

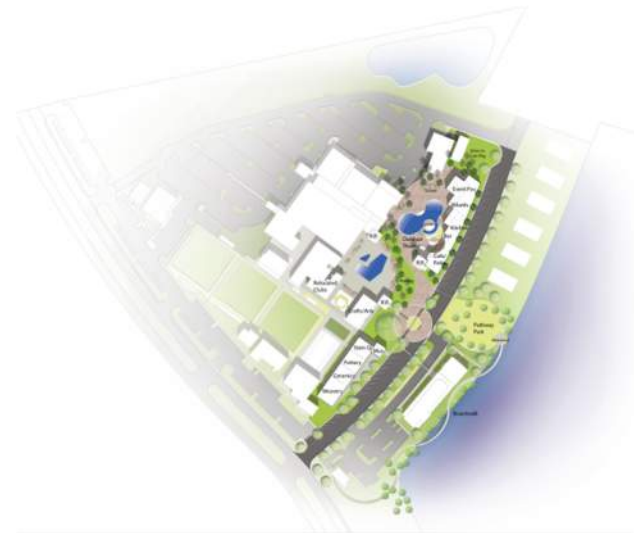


SUN CITY CENTER 3.21.23 HOW?

MASTER PLANING PROCESS

Goals of a Master Plan

- Focus – create a vision
- Flexible - Opportunity to adjust as needs shift
- Balance- community wants vs needs



GOALS OF PROCES

SCHEDULE

- LRPC DATA- Process to build on
- Defined master plan
- Narrowed to 3 frameworks

- Design vignettes
- Discuss the aspects
- Feedback opportunities

- Phasing
- Budget

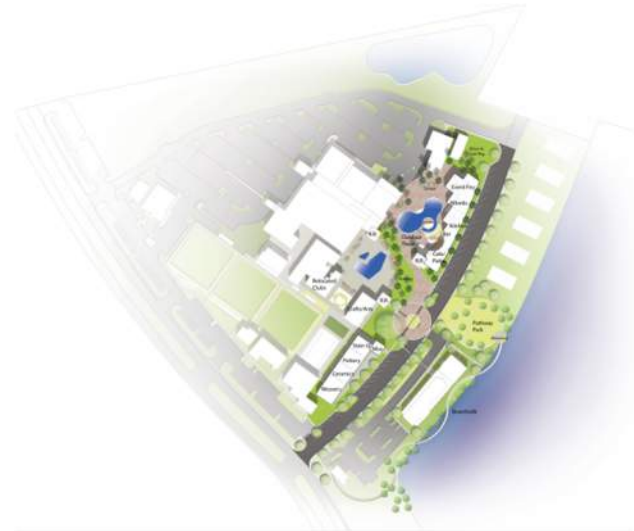


Goals

- DEBT FREE NOW + LATER
- Adding Convenient and accessible parking.
- New accessible restrooms
- New buildings designed to reduce operational costs

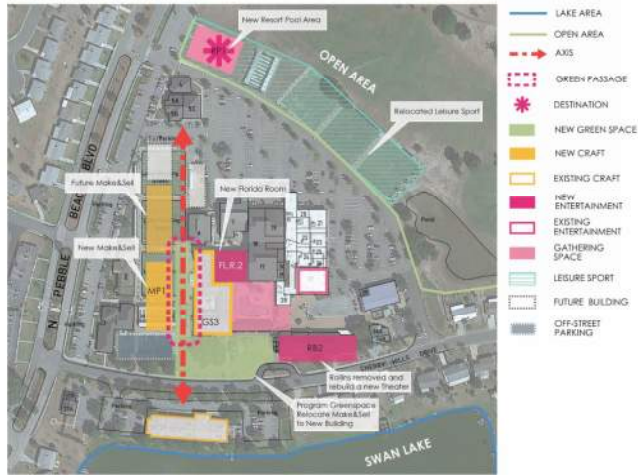
Flexibility

Chose what and when, Following the plan will eliminate waste



A - ACTIVITY HUB

MOVE LEISURE ACTIVITIES ACROSS THE PARKING AREA TO THE EXISTING OPEN SPACE OF THE CAMPUS AND CREATE A NEW DESTINATION PLACE.



