

Long Range Planning Committee

June 2022

Committee Leadership:

Eric Porr, *Chairman* | **Kim Roush**, *Vice-Chairman*

Committee Team Members			
Deb Poland	Ernie Zeigler	Sue McHargue	Jeff Parsons
Jeff Williams	Shobhana Dandekar	Jeff Moore	Sue Hanson
Elysa Hendricks	Jim Clark	Peter Aluotto	Virginia Bratt

***An experienced
committee with
diverse skill sets and
past experiences
ready to serve the
community!***

- **Facility and Maintenance
Manager for Cornell University**
- **CPA Accounting**
- **Underwriter Manager for Chase
Bank**
- **Organizational Effectiveness
Consultant**
- **Corporate Financial Planner**
- **Civil Engineer**
- **Industrial Engineer/land
Development for WM**
- **Project Manager**
- **Court Reporter/Change leader**
- **Teacher /HOA president**
- **Communications Specialist**
- **Urban Planner / Public
Administration**
- **MLS Business Owner**
- **Manager of Operations and
Improvement**

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.

Projects should contain one or more of the following attributes:

Key factors:

- Beautification appeal
- Safety of community assets and our residents
- Improved/additional recreational facilities
- Improved/additional social common areas

The input will be gathered through:

- New/Previous Surveys (Survey Monkey) & Community focus Groups
- **Projects will be prioritized according to their ability:**
 - *Attract new buyers to the community*
 - *Maintain and Increase property values*

Sub Commitees:

- *Rollins Building Evaluation*
- *Landscaping and Signage*
- *Focus Group Meetings*
- *Resident Surveys*
- *Communications*

Activities:

- *Rollins Building Inspections*
- *Landscaping and Signage tours*
- *Community Hall Tour*
- *Routine release of committee updates on CA Web page and printed media*
- *Creation of facility use reports*
- *Review Room Facility usage*
- *Weekly LRPC Meetings*
- *Board Presentations*
- *Various Sub Committee Meetings*

Rollins Theatre

Summary

Reviewed and analyzed building and asbestos inspection report findings submitted by GLE Associates

Completed physical inspection of building exterior, interior and attic spaces

Building is 61 years old. Exhibits roof covering aged beyond useful life. Features aging components, fixtures, mechanicals and non ADA compliant attributes

Building is in need of either complete gut rehab or tear down and rebuild

Further analysis should be conducted for planned future uses and cost effectiveness of either full gut rehab or new construction

Landscape and Signage Summary

Landscaping:

Completed driving and walking tours of North and South Campuses

Identified and prioritized landscaping areas of concern

Contacted UF for assistance with landscape design and identifying Florida Friendly plantings

Explored inclusion of art sculptures and solar lighting in designs

Considered future maintenance needs of designs

Signage:

Contacted FDOT and Hillsborough County regarding signage improvements on SCC Blvd and Pebble Beach Blvd

Resident Focus Group Brainstorming Sessions Summary

Participants called upon to voice opinions
on various capital improvement projects
with ideas recorded for later group voting

❑ 1st Vote

Session votes were tabulated to
identify most sought after capital
improvements

❑ 2nd Vote

Session votes were then tabulated to
determine what the highest
priorities were from the first vote

The data on the following table is based
upon the combined, weighted voting of
both focus groups and may or may not be
indicative of the community at large

Resident Focus Group Combined Improvement Rankings

<i>Rank</i>	<i>Capital Improvement</i>	<i>Number of Votes</i>
1	More Pickleball Courts	108
2	Renovate Rollins Building	101
3	Resort Style Pool	80
4	Land Acquisition	66
5	Social Gathering Space Restaurant / Bar	54
6	Indoor Sports Complex	44
7	Walking Trails, Boardwalks, Picnic Tables	42
8	Landscape Upgrades	23
9	Benches Seating Areas	22
10	Miniature Golf	19

Club President Focus Group Brainstorming Sessions

Summary

Baseline survey solicited prior to focus group session with low response rate (37 reponses)

