for serious socialization or dedicated recreation; not a place to spend the day in several disparate activities. It was, like other things constructed here, to give the impression of an established and highly active community. In practice, the club house is suited only for a few activities at a time. (The limited parking spaces attest to that.) It is a meeting place, it is a place to play board games or cards, hold community meetings, space for parties, small and large. The fitness center is more appropriate for a smaller population. Many of the activities need to have tables and chairs set up, then broken down. Storage space for the current utilization is inadequate. There do not appear to be clusters of residents and visitors lounging in the club house for any but short periods of time. It was probably envisioned by the builders that you would be impressed by the building and what it could do, but the attractions of the surrounding region would naturally pull you towards them and away from the shortcomings of this impressive edifice.

The committee has a vision where residents can engage in several activities throughout the entire day at the town center. One activity segues into another activity with ease. One such scenario would work like this: tennis in the morning, shower and change into a swimsuit, swim with friends at the pool and have lunch poolside, shower and change for afternoon games of pickle ball, come back with friends and enjoy cocktails served by the restaurant in a lounge in the expanded club house. Follow up with dinner at the restaurant. This is a resort or vacation lifestyle.

Most of what residents do at the town center is usually a singular activity: play tennis, go home, shower and leave the community. Play bocce, go home, change and leave the community. Lunch at the pool with friends, go home, shower and leave the community.

The committee envisions an expanded club house with rooms dedicated to single purposes. Dedicated rooms with gaming tables; a pool/billiards room for **adults**; a room dedicated to aerobics and dancing. A large kitchen with open space that can be used for catering parties, or as a teaching facility for cooking classes or cooking demonstrations. The fitness center would be enlarged with adjacent locker rooms and showers available to all at the town center. There would be a sauna and a separate steam room for tennis players and strength-trainers or others who simply need to relax their muscles.

Two jewels are possible with an expansion. The first would be a large main hall facing the lake with large windows and doors that can be opened onto a broad patio. This would provide indoor and outdoor entertaining for all-weather parties and activities. The other jewel would be a large club room, where people would gather before or after dinner, for drinks or for coffee and the like. The restaurant would serve drinks and coffee in this space.

With the increased activity at the town center there is need for additional parking for automobiles and for golf carts. The parking on Latitude can be expanded by removing the concrete curbing bump-outs. There are several pockets of green-space around the town center that can be converted to golf-cart parking.

- **Car Wash - Adequate Funds to Ensure Satisfactory Performance**
The carwash is a singular amenity not found in the communities surrounding VillageWalk. Its placement in VillageWalk is an enticement for would-be homebuyers. It should be maintained with quality replacement parts and refilled with quality ingredients. While it has often been mentioned at board meetings and town halls that a direct credit card system for purchasing washing is being “looked into”, nothing seems to happen. It is a unique amenity that needs to be respected.
- **Road Re-Surfacing**
The committee urges the board to remain on schedule for the repair, seal coating and the re-surfacing of the streets and parking areas. Repairs and resealing should follow the schedule outlined in the Reserve Study to maximize the life of the pavement.
- **Virtual Guard at Main Gate**
This removes the need for a guard from midnight to 6 AM. After-hours access to the community would be by fob, a temporary access code or use of a remote call center for screening via voice and video.
- **Roaming Security Guard at Night**
In past years there was a guard that patrolled the town center. This security enhancement should be revived to have a guard in a golf cart riding around VW from 12 Midnight to 6 AM. The guard would patrol each street and patrol the community center on foot. The guard could resolve any issues at the main gate if a virtual guard is in place. Problems could be escalated to the appropriate civil authorities.
- **Dog Park**
This goal has been requested by several residents and would be of benefit to those residents with dogs. There are many requirements to be addressed before a dog park can be built: location, parking, fencing and seating, potable water, insurance, sanitation, enforcement of codes and policing infractions.