



SUN CITY CENTER Community Master Plan Vision

WHAT WE HAVE OBSERVED

- ACTIVE, FRIENDLY
- SERVICE ORIENTED
- LONG HISTORY
- COMMUNITY
SUPPORT SYSTEM
- NUMEROUS
ACTIVITIES/CLUBS

SCC by the numbers

11,487 CA residents

6,647 Total actual homes

111 Active clubs in SCC **9,208** Total members

That says something a lot about your community. Doesn't it.
How do we maintain that? What is your Legacy?

Goals of master plan

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

Focus

Chose what and when, Following the plan will eliminate waste. Make efficient moves with purpose!

Flexibility

Master Plan is designed to meet immediate needs and create flexible spaces for future uses

Functional

Master Plan is designed to have the campus function with complimentary uses and better relationships



MASTER PLANING PROCESS

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

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.

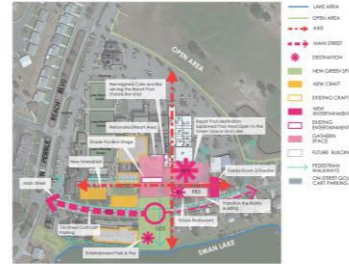


RB2 - RESTORE ROLLINS BUILDING

Restore and remediate the Rollins building to its current functions.

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.

How did we start?

- Learn – build off the previous surveys + community comments
- Observe – watch the spaces and see the how they function
- Advise – our experience with working with other senior communities' aids in our insight for SCC

NARROW THE FOCUS

HEIRARCHY

- Main Idea
- Supporting ideas

TOP 4 TARGETS FROM SURVEYS

(Top 10 are in the top 4)

1. Pool = Place

- Resort Pool (The Catalyst)
- 2020's Restrooms

2. Food + Drink = Community

- Restaurant
- Bar

3. Shelter from Weather = Place

- Landscaping
- Pavilion For Gathering / Entertainment

4. Accommodate Current and Future Activities

- Rollins Theater
- High Demand Meeting Spaces

SURVEY RESULTS

04/27/22

The Top Ten Results from the second survey are:

1. New bar/dining area
2. Landscaping and beautification throughout the community
3. Walking trails/green space
4. Additional pool (resort style)
5. Rebuild or complete renovation of Rollins Building
6. Outdoor covered pavilion
7. New building/club space
8. Outdoor music venue
9. Land acquisition
10. Additional pickle ball courts

We received over 600 responses from our first survey that were not on the top ten survey results but reflect the concerns of the community, the LRPC, and the CA. Below is a listing of these concerns:

Schedule: Why, What, When and How

Why: Jan 19th

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

What: Feb 28th

- Design vignettes
- Discuss the aspects
- Feedback opportunities

When and How: March 21st

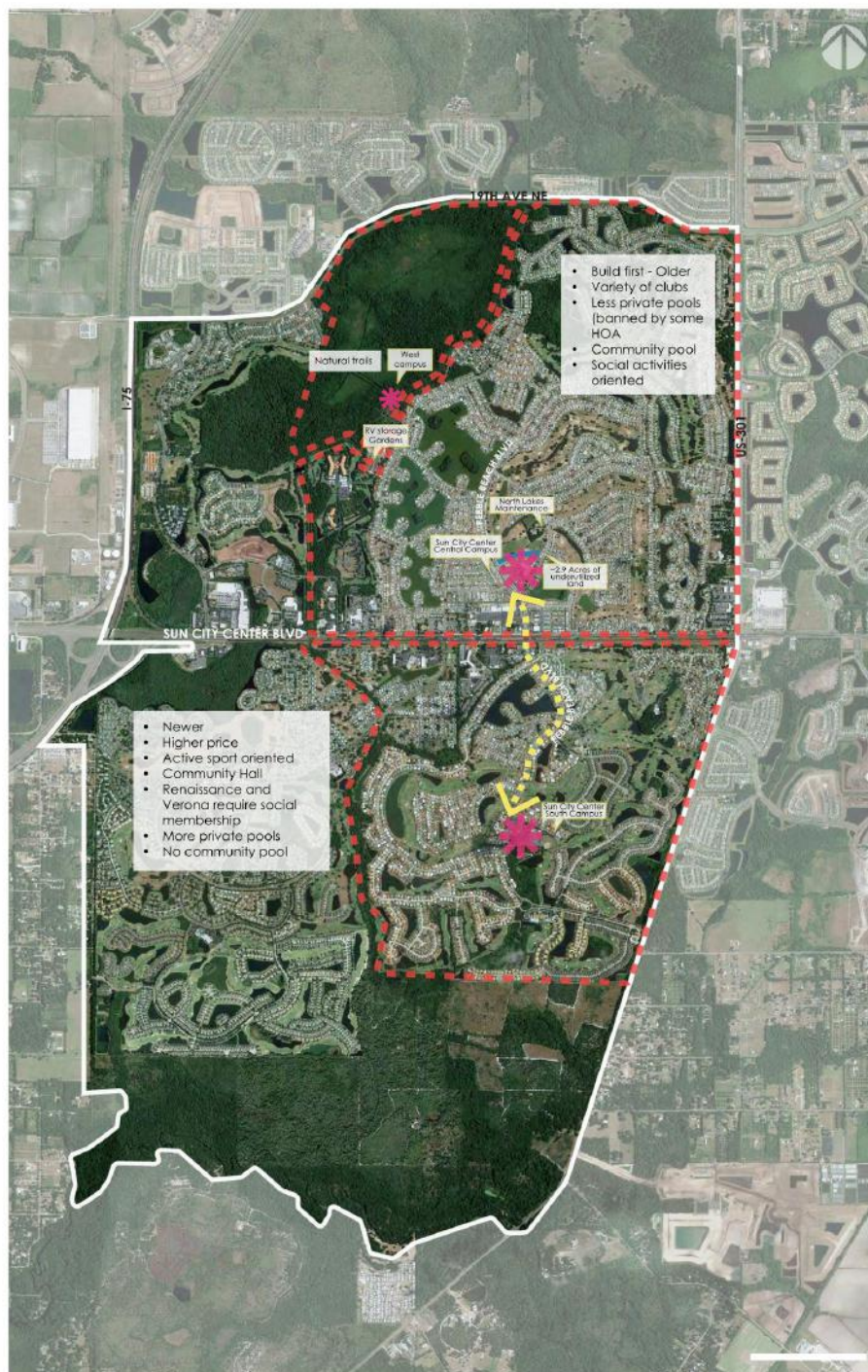
- Phasing
- Budget



ANALYSIS

WHERE DID WE START?