Club growth split almost 50/50 on returned responses with half anticipating little or no growth and half anticipating up to 25% growth

Five clubs are in a growth mode with diminishing space
The three most aggrieved:

Pickleball (Insufficient Courts)

Stained Glass (Overflow)

Trimnastics (Time Allotted)

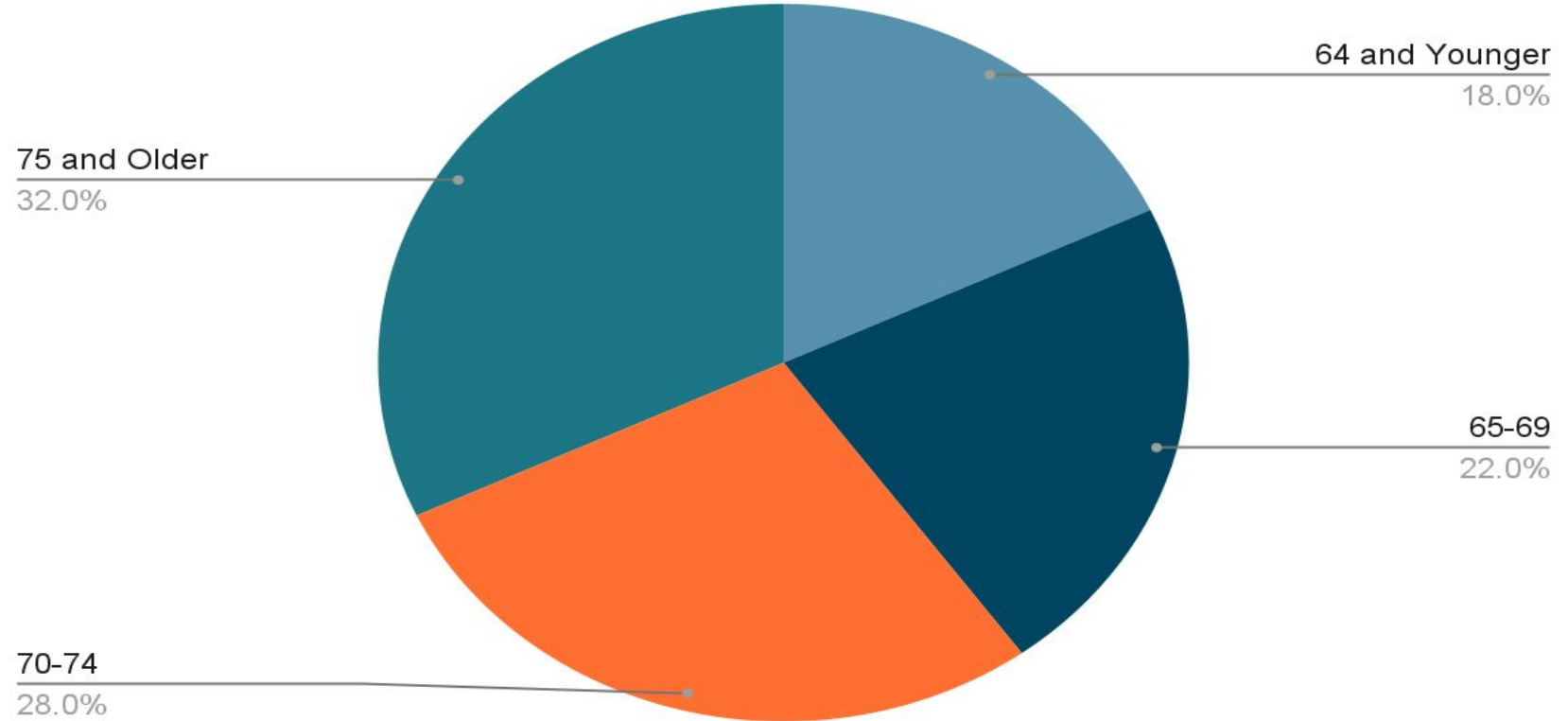
Clubs with assigned space, most satisfied

