

Long Range Planning Committee

Community Update October
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 Key Objectives & Why

Key factors objectives:

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

Key factors why:

- To develop a master plan for the community
- To progress capital projects annually
- Insure efficiency and optimization of our existing space
- Incorporate the support of a professional consultant for a long term community master plan
- To allow SCC to be modernized; become more attractive and maintain our Great Value as destination retirement community

Key to our Funding Mechanism



Key factors:

- **Dedicated Capital Funds** are accumulated monthly and set aside to bring future projects to fruition
- Resources come to the community with **no** out of pocket funds from existing homeowners
- The capital investment fund is derived from property sale transfers within SCC and paid for by buyers who will ultimately benefit from the long term impact of the improvement (**Currently \$3K per Home Sale**) projected 2022 Fund **\$5.5 Million**
- Projected to be \$120,000 added per month in 2023 (40 x \$3,000 = \$120,000 added to capital improvement fund monthly)
- Projected Capital Fund yr end 2023 **\$6.1 Million after Liability for current projects**

Sub Committees of Long Range Planning Committee

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

Rollins Theatre sub committee

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

To hire land planner to revisit condition of building and incorporate into Master Plan

Landscape and Signage committee

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

Completed Phase One of Landscaping Project

Moving forward we've contracted with UF











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 straw Vote

Session votes were tabulated to identify most sought after capital improvements

- ❑ 2nd straw 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

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

The Tennis Association expressed greatest satisfaction

The Pickle Ball club requested additional court space and shade

Resident Focus Group Combined Improvement Rankings

Rank	Capital Improvement	Number of Votes
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

Ranking	Survey Monkey Capital Improvement
1	New Bar Dining Area
2	Landscaping & Beautification Throughout Community
3	Walking Trails & Greenspace
4	Additional Pool (Resort Style)
5	Rebuild or Completely Renovate Rollin Building
6	Outdoor Covered Pavilion
7	New Building / Club Space
8	Outdoor Music Venue
9	Land Acquisition
10	Additional Pickleball Courts

What have we done?

- Phase One Landscape Plan complete
- Gathered community input by multiple means
- Sports complex improvements were recommended, contract signed & improvements coming soon
 - 6 to 8 PB Ct's with shaded bench
 - New VB Ct
- Hired Land Planner
 - RFQ received and reviewed
 - Developed bid specifics with deliverables
- All buildings have been painted to promote uniformity
- Contracted with University of Florida to assist with additional —phases of landscaping master plan

What next?

- Desired features
 - Resort Style Pool
 - Walking Trails
 - Amphitheatre
 - Educate land planner with information gathered from community over past year
 - Land planner to develop renderings and presentations
 - Complete master plan desired by community
 - Vote on capital improvement projects by community
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Thank you everyone for contributing to this complex process. The LRPC is here to serve and help resolve issues through community input!