RB1 - REBUILD ROLLINS BUILDING

Remove/ Rebuild the Rollins building with functions that better suite the community needs.

RP1 - REMOTE RESORT POOL DESTINATION

Create a new, resort style destination area away from the center of campus but adjacent to relocated leisure activities.

MP1- MAKERS LINEAR PARK

Relocated lawn bowling allows a framework for future buildings and an artesian linear outdoor mall. While making space for a second Florida room.

GS1- GREEN SPACE

Between future and existing buildings, create a Linear green park connecting to the satellite resort area to existing community lawn area.

B - MAKERS PLAZA

REVITALIZE THE CENTER OF CAMPUS, BY REDESIGN THE EXISTING POOL AREA TO CONNECT TO PINEAPPLE PLAZA AND A NEW LINEAR PEDESTRIAN PATHWAY FOR FUTURE "MAKE AND SELL" BUILDINGS.



RB2 - RESTORE ROLLINS BUILDING

Restore and remediate the Rollins building to its current functions.

RP2 - RESORT POOL RENOVATION

Renovate existing pool area to a resort level open to pineapple plaza and add a entertainment gazebo to the parking area, creating an entertainment area.

MP2 - MAKERS PATHWAY

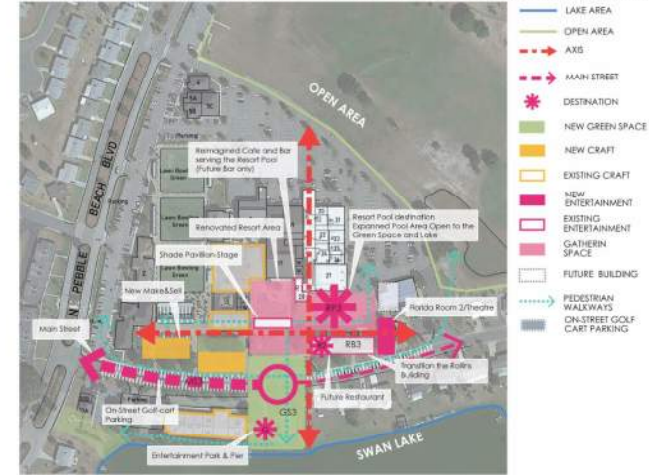
Create an artisan linear pedestrian pathway with new make and sell buildings opposite existing arts + crafts buildings.

GS2- CENTRALIZED GREEN SPACE

Relocate existing Arts and Crafts buildings (sawdust engineers + ceramics) to new programed Arts + Crafts building creating a green area in the center of the campus.

C - COMMUNITY MAIN STREET

TRANSFORM CHERRY HILLS DRIVE TO A COMMUNITY MAIN STREET ADJACENT TO AN EXPANDED CENTRALIZED, RESORT POOL AREA WITH SUPPORTING ACTIVITIES, CONNECTED TO A LAKEFRONT PARK.



RB3 - TRANSITION ROLLINS BUILDING

Transition the Rollins building to a shaded open air pavilion, supporting the resort pool, possible future restaurant and other leisure sport and entertainment functions.

RP3 - RESORT POOL DESTINATION

Expand pool area - create a resort style destination hub served by a re-imagined café and open to the lakefront park (Swan Lake).

MS3 - MAIN STREET

Create an artesian themed main street on Cherry Hills Dr. adding golf cart parking, connecting the SCC Arts +Craft building on swan lake to a "make and sell area".

GS3-CONNECTING GREEN SPACE TO WATER

New green space are connecting the destination area (RP3) to the water with a water edge entertainment gazebo.

PROCESS

- Include all public ideas and comments in the report to your community.
- Some community ideas were great and should be considered in future phases.