- Two “centers” North & South
- North Campus has most of the inside activities and clubs.
- South Campus: large community hall and majority of outdoor activities
- Initial focus area should start in the North Campus to address aging infrastructure





- Unrelated Uses
- Add-Hock Space
- Useable Infrastructure

ANALYSIS

FOCUS AREAS

OPEN AREA

- More Possibilities (Future)

LAKE SIDE

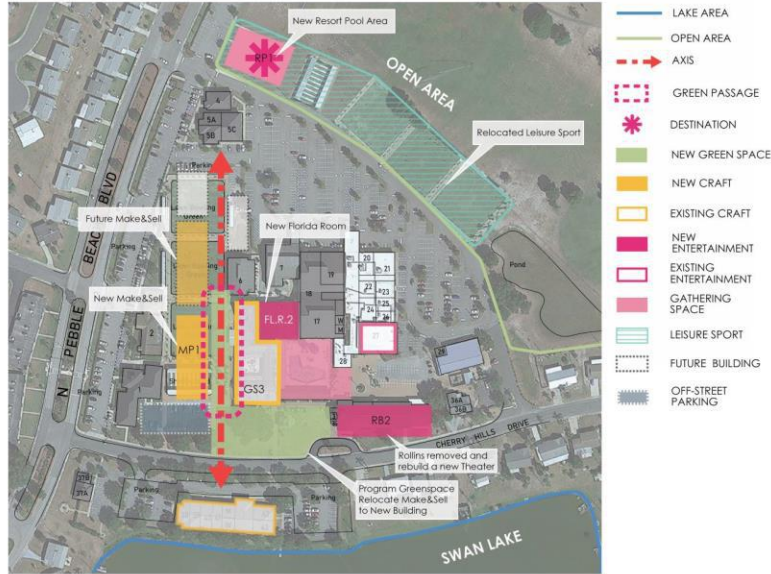
- More Opportunities (Now)

Framework Introduction



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



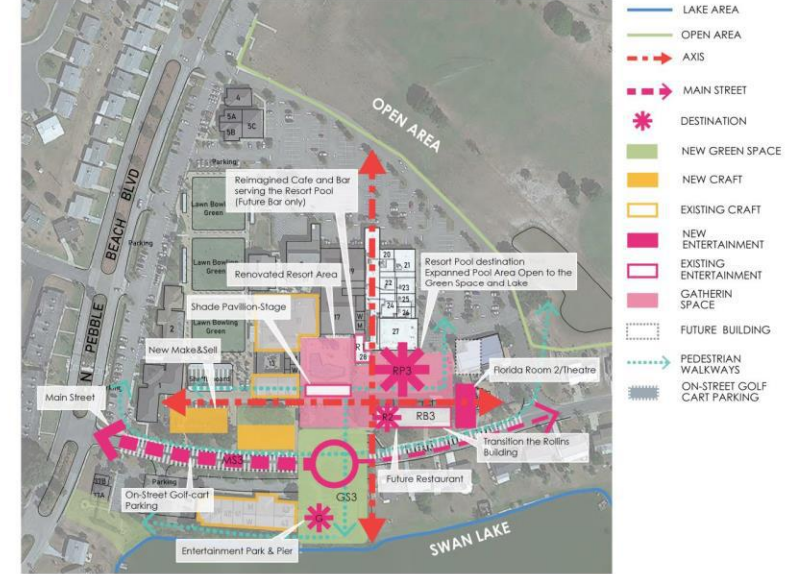
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TRANSFORM CHERRY HILLS DRIVE TO A COMMUNITY MAIN STREET ADJACENT TO AN EXPANDED CENTRALIZED, RESORT POOL AREA WITH SUPPORTING ACTIVITIES, CONNECTED TO A LAKEFRONT PARK.



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.

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.

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).

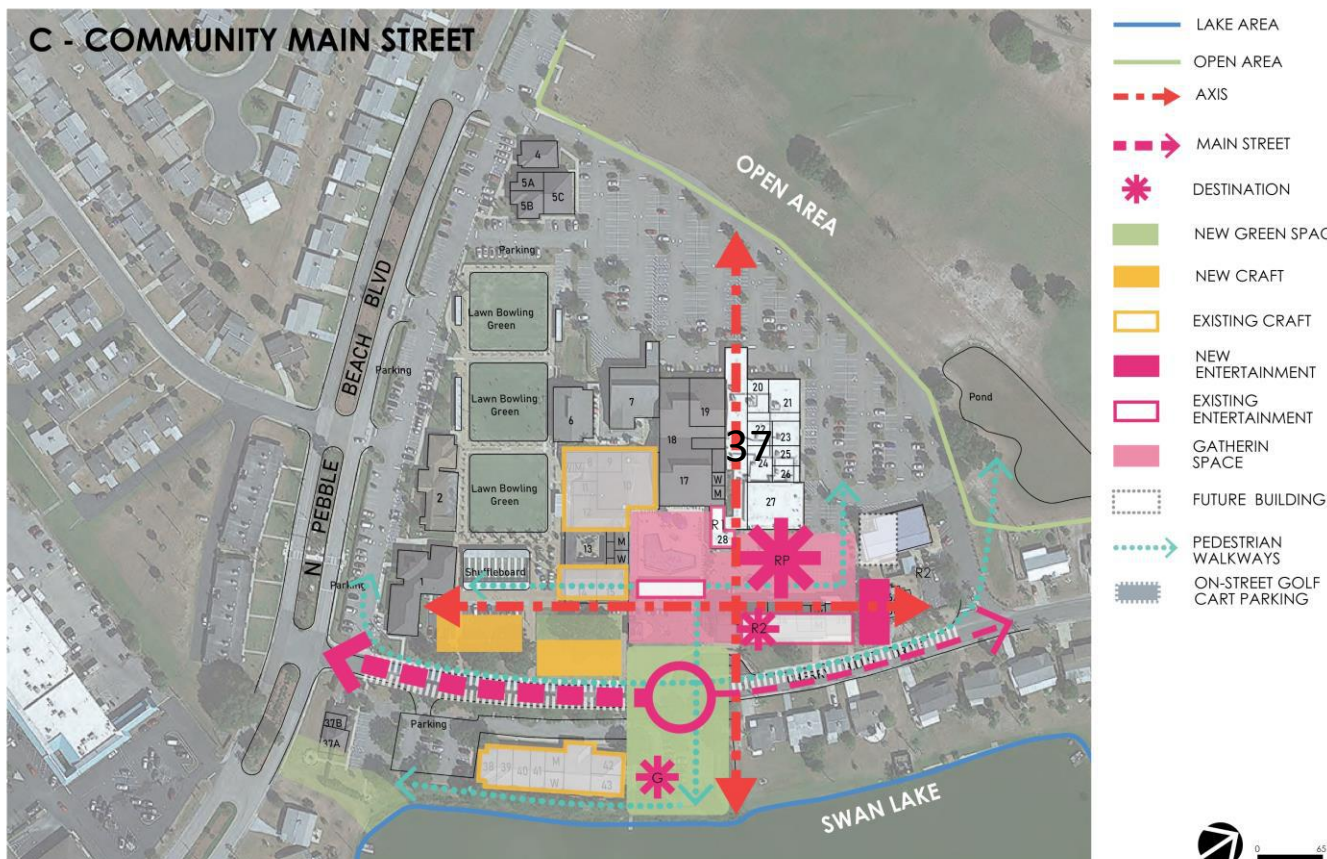
MS3 - MAIN STREET

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".

