

LRPC UPDATE

January 3, 2024

Member input from surveys

Top 4 results March 2022 data collection

- Additional Pool (resort style) **43%**
- Rebuild/Complete Renovation of Rollins Building **32%**
- New Bar/Dining Venue **20%**
- Landscaping & Beautification in community **14%**

Long Range Planning Committee

June 2022

Mission Statement:

***To gather input from residents on future improvements
for the Sun City Center Community.***

***To evaluate feedback for capital improvement projects
and make recommendations to the
CA Board of Directors.***

Approved Master Plan

May 2023



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 our 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 17th

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



A Place for 11k+ Members!

How do we achieve this?

Make space and create synergies!

Create a Makers Plaza with Artisans along Cherry Hills
now including Needlecrafters too!

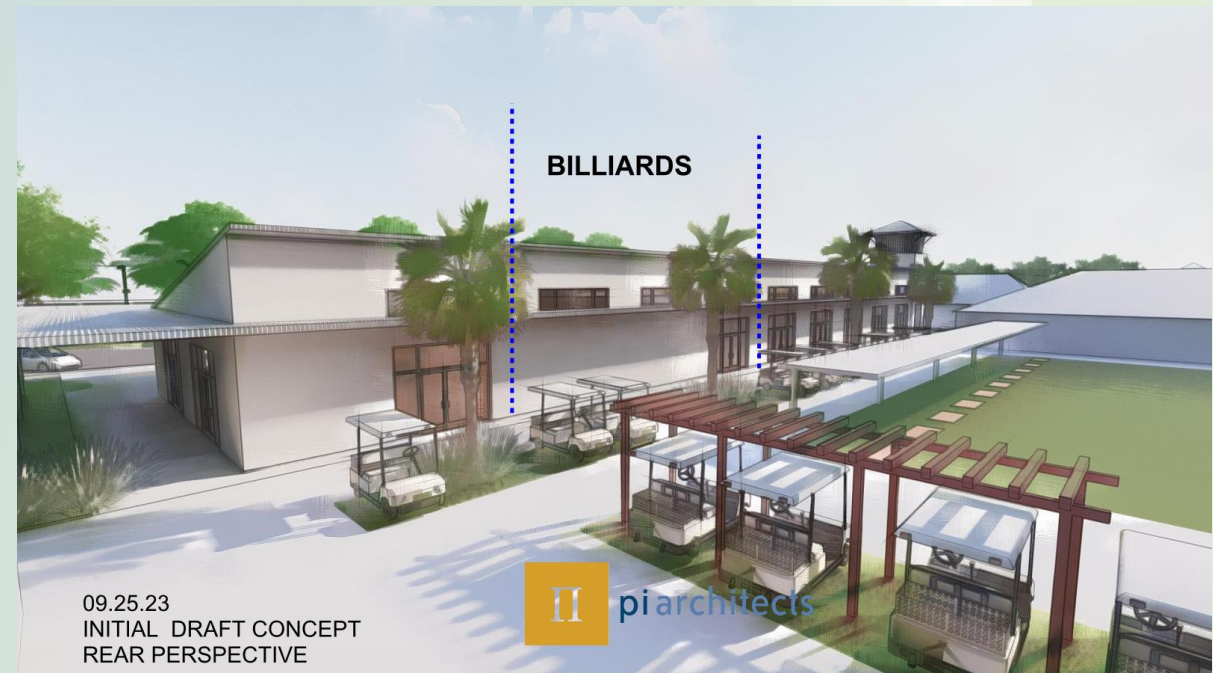
Bring foot traffic from new resort style pool and entertainment space to support our own, private restaurant!

Billiards: An unexpected challenge and solution

The front of the Applied Arts building will present the
“Mainstreet Concept” along Cherry Hills Dr.

Billiards will be placed strategically in the rear of the Applied Arts Building
giving members additional space in the Entertainment complex.

**This option is the least disruptive to members and the least costly overall and saves
Armstrong Heritage spaces for continued member use**



CONCEPTUAL COST PROJECTION

(re: Billiards into Armstrong/Heritage and other club relocations)

Loss of New partition costs	\$30,900
Re-engineering lift station	\$30,000
Create safe storage for organs in Caper room	\$25,000
Expand woodcarvers into ceramics	\$25,000
Sawdust engineers into woodcarvers and model railroad to woodcarvers	\$40,000
Soundproof walls due to sound of banging billiard balls	\$20,000
Close in outside porch area as new exterior wall	\$30,000
Run AC to new enclosed area	\$15,000
Run electric to new enclosed area	\$13,000
Remove 2 kitchen set ups - back of the rooms	\$ 7,000
Update flooring throughout space and in new built-in section	\$25,000
Permits for all	\$10,000
Paint, patch, extend trim where needed	\$ 8,000
Doors	\$10,000
Trim out new openings (former and new doorways)	\$ 6,000
Converting former spaces of stain glass, ceramics, needlecrafters into meeting rooms	\$50,000
Adding sink stations in two of the above rooms to replace those in Armstrong/Heritage	\$18,000
Add'l cost Pi reviewing Billiards into Armstrong/Heritage & Other Clubs relocations – Oct Presentation	(\$22,000)