Front Porch Pickers expressed need to accommodate audiences in comfortable venue

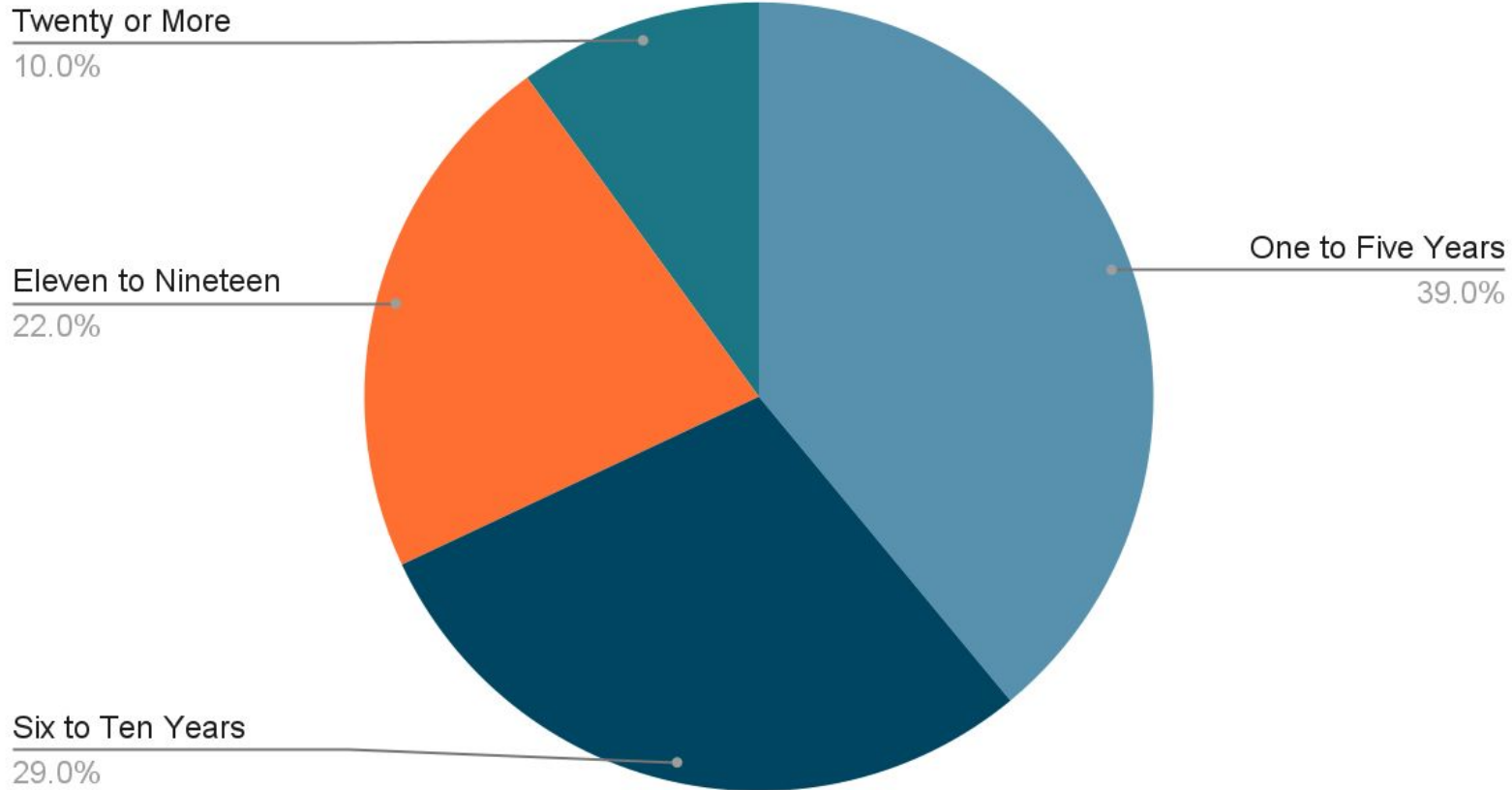
On our existing Sports Complex the Tennis Association expressed greatest satisfaction and Pickleball Club the least