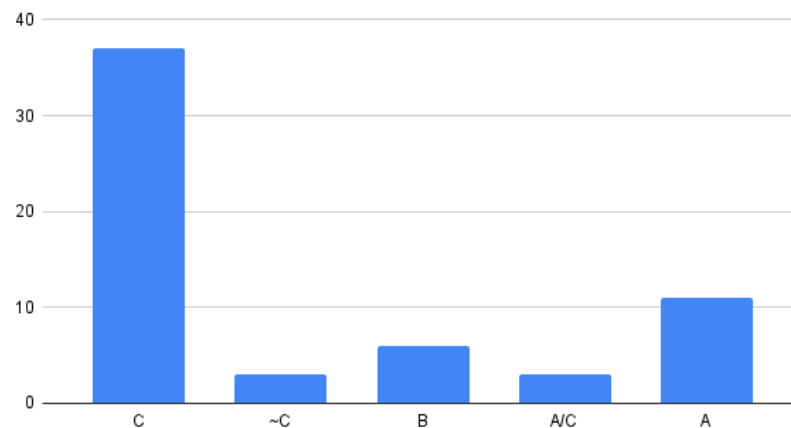
GS3-CONNECTING GREEN SPACE TO WATER

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

PROCESS



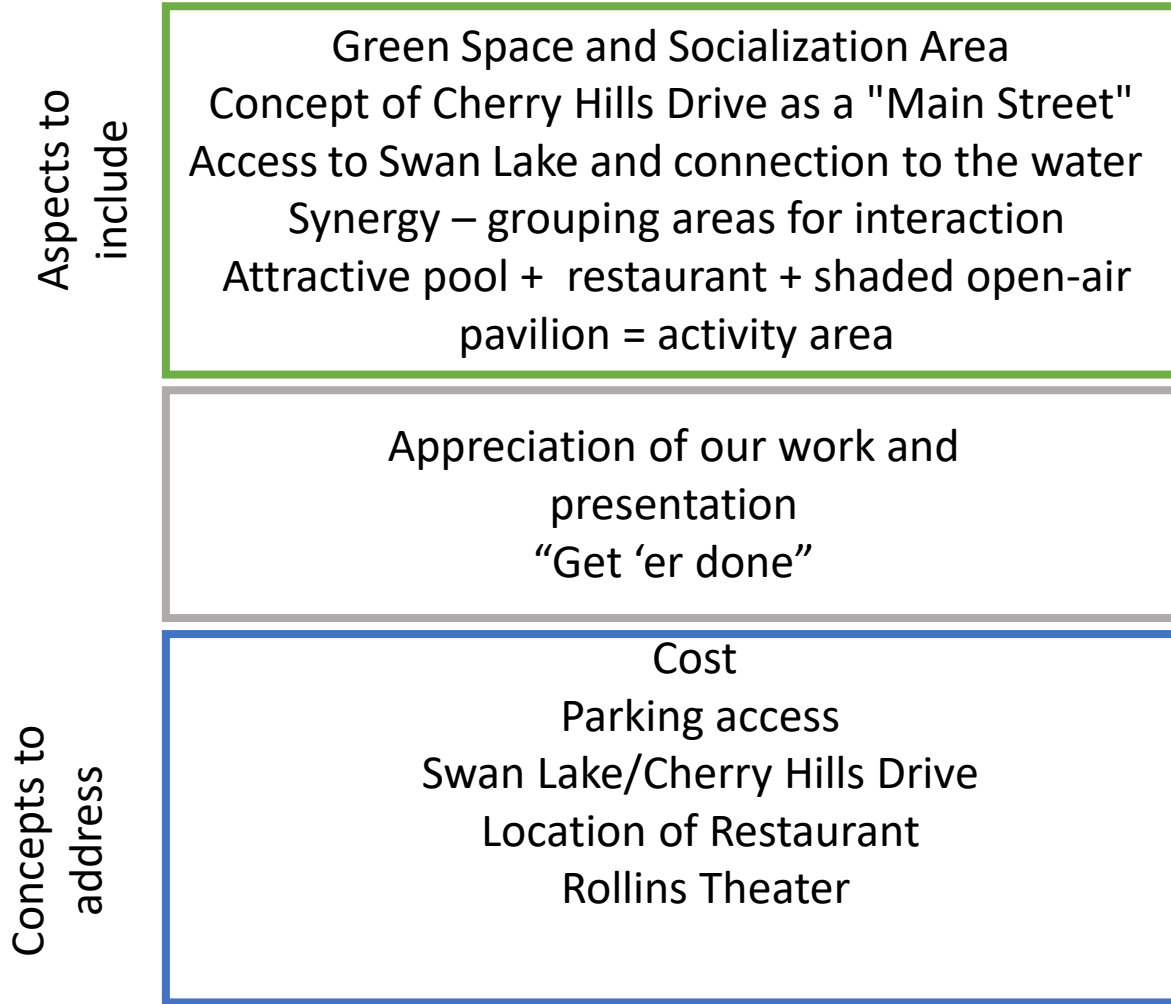
Framework rating



- 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

Comments

- Include all public ideas and comments in the report to your community.
- Comments were incorporated into the final design.