Green Space and Socialization Area
Concept of Cherry Hills Drive as a "Main Street"
Access to Swan Lake and connection to the water
Synergy – grouping areas for interaction
Attractive pool + restaurant + shaded open-air pavilion = activity area

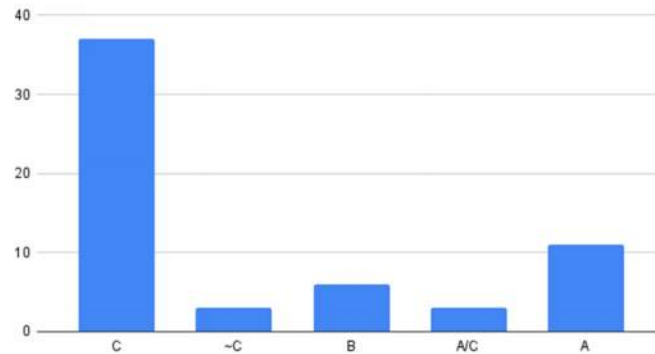
Appreciation of our work and presentation
"Get 'er done"

Cost
Parking access
Swan Lake/Cherry Hills Drive
Location of Restaurant
Rollins Theater
Resort Pool location – away from activities

PROCESS



Framework rating



- Open space: leave for future development
- Design: connectivity of uses
- Activity center: promote gathering
- Cherry Hills Drive: connect ARTS Plaza to lake side
- Increase parking options
- Incorporate all ideas as supporting elements for long term plans

Zones

- Arts Plaza
- Radial Park and Trail / Boardwalk
- Rollins Recreation and Entertainment Plaza



Connectivity

- ✓ Visually expand interior campus
- ✓ Connect to lake
- ✓ Expand parking options
- ✓ Seating / Gathering options
- ✓ Group like uses and resources
- ✓ Shade and ventilation
- ✓ Low maintenance landscaping / hardscaping