**The Following Slides Detail
Demographic Information from
the Survey Monkey Findings**

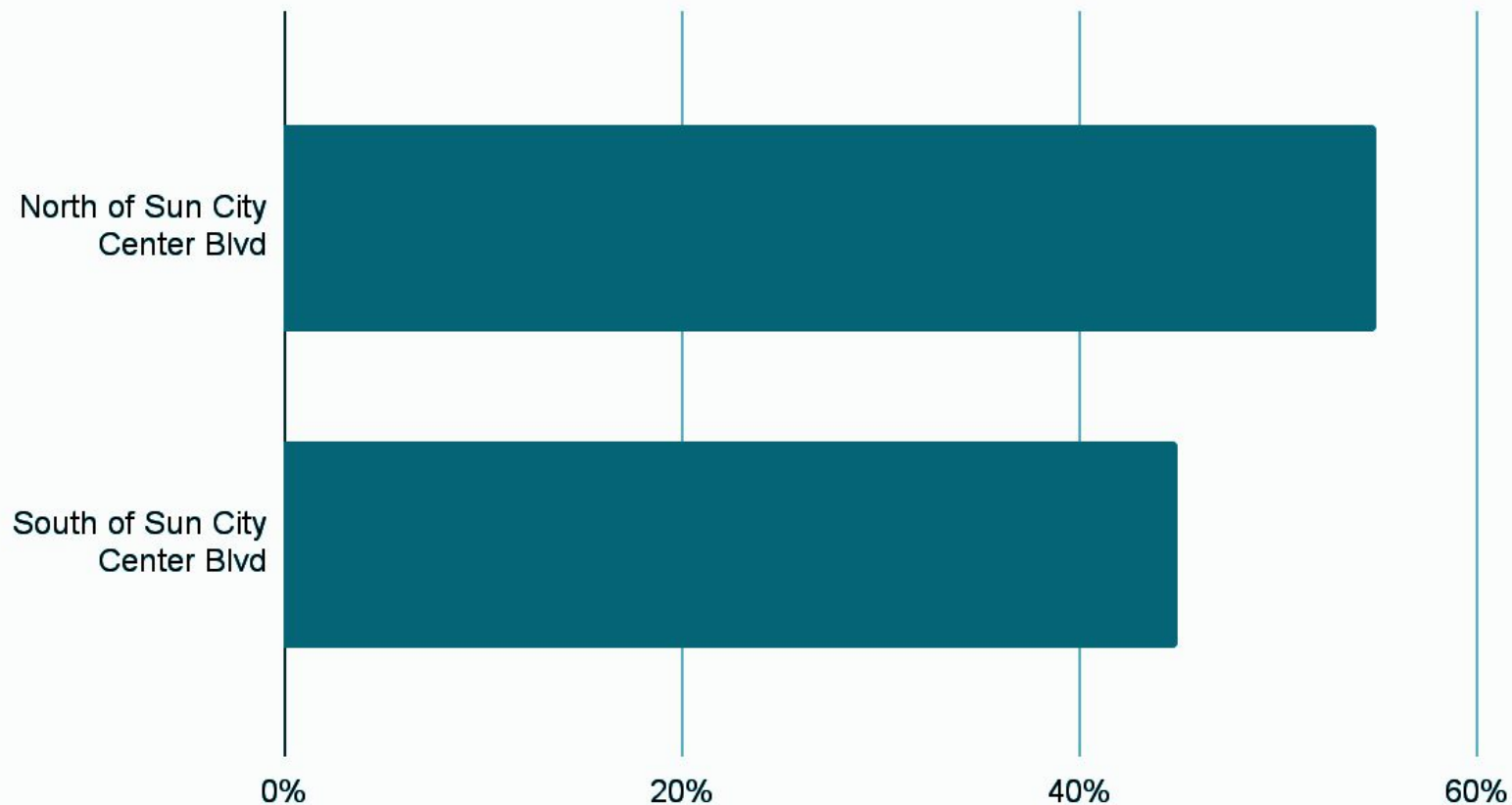