Zones

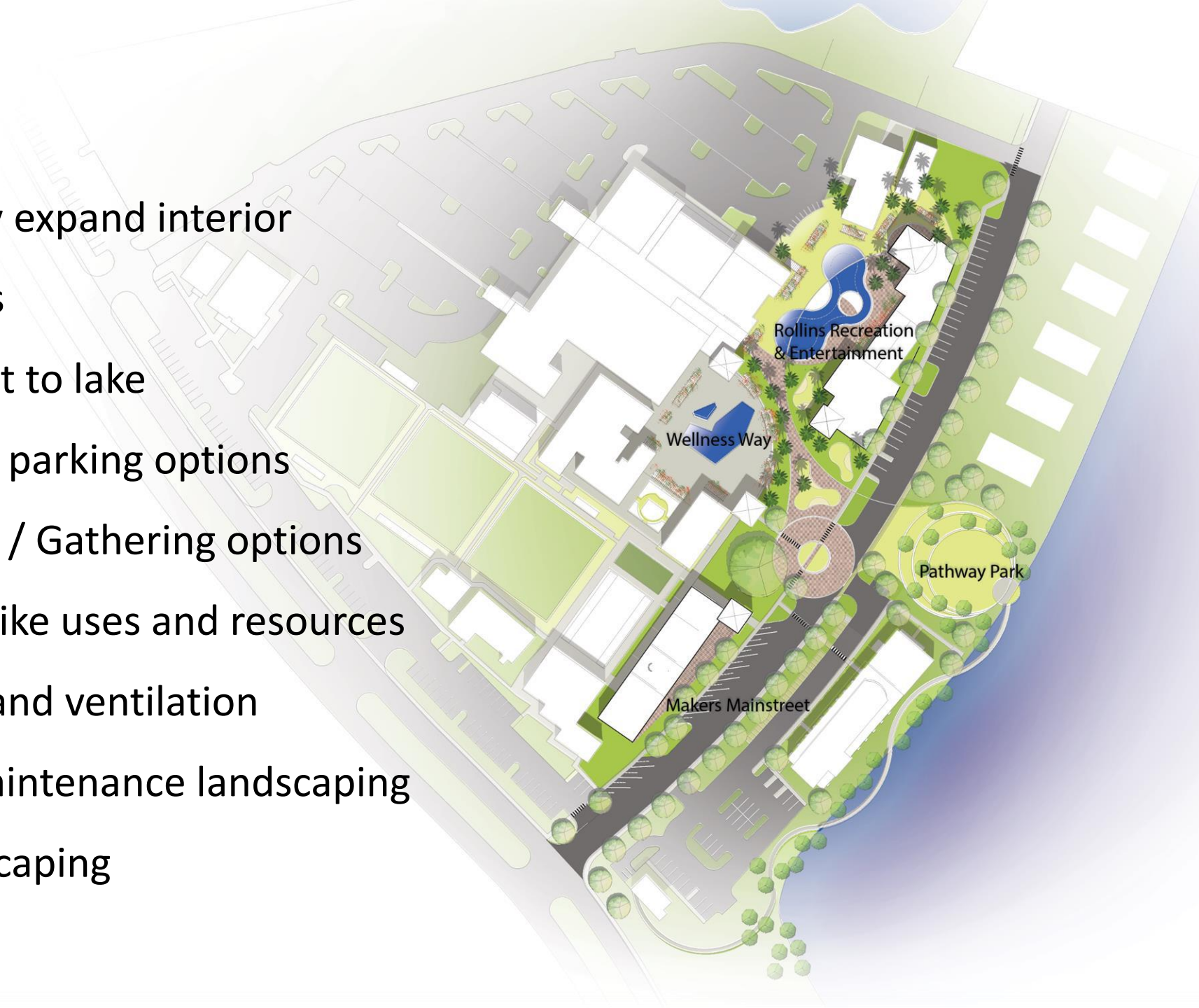
- Arts Plaza
- Exercise Park and Trail
Boardwalk
- Rollins Recreation and
Entertainment Plaza



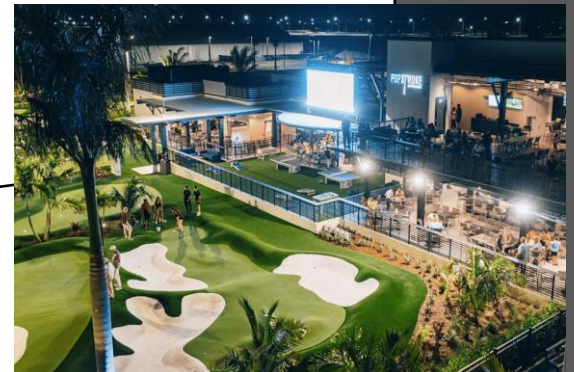
Connectivity

Design Options

- ✓ 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 B



Comments

WHAT

- Collected ideas from community comments and combined into one design
- MACRO organization works- groupings + relationships of spaces

FEEDBACK

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

Aspects to
include +
develop

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

Concepts to
address

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

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 separating 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
- Community will have design input with each phase
- Each space will be designed for their specific needs with input from the community and clubs
- NET positive of parking spaces and accessibility needs met

Phase 1a



Phase 1a



New Applied Arts Building

- Size: 8,150 SF (expandable to 11,150+)
- Flexible space
- Main street concept
- Increases parking options
- Add 22 Parking spaces along Cherry Hills Drive (net 9 spaces)
- Multiple flexible loading/unloading zones / spaces

Phase 1 a-diagram

New Applied Arts Building – design concepts

- New ADA code compliant restrooms open to the public
- Edges of building open to shaded walkways and paths
- Edge of building feature display space for community interaction





