

# Debt Free Master Plan for Member Consideration, Please Vote

## Long Range Planning Committee (LRPC) Master Plan Concept

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### 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 28<sup>th</sup>.

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 28<sup>th</sup> to May 17<sup>th</sup> and place in a locked box.

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

**Snowbirds** can email [secretary@suncitycenter.org](mailto:secretary@suncitycenter.org) to ask for ballot which must be returned by USPS and received by May 17<sup>th</sup>

### 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](http://www.suncitycenter.org/residents/long-range-planning)