Age Breakdown of Respondents



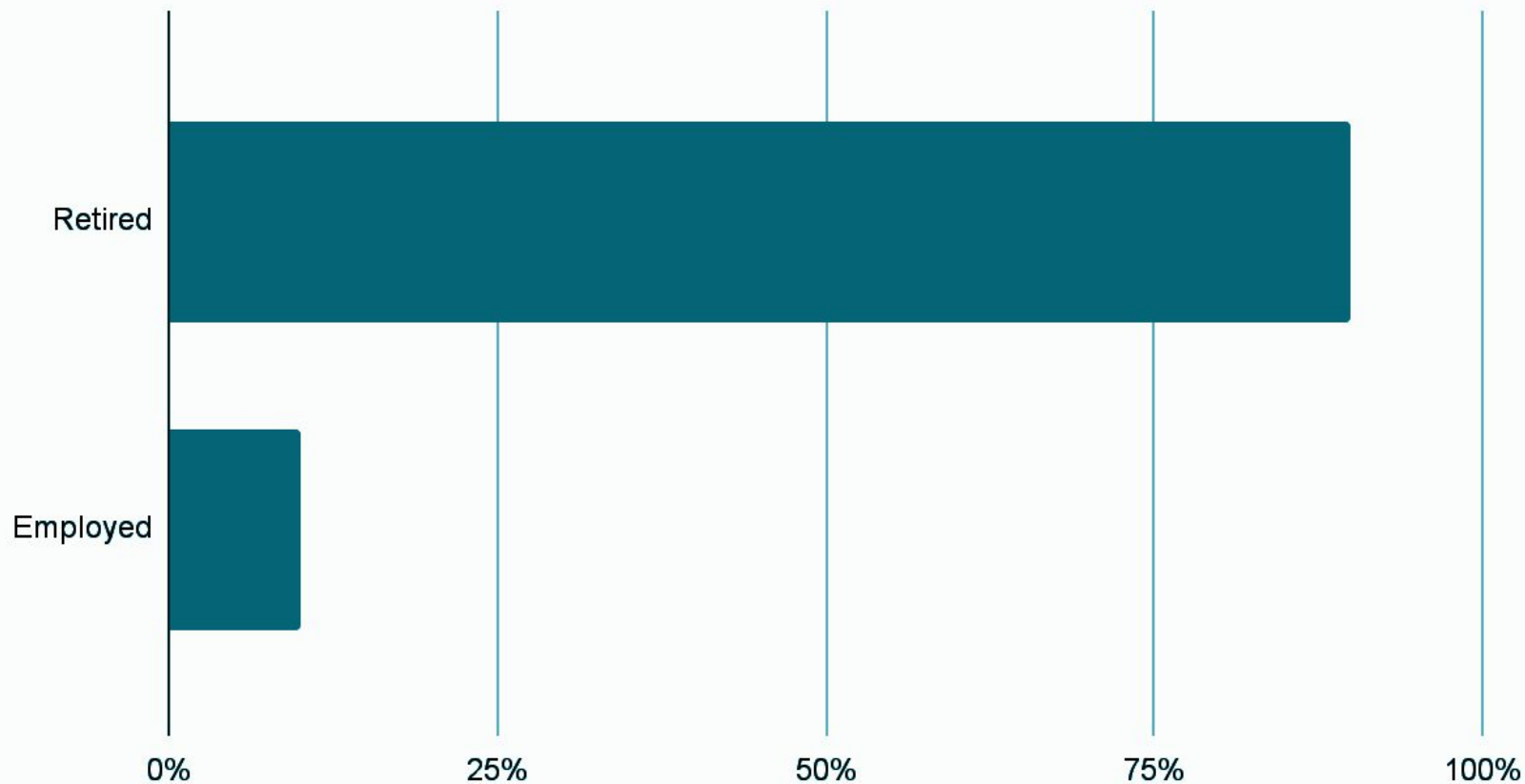
Number of Years Respondents Have Lived in SCC