APPLIED ARTS BUILDING- CHERRY HILLS DRIVE



APPLIED ARTS BUILDING- CHERRY HILLS DRIVE

Reimagine of Rollins Building

New Pool Construction



Reimagine Rollins Building

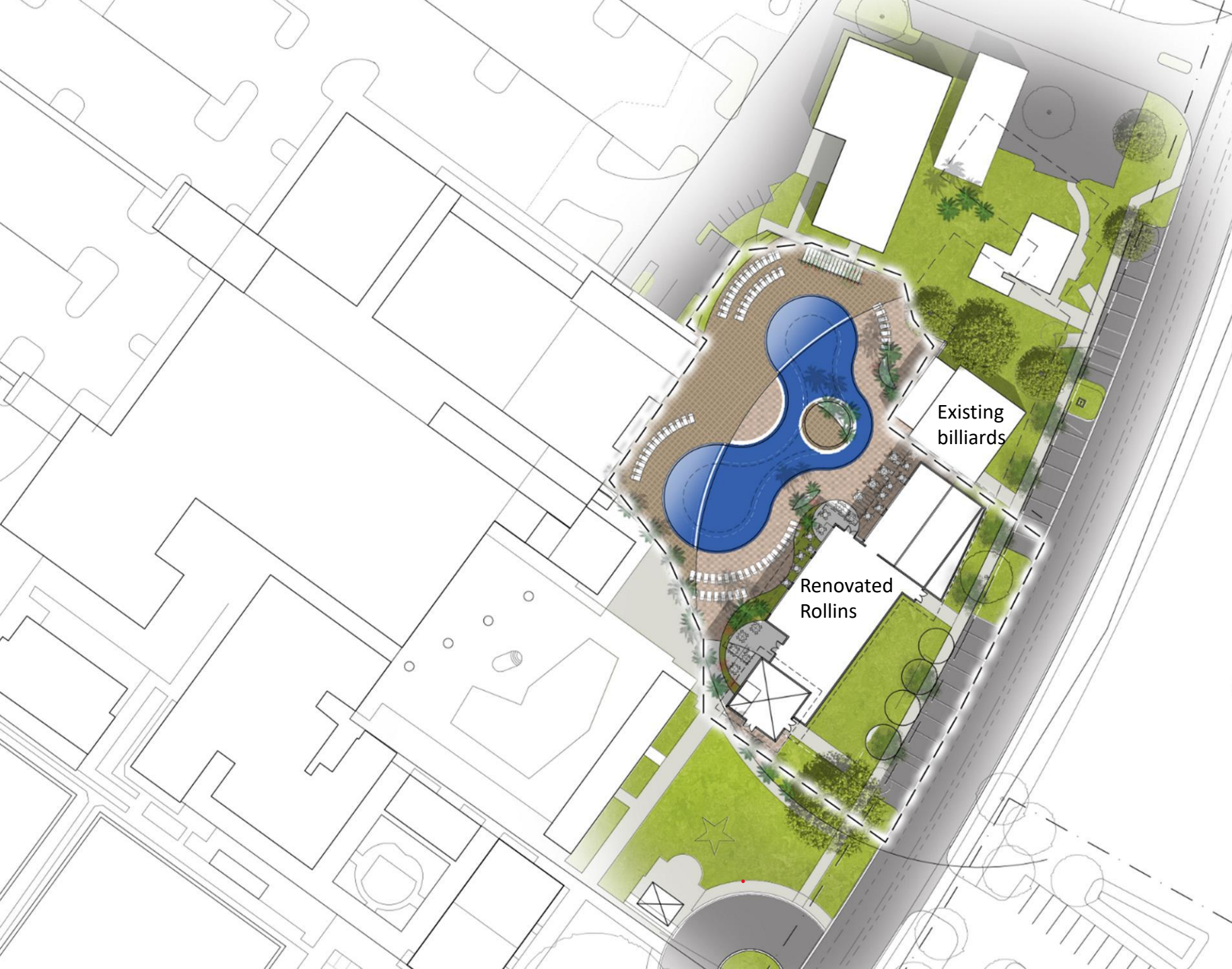
- 7,288 SF +/-
- Utilize Rollins footprint
- Flexible meeting space/ café + kitchen + bar
- New resort style pool 6,927 SF +/-
- Amenity deck + shade arbors
- Add 28 additional parking spaces on Cherry Hills Drive

Phase 1b

Phase 1b

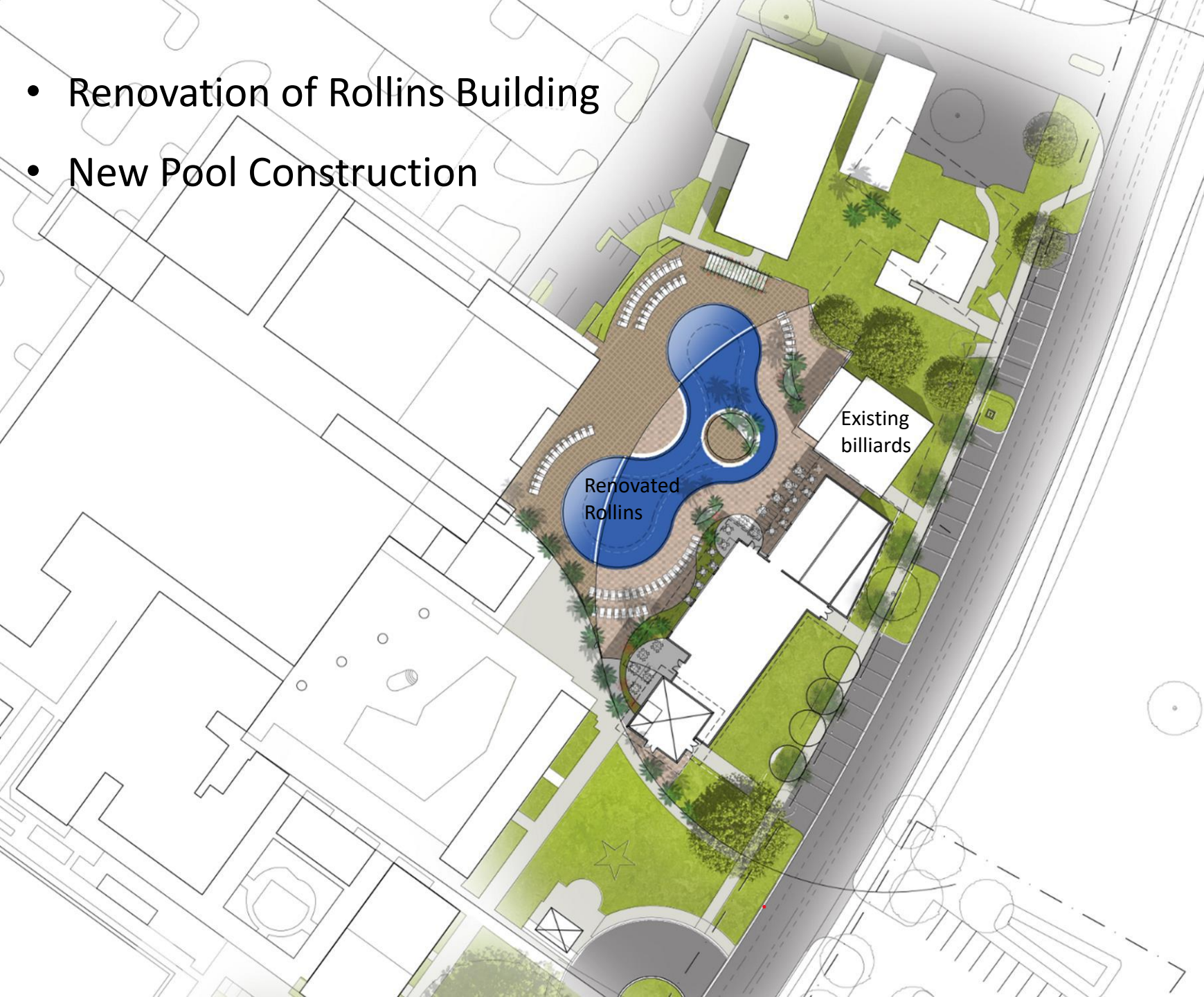
Reimagine Rollins Building

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



Phase 1 b - diagram

- Renovation of Rollins Building
- New Pool Construction



Reimagine Rollins Building-
design concepts

- Address aging infrastructure
- Pool side, building edge features roll up doors to expand space and benefit from inside/outside interaction
- Café meeting space
- Flexible Bar space
- Commercial kitchen + catering kitchen space
- New resort pool and plaza space
- Shaded building edge transition