Design Option A

Design Option A



Design Option B



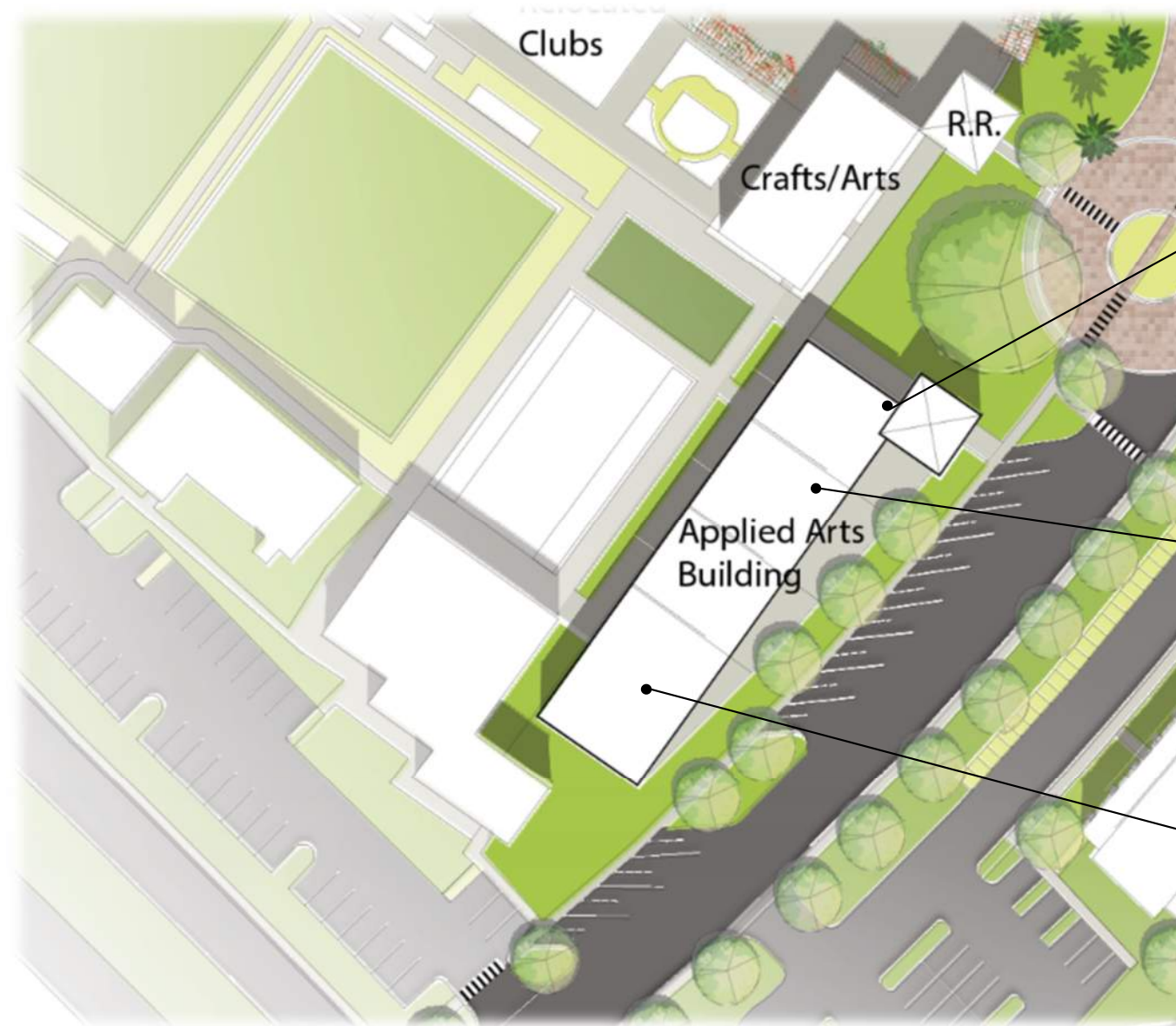
Design Option C



Design Option A



Design Option A



WHAT