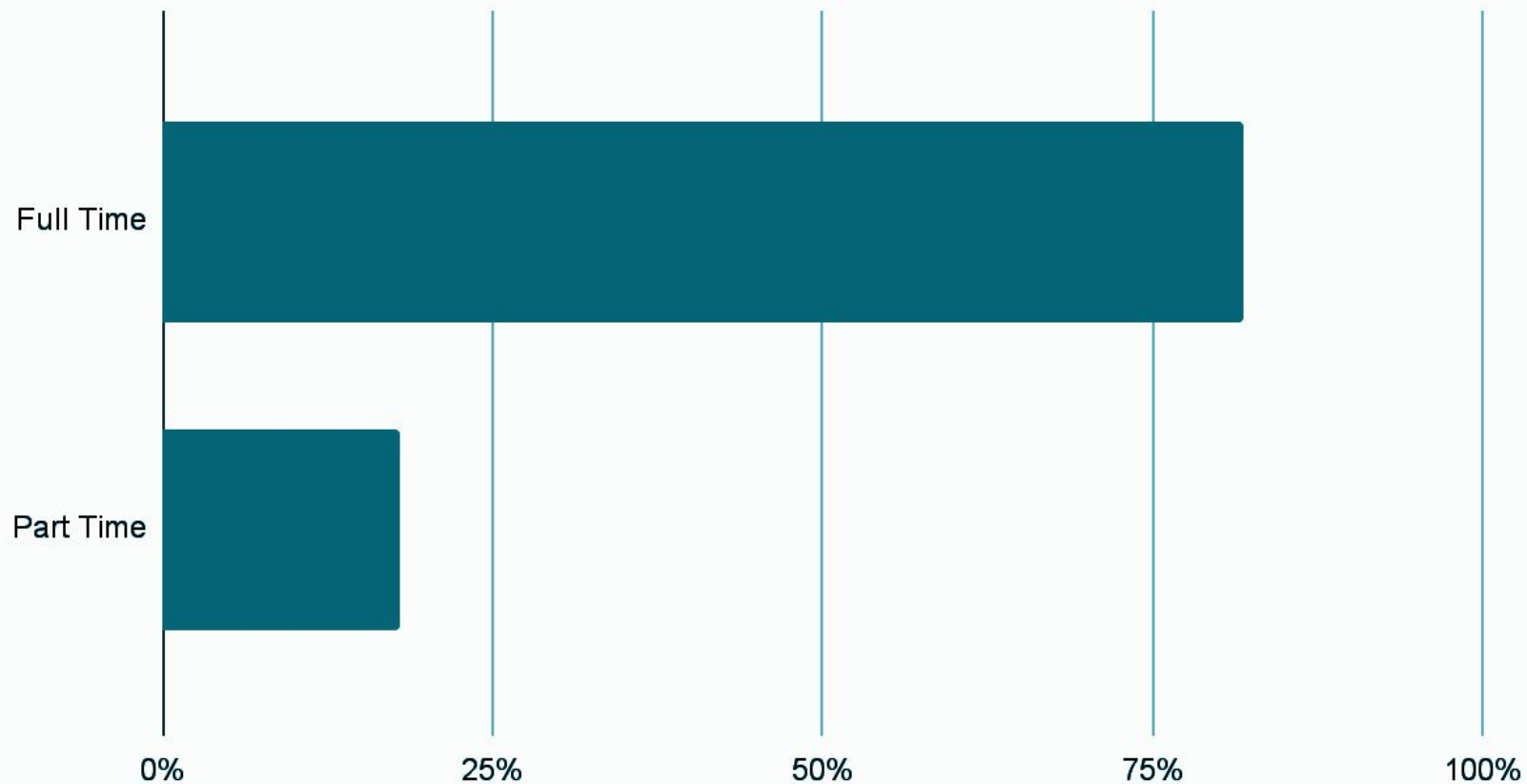
Where did Respondents Live?