RESORT POOL- ROLLINS ENTERTAINMENT COMPLEX



RESORT POOL- ROLLINS ENTERTAINMENT COMPLEX

Phase 2

Expand the Rollins Entertainment complex

- 8,470 SF +/-
- Add Flexible meeting space/ Entertainment pavilion
- Entertainment deck + shade arbors
- Dancing space
- Flexible entertainment pavilion
- Relocate billiards function between Rollins footprint and Cherry Hills drive
- Relocate the Men's club building
- Total sf of entertainment complex +/-14,922 (~995 occ)



- Finish Rollins Entertainment Complex



Expand the Rollins Entertainment complex

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- Total sf of entertainment complex +/-14,922 (~995 occ)

Phase 2

Phase 2-diagram

- Finish Rollins Entertainment Complex – Add Theater and event pavilion



Expand the Rollins Entertainment complex

- Expand entertainment venue
- Flexible dining / event area
- Outside / inside pavilion open to pool and north plaza
- (central kitchen serves bar/ café (south) / dining event area (north))
- Flexible entertainment pavilion
- New billiards area



P.2 COMPLETION OF ENTERTAINMENT COMPLEX



P.2 COMPLETION OF ENTERTAINMENT COMPLEX

Phase 3

- Renovation of Wellness Area

Renovate the wellness area

- Renovate existing pool
- New entry towers (architectural features)
- New restroom showers
- New entry to atrium building
- Entertainment deck + shade arbors
- Renovate pineapple plaza to expand the pool area.



Phase 3

- Renovation of Wellness Area

Renovate the wellness area

- Renovate existing pool
- New entry towers (architectural features)
- New restroom showers
- New entry to atrium building
- Entertainment deck + shade arbors
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APPLIED ARTS



P.3 RENOVATED WELLNESS AREA



P.3 RENOVATED WELLNESS AREA



P.3 ATRIUM ENTRY



P.3 RENOVATED WELLNESS AREA



P.3 RENOVATED WELLNESS AREA



P.3 RENOVATED WELLNESS AREA





P.3 PINAPPLE PLAZA



P.3 Renovated Wellness Area

Phase 4

Add pathway park

- New walking trails
- New resident access to swan lake
- New boardwalk
- Reconfigure parking
- 20 space + loading zone on north side
- Reconfigure south parking area to 31 spaces (adding 14 spaces)
- Phase 4 produces an additional 5 parking spaces from the original configuration



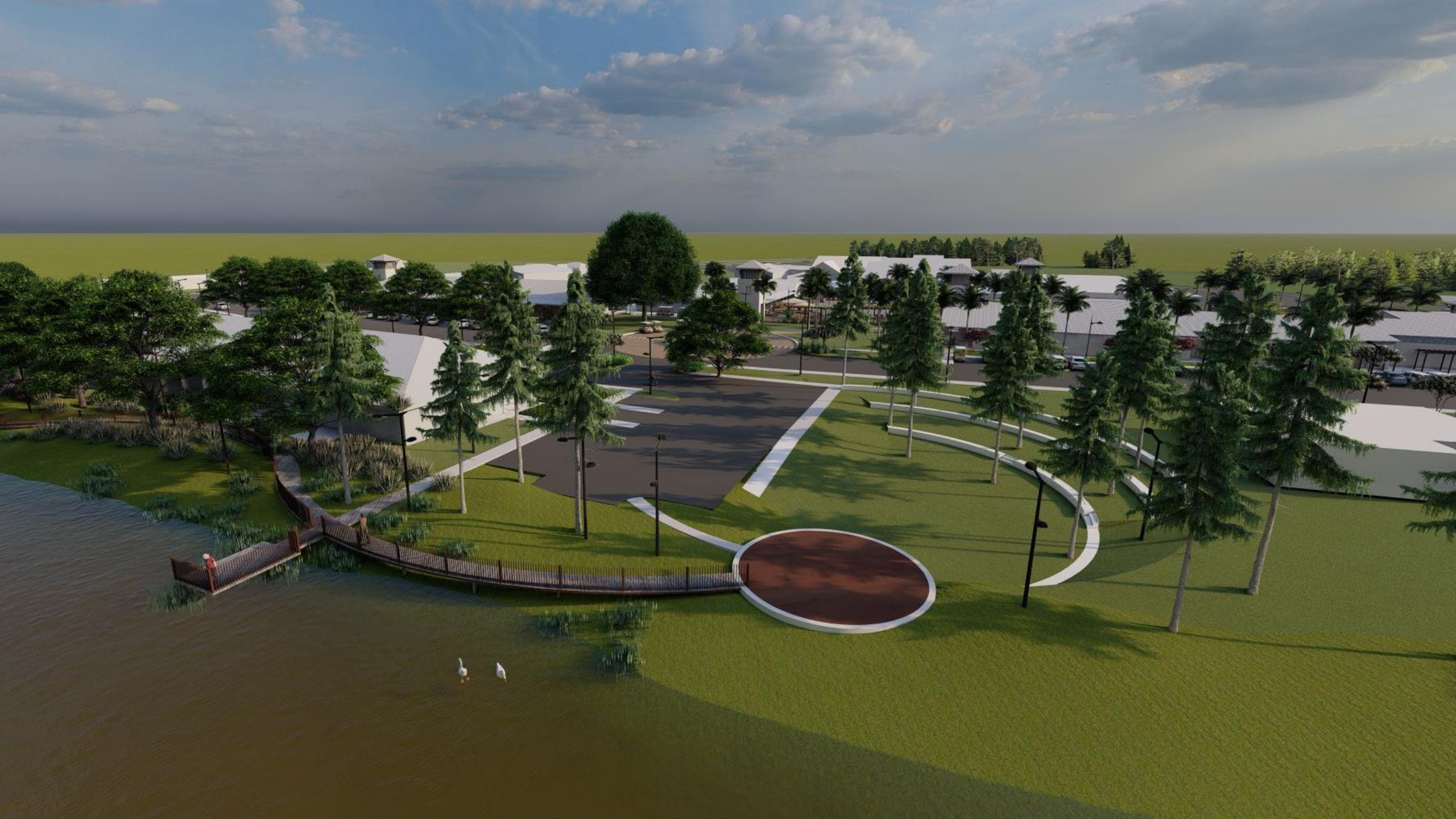
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- Addition of pathway park





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)

MASTER PLAN

YOUR MASTER PLAN- KEY FEATURES

- New Applied Arts building (flexibility)
- Reimagining Rollins building and new entertainment complex
- Renovate existing outdoor pool
- Additional parking + accessible parking with each phase
- New walking trails
- New resident access to Swan lake
- New boardwalk



PARKING

KEY FEATURES

- We are not reducing parking, we are adding
- All parking added is closer to activities ...



outsidein
architecture llc

MASTER PLAN

By the numbers...