- MACO organization works- groupings + relationships of spaces

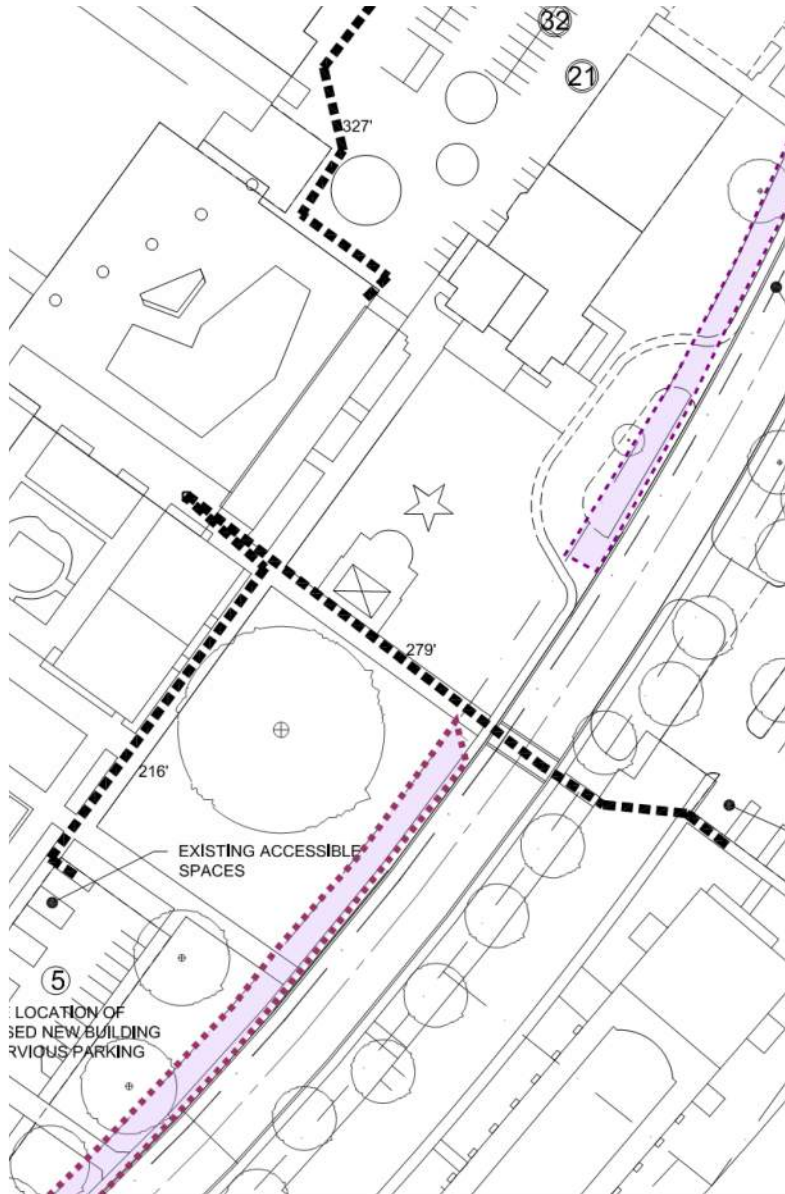
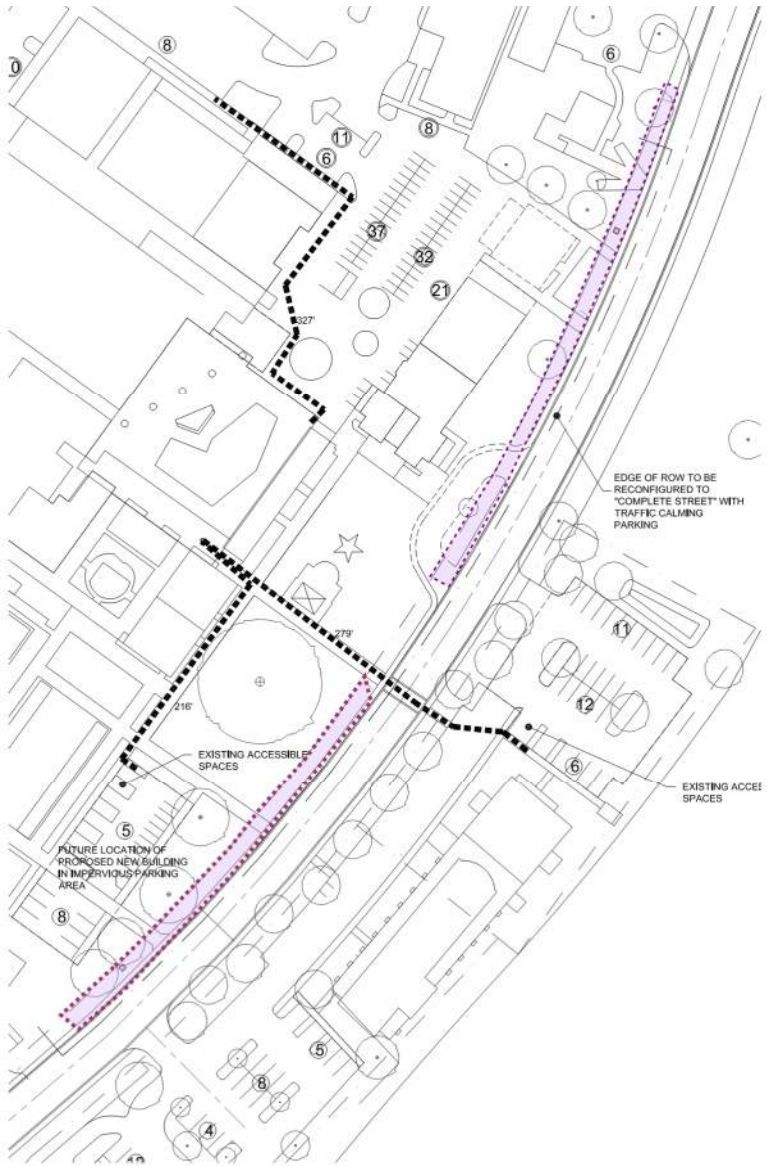
FEEDBACK