Retired or Employed?



Resident Status



The Following Slides Detail Data from Survey Monkey

Ranking	Capital Improvement	Standard Deviation	Average Score
1	New Bar Dining Area	2.84	6.63
2	Landscaping & Beautification Throughout Community	2.41	6.46
3	Walking Trails & Greenspace	2.77	6.42
4	Additional Pool (Resort Style)	3.24	6.34
5	Rebuild or Completely Renovate Rollin Building	2.87	5.73
6	Outdoor Covered Pavilion	2.07	5.45
7	New Building / Club Space	2.62	4.96
8	Outdoor Music Venue	2.49	4.84
9	Land Acquisition	2.97	4.61
10	Additional Pickleball Courts	2.66	3.58

Items of Mention outside of LRPC Mission

Issue	Area of Responsibility	Contact Information
Road Repair & Repaving	Hillsborough County	813.272.5900 www.servicehillsboroughcounty.org/311/49-ads-sidewalks
Private Property Condition & Code Compliance	Hillsborough County	813.274.6600 www.hillsboroughcounty.org/en/residents/property-owners-and-renters/code-violations/action-folder/report-a-code-violation
Safety in SCC & Traffic Concerns	Hillsborough County & Community Resource Sheriff	Non emergency 813.247.8200 Local Sheriff 813.242.5515 www.hillsboroughcounty.org/en/residents/property-owners-and-renters/code-violations/action-folder/report-a-traffic-concern
Lack of quality or aged retail development in the immediate area	Local developers and business or national retail chains	Contact and advocate for new investment in area

Additional Items of Interest

Item	Area of Responsibility	Action
Building Maintenance & Painting	Board & CA Management	Advocate board for improvement. CA Mgmt. is in process of painting
Condition of Dog Park	Dog Park Club & Residents	Advocate club for improvement
Upgraded Audio Systems (Zoom)	Board & CA Management	Advocate board for improvement.
Group cable services	POA or HOA & Residents	Advocate with POA/HOA
Upgraded or Added Outdoor Lighting	Board & CA Management	Advocate board for improvement.
Quality of Web Site and Presentation Content	Board & CA Management	Advocate board for improvement.
Expand shaded seating areas on CA common elements & Sports Complex	Board & CA Management	Advocate board for improvement.
Additional RV Storage	Board & CA Management	Advocate board for Improvement

The Following Slides Detail LRPC Constraints and Recommendations

Constraints

- **Financing Resources**

The community has traditionally been opposed to financing for capital improvements. Projects will be restricted to availability of funds

- **Vacant Land**

Presently the CA has only 3.5 acres of vacant land available to develop

- **ClubLink**

The land donation and development will have an impact on the CA long range plan

- **Federal, State, and Local Laws and Ordinances**

Develop a master plan which addresses the following long range priorities with or without ClubLink

- Addition of Resort Style Pool
 - Explore CA legality of adding a new bar dining area
 - Walking trails, benches and exercise stations that are ADA compliant
 - Resolve Rollins Building Delimma
 - Outdoor Music Venue
 - Additional club space and meeting rooms
 - Incorporate Solar Energy Equipment on CA facilities
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Immediate Actions Recommendations

Web Based Service Improvements:

- Create more intuitive sites including resident business services

Improve Zoom Capabilities

Purchase an app for residents to report maintenance issues and provide feedback on CA property

Resident Only Page

- Hire a Communications-Marketing Specialist
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Immediate Action Recommendations

- Increase the number of Pickleball Courts
 - Formulate a plan to actively acquire property appropriate for CA use that is available for sale in SCC
 - Increase shaded seating throughout community particularly on sporting venues
 - Proceed with phased landscaping master plan
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What's Next?

- Questions?
- Discussion & Debate.....
- Actions
- Take Aways
- Lastly.... *The LRPC is here to serve and help resolve issues!*