42 Parking spaces + space for 71 additional spaces. (23% increase)

- Phase 1 (+20)
- Phase 2 (+17)
- Phase 4 (+5)

Total SF added / renovated +/- 25,910 SF

- Phase 1a: 8,115- 11,150 SF
- Phase 1b : +/- 7,288 SF
- Phase 2: +/- 7,472 SF

Pool Addition

+/- 20,334 SF deck space (~ 1,355 people)

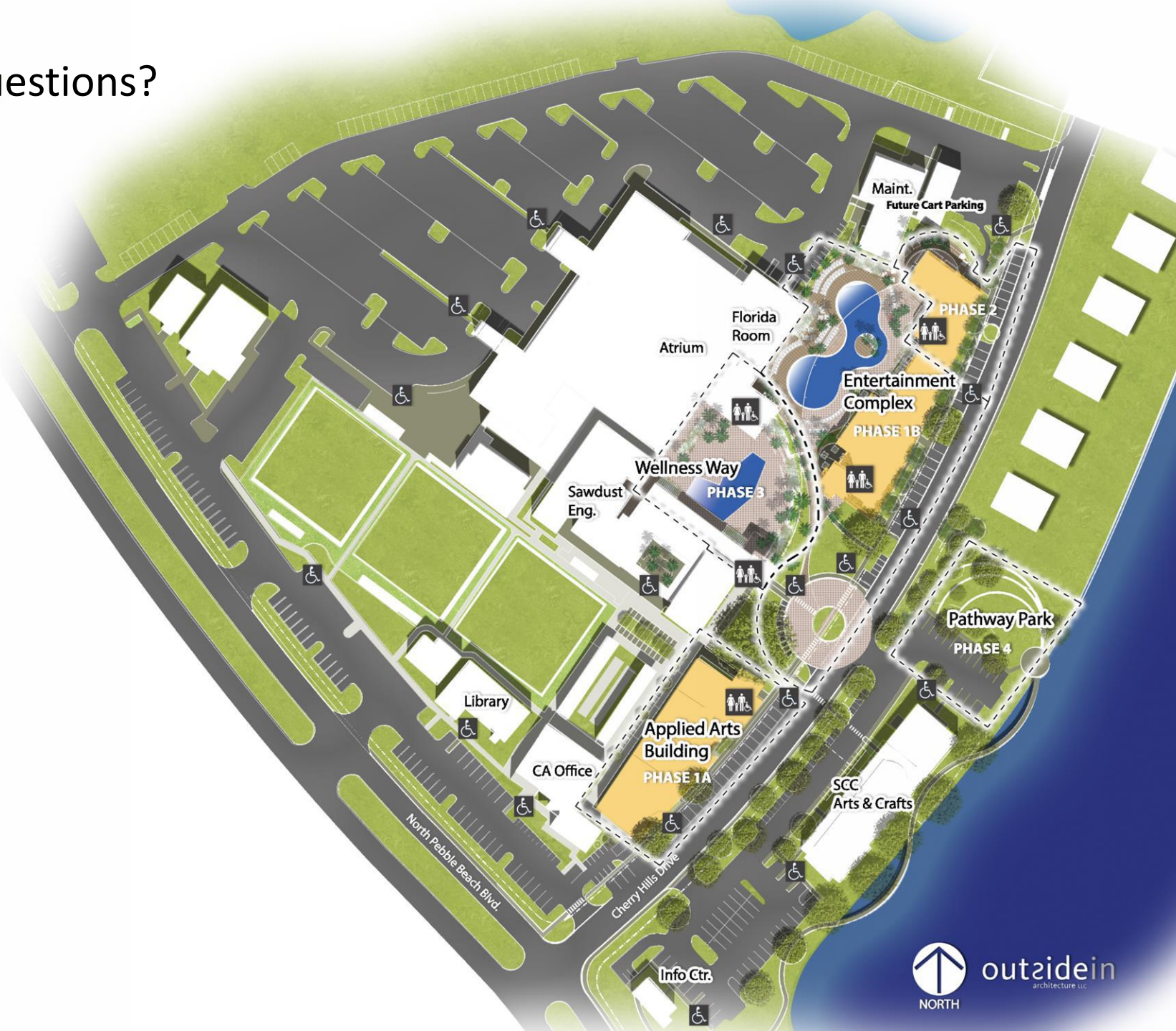
+/- 6,927 SF pool surface (~139 swimmers)



MASTER PLAN NOTES

- Master Plan is vision that focuses efforts on community needs
- Master plan is flexible, functional and accounts for growth.
- Each phase (Phase 1-4) will be designed individually and be voted on.
- Master plan ensures the viability of the community.

Questions?