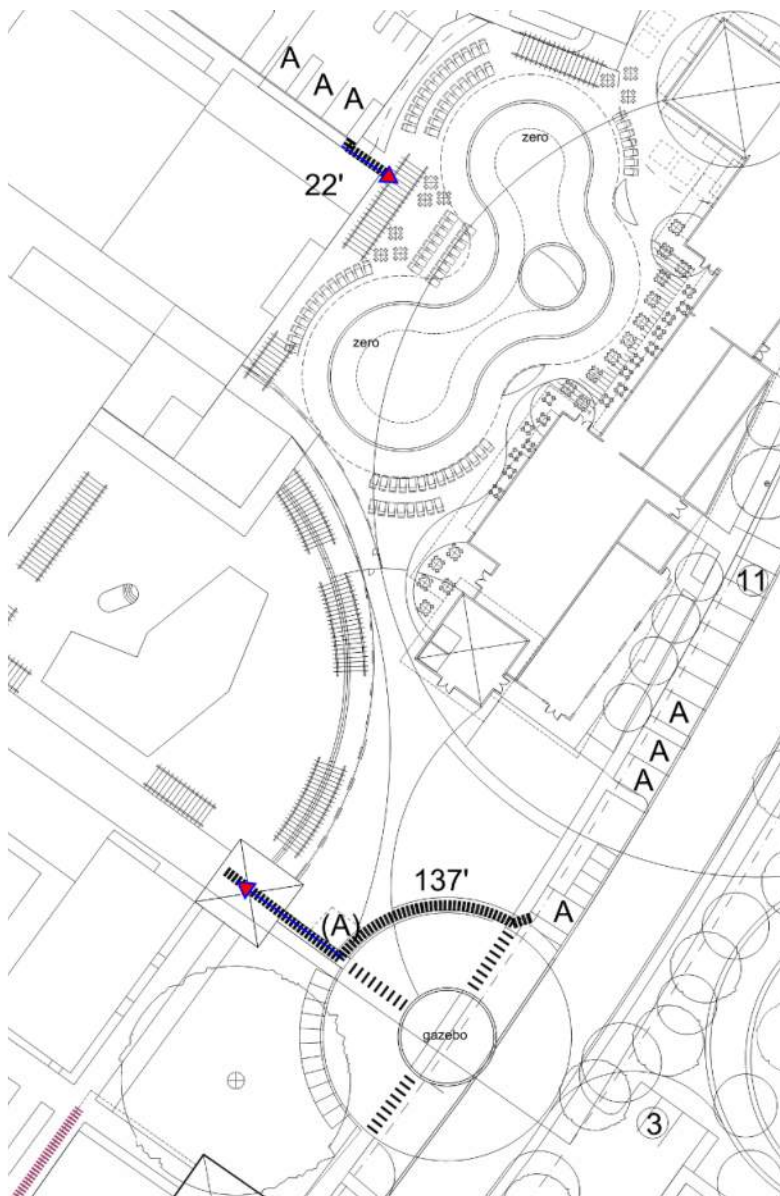
- PARKING
- Restaurant Location
- Relocation of maintenance building
- Pool cannot be everything for everybody

Green Space and Socialization Area
Concept of Cherry Hills Drive as a "Main Street"
Access to Swan Lake and connection to the water
Synergy – grouping areas for interaction
Attractive pool + restaurant + shaded open-air pavilion = activity area
POOL AS YOUR SHOWCASE

Cost
Parking access
Relocation of Maintenance Building
Location of Restaurant
Resort Pool accessories

PARKING





PARKING

HOW GUIDELINES:

1. Use Available funds in the capital improvement without depleting it.
2. Order of preparation for future phasing
3. Minimizing inconvenience of construction by zones
4. Eliminating the need to shut down any activity including pools without first replacing the purpose elsewhere.
5. Address aging infrastructure
6. Reducing operating expenses by addressing highest maintenance buildings first.
7. Relocating uses only as the need arises for future expansion.

