

Debt Free Master Plan for Member Consideration, Please Vote Long Range Planning Committee (LRPC) Master Plan Concept

What is a Master Plan?

The Master Plan creates a vision for modernizing our campuses. The plan is flexible, offers opportunity for adjustments, and balances the community's wants. It provides us with a list of prioritized projects, and a phasing schedule.

Why do we need a Master Planner?

A Master Planner provides expertise and professional guidance to develop a vision for the framework of a project.

Will the Master Plan be completed in phases?

Yes. We believe phasing will help maintain our Debt Free philosophy, result in consistency, and allow for a greater level of community input. Each phase will be individually designed, bid, and construction funding approved by a vote of the residents.

What are the Master Plan Phases?

- **Phase 1A & 1B** – New Applied Arts Building + Reimagination Rollins Building + New Resort Style Pool
- **Phase 2** – Completion of the Rollins Entertainment Pavilion
- **Phase 3** – Renovate the existing outdoor pool area
- **Phase 4** – Add Pathway Park by Swan Lake

Master Plan Features

- Phase 1B includes an outdoor zero-entry, resort style pool with landscaping, seating, and shading while maintaining current pools
- An increase in easily accessible car and golf cart parking spaces
- Create new destination spaces for entertainment, funfest, and social gatherings
- Provide flexibility to accommodate a restaurant. Increased foot traffic and synergy around destination space will be enticing for a restaurateur
- Includes flexible entertainment spaces (outdoor dancing, outdoor concerts, and movies)
- Phase 4 includes a boardwalk and park on CA property. The park design will include parking and accommodate equipment delivery.

What are we voting on?

Your vote is **ONLY** for the Master Plan Concept. **We are not asking for any construction funding approval at this time.** It is important when voting on the Master Plan Concept to remember this is a flexible vision. Each improvement (phase) will result in an increasingly detailed level of design and a voting opportunity.

When is the Vote?

Ballots will be available in the May Edition of the News of Sun City Center which will be mailed on April 28th.

There are 3 options to place **your one vote per community member**:

Bring your Ballot from News of Sun City Newspaper to the CA office from April 28th to May 17th and place in a locked box.

Attend South Community Hall polling station from 9am to 5pm on May 17th and vote

Snowbirds can email secretary@suncitycenter.org to ask for ballot which must be returned by USPS and received by May 17

How will we pay for it?

Our Capital Fund currently has enough money to pay for Phases 1A and 1B. The Capital Fund comes from the \$3,000 home transfer fees that are collected with each home sale. It is estimated that our Capital Fund will be greater than \$5 million at the end of 2023. The entire Master Plan is **DEBT FREE NOW + LATER.**

Our Grant Committee is researching *potential* grant money for safety, parking, applied arts, and energy conservation.

Will clubs be impacted?

- Existing clubs will not be disrupted during construction phasing.
- Clubs will **NOT** lose space; some clubs will see an increase in space.
- LRPC will continue to reach out to clubs for input and involvement during design phasing
- The **existing pool** will remain open and always be in operation during construction.

Need more information?

Visit us at: www.suncitycenter.org/residents/long-range-planning