CA Board Decision projected savings overall: \$340,900

+ 10 – 20% to meet building code requirements and elements of inflation and cost escalation and would delay the project

(Pottery 1849) – (Ceramics 2211) – (Stained glass 1908) – (Billiards 2163) – (Weavers 2556) - (Restrooms and services 1234)

Total sq ft overall: 11,920



LRPC Working with the Board of Directors within guidelines to make it happen

Florida State Statute regulating Corporations Not For Profit

617.0825 Board committees and advisory committees

- (8) A corporation may create or authorize the creation of one or more advisory committees with any number of persons on the committee being non-directors. An advisory committee:
- (a) Is not a committee of the board of directors; and
 - (b) May not act on behalf of or exercise any of the powers or authority of the board of directors or bind the corporation to any action, but may make recommendations to the board of directors, to the officers, or to the members.



**Home Sales (Capital Fund Fees \$3,000 each) pay for
Capital Improvements**

Membership Dues pay for operations

Synergies providing cost savings – Kiln users together & Solar

REMAINING DEBT FREE! How We Pay Along the Way...

12/31/23 – Capital Fund Available Balance	\$5,973,148
Jan-March Projected 35 sales monthly	\$315,000
Projected Available 3/31/24	\$6,288,158
(Minus any new approved Capital Projects)	

Important Dates

April 2024 Membership Votes on Phase 1 Construction Cost

June 2024 – Construction Starts on Phase 1A

June – December 2025 Phase 1A Completed.

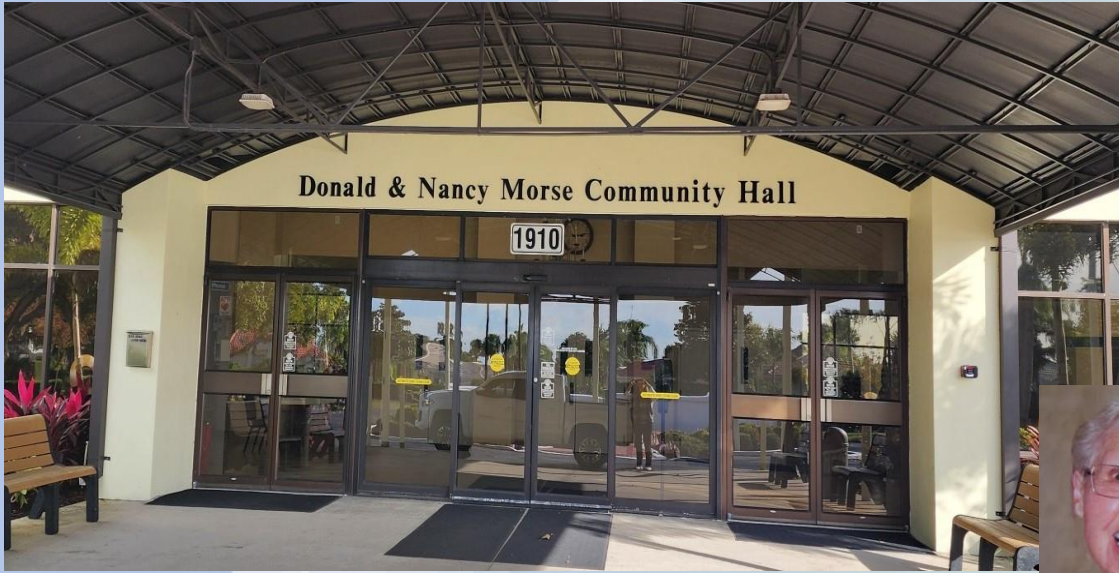
Capital Fund continues to build at \$3,000 per house plus interest from investments.

During this same time, Phase 1b - Entertainment Complex - Resort Pool design, bid, etc. takes place

Leaving a Legacy!

Dr. Ken and Joan Barringer were among the first members to donate on behalf of the SCCCA Future Facilities Fund. Their generous donation of **\$50,000** will provide our community with dividend income until the “Barringer Boardwalk” begins construction.

Donald and Nancy Morse, long time Sun City Center residents from Kennebunkport, Maine. Don enjoyed Lawn Bowling and Nancy loved the entertainment shows at Community Hall which is why their name is on the hall. With philanthropic hearts, they were thrilled to leave a legacy for the community they dearly loved. Their established trust was left to the Community Association upon both of their deaths. Don passed away back in 2012 and Nancy recently passed in February of this year. Their names will live on in Sun City Center history after providing our community with **\$988,000** for our future.



Interested in leaving a legacy of your own?

To make a donation or for more information, call CFTB at (813) 282-1975



Fundraising! Selling 10,000 engraved pavers throughout our campus could net \$1,800,000 for FFE!