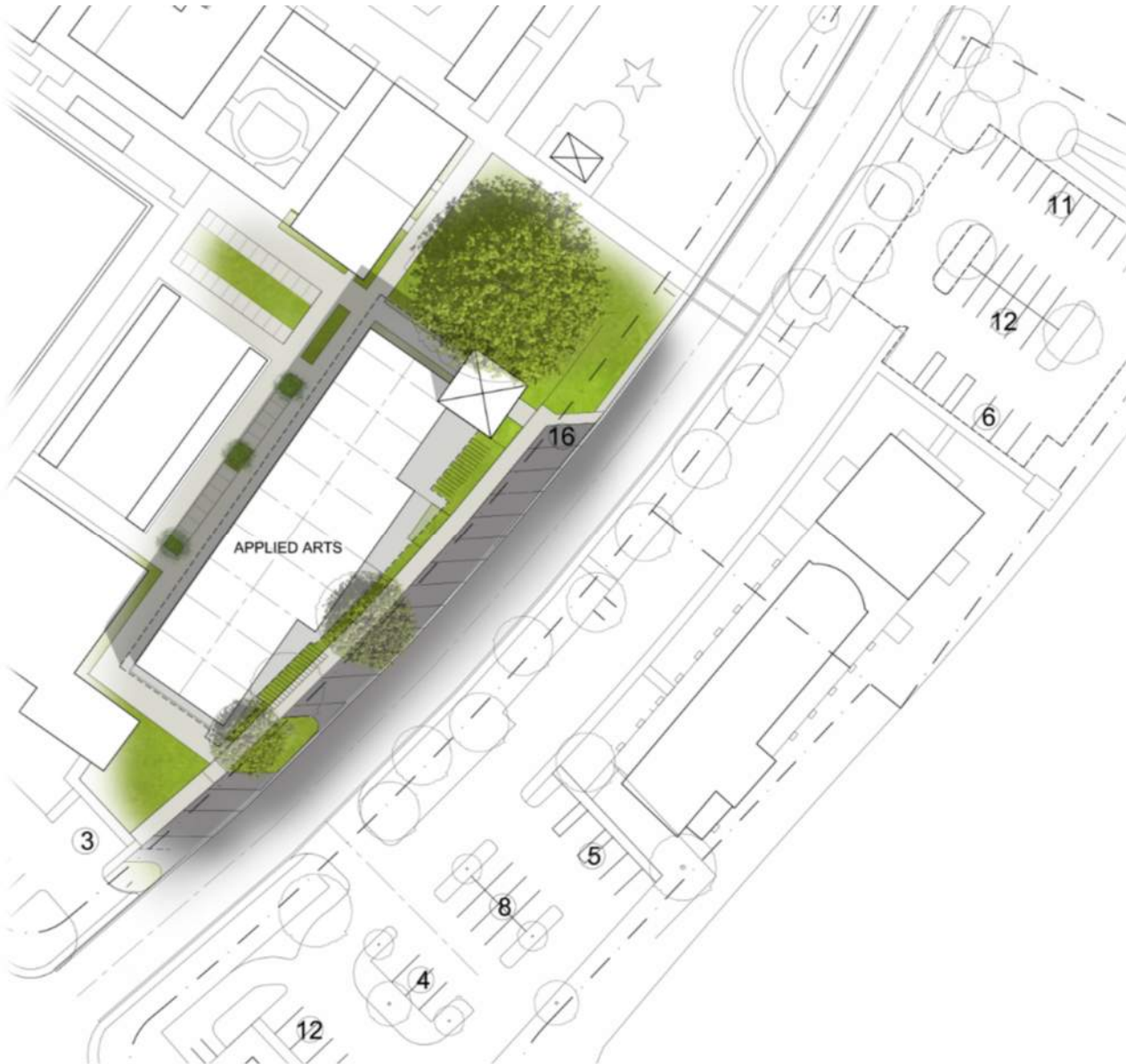
Design Process :