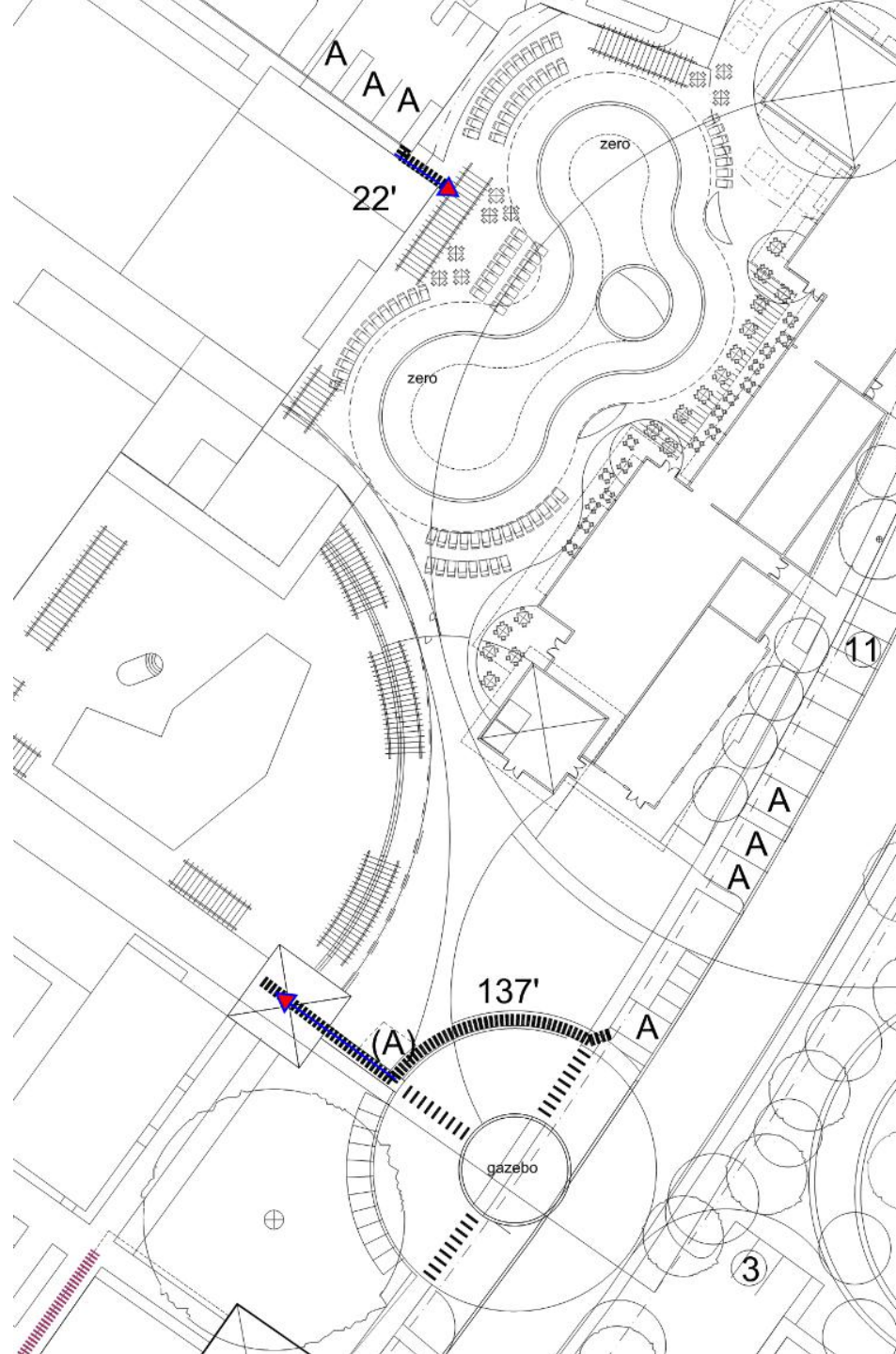
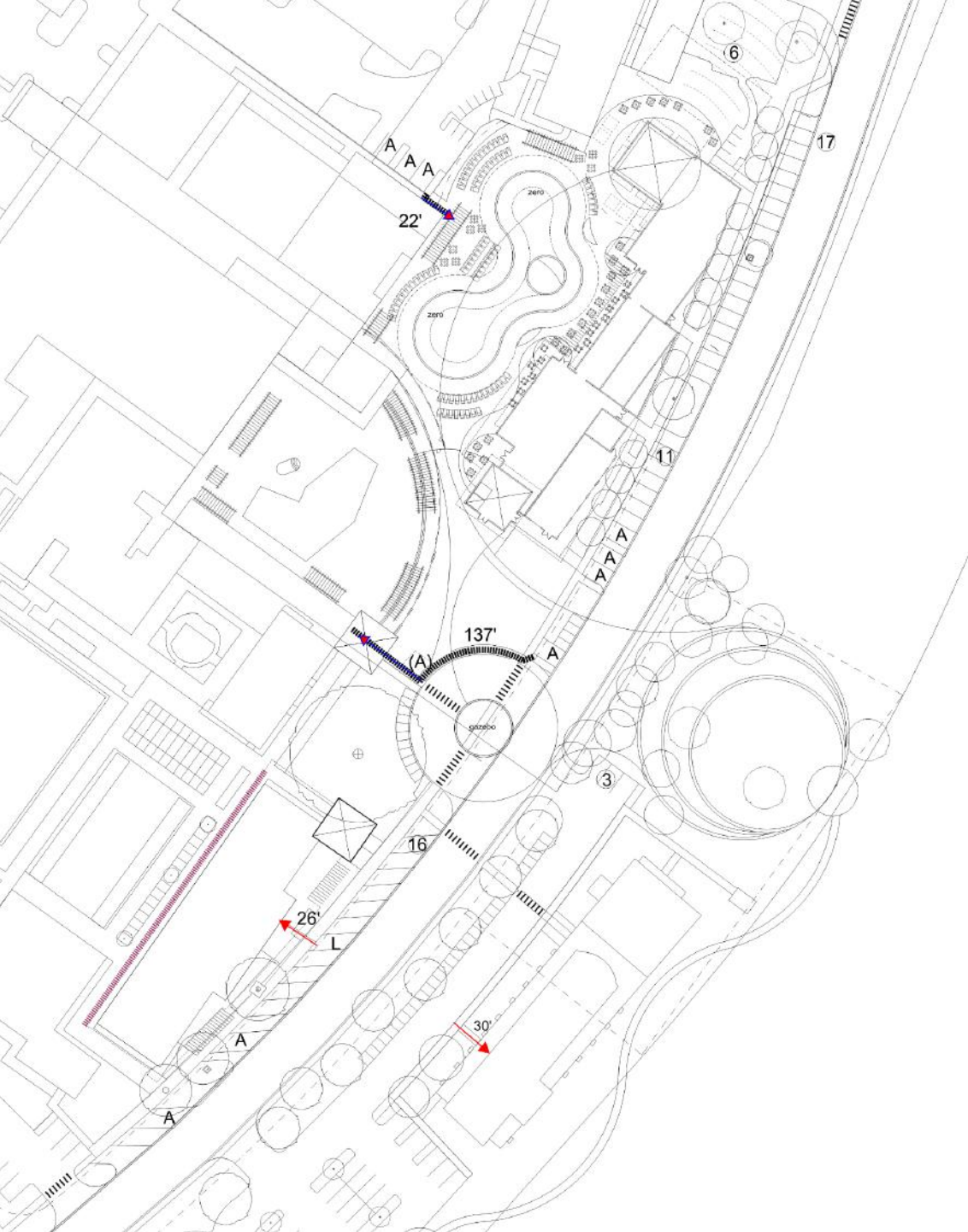


KEY FEATURES

- Phased for fixed budget and no debt
- New Applied Arts building (flexibility)
- Renovated rolling building and new entertainment complex
- Renovate existing outdoor pool
- Additional parking + accessible parking with each phase
- New walking trails
- New resident access to Swan lake
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MASTER PLAN

PARKING



MASTER PLAN

By the numbers

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Golf Car Parking

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