Consolidated the most popular ideas

Fixed budget, flexible phasing

No clubs will be shut down during this process

NET positive of parking space

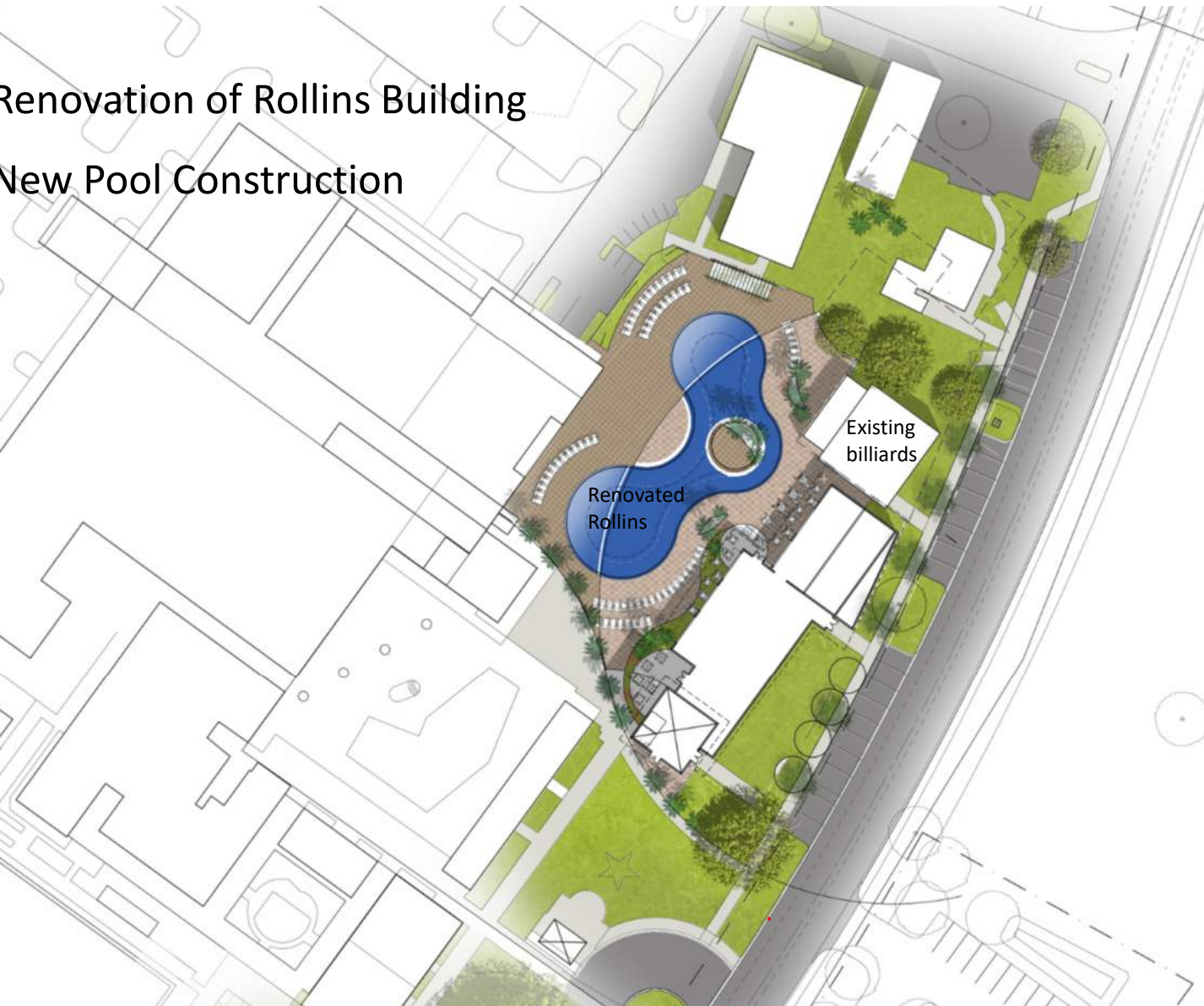


Phase 1a

New Applied Arts Building

- Size: 8,150 SF
- Flexible space
- Main street concept
- Increases parking options
- Add 16 Parking spaces along Cherry Hills Drive

Renovation of Rollins Building New Pool Construction



Renovate Rollins Building

- 7,288 SF +/-
- Rollins footprint
- Flexible meeting space/
café / kitchen / bar
- New resort style pool
6,927 SF +/-
- Amenity deck + shade
arbors
- Add 28 additional
parking spaces on
Cherry Hills Drive

Phase 1b

- Finish Rollins Entertainment Complex



Renovate Rollins Building

- 8,470 SF +/-
- Add Flexible meeting space/ Entertainment pavilion
- Entertainment deck + shade arbors

Phase 2



- Renovation of Wellness Area

Renovate the wellness area

- Renovate existing pool
- New entry towers
- New restroom showers
- Entertainment deck + shade arbors

Phase 3

- Addition of pathway park



Add pathway park

- New walking trails
- New resident access to swan lake
- New boardwalk

Phase 4

When:

Phase 1 – New Applied Arts Building + Rollins Building
Renovation + Resort Pool

- Phase 1A - Fall 2023 – Winter 2024 (12-18 months)
- Phase 1B- Spring 2024 – Summer 2025 (12-18 Months)

Phase 2 – Finish the Rollins Entertainment Pavilions
Spring 2027 – Spring 2028 (12 months)

When:

Phase 3– Renovate the existing pool Area

Spring 2028 – Spring 2029 (12-18 months)

Phase 4– Add Pathway Park

Spring 2030 – Spring 2031 (8-12 months)