

GREATER SUN CITY CENTER AREA COMMUNITY PLAN

HISTORY

Until the early 1960's, what is now the Greater Sun City Center area was part of a 12,000-acre cattle ranch. That changed dramatically January 1, 1962, when developer Del Webb welcomed the first potential residents of his newest retirement community.

From those early retirees and snowbirds, the population has grown to about 25,000. Through the years, new communities have been developed to accommodate a range of lifestyles. The original Sun City Center, the condominiums of Kings Point and the apartments at Freedom Plaza are primarily for retirees. The nearby Villages at Cypress Creek, Valencia Lakes and Cypress Creek embrace a wider range of home-owners.

Commercial growth has mirrored the tastes and needs of the population, with shopping, dining and health-care facilities centered along SR 674, from the I-75 corridor on the west to US301 on the east.

VISION STATEMENT

Our Greater Sun City Center Area Community plan focuses on providing a hospitable environment for the wonderful mix of people living here now and in the future – senior citizens, active mature adults and younger people seeking to establish themselves in this dynamic community which encompasses the neighborhoods of Sun City Center, Kings Point, Cypress Creek, Freedom Plaza, and Valencia Lakes. The planning process provides a footprint to maintain the excellent lifestyle we now enjoy and to enhance those aspects where excellence has not yet been achieved.

The health and safety of our citizens was a paramount consideration as we developed our plan. Recreational opportunities, commercial enterprises and supporting governmental activities were identified and incorporated into the plan, which is designed to support the active suburban lifestyle we all enjoy.

As the plan is implemented, commercial establishments and indoor recreation activities are expanded in a vibrant, modernized, architecturally pleasing town center. Transportation improvements go hand-in-hand with the improvements in the commercial areas. Golf cart accessibility remains a community keystone and is extended throughout the area in support of federal, state and local efforts to conserve petroleum products, reduce traffic congestion, improve air quality, and enhance the lifestyle of all. State and County governments are encouraged to respect our large community's desires to maintain the peacefulness of our suburban life style by

minimizing truck traffic along SR 674 and 19th Avenue and by providing additional pedestrian and golf cart pathways along SR 674 and across US Highway 301.

Public transportation to destinations outside the community becomes a viable reality. Bus service to local libraries, the Town Center and adjacent communities is strengthened. Bus and/or light rail service is established to Tampa, Brandon, Bradenton, Sarasota and other mid-distance destinations.

Our physical environment becomes even more attractive. Golf courses continue to be an important means for simultaneously providing green space, a self supporting recreational opportunity, an attraction which brings new residents from colder climates and enhanced property values. Green space is expanded by establishing pocket preserves and a family oriented park. Pathways for pedestrians and environmentally friendly vehicles are established within the community and to the nature oriented facilities of nearby Little Manatee River State Park and other sites. Effective land use improvements and controls further enhance the environment.

Public health and safety, already at high levels, continue to be improved. Walk-in clinics and a senior service center serving nutritious meals and providing appropriate counseling and supervision are created to augment our full service hospital which is retained in its current location. Low powered radio and television services addressing local matters are developed to provide day to day and vital emergency information to residents and visitors. Street lighting, access for emergency vehicles, egress during times of emergency, and disaster recovery capabilities continue to be upgraded.

We're proud of our Greater Sun City Center Area. We want to tell the world what a magnificent community we have, and we want new neighbors to join us in enjoying it. As this plan is implemented it will be even better!

COMMUNITY PLANNING ELEMENTS

COMMERCIAL DEVELOPMENT

GOALS

1. BUILDING STANDARDS

Enforce appropriate Hillsborough County Land Development Code standards, including height restrictions. Encourage individual storefronts that are developed and maintained to a high standard.

2. A TOWN CENTER

Create a town center focusing at Sun City Center Plaza that will provide an inviting venue for shopping, with a large bookstore and a wide variety of dining options, and serve as a pleasant gathering place for entertainment and social activities. Make it golf cart and pedestrian friendly.

3. EMPLOYMENT OPPORTUNITIES

Attract the types of businesses that will benefit the community and provide employment opportunities for all age groups, including seniors. Encourage establishment of satellite government offices including job search agencies that are bus and golf cart accessible.

4. PROHIBITIVE COMMERCIAL

Discourage uses within the commercial areas that are not considered appropriate to our communities such as:

- a. Single Family Detached Housing Type
- b. Duplex Housing Type
- c. Radio and Television Transmitting Facilities
- d. Lawn Care/Landscaping
- e. Outdoor Storage
- f. Motor Vehicle Repairs (Major with exception of Golf Cart Repair)
- g. Motor Vehicle Sales (with exception of Golf Cart Sales)
- h. Recreational Vehicle Sales and Rentals
- i. Private Pleasure Craft Sales and Rentals
- j. Rental leasing, Light Equipment and Farm Equipment
- k. Labor Pools--All Types
- l. Mini-Warehouses
- m. Tattoo Parlors/Shops
- n. Pawnshop
- o. Outdoor Advertising (Billboards)
- p. Sexually-Oriented Businesses

COMMUNICATIONS

GOALS

1. PROMOTION/MARKETING

The Community will create a cooperative marketing effort to promote home sales throughout the entire area, through the internet and other communication outlets.

2. NEW TECHNOLOGY

Support the adoption of new communications technology for business and personal use, to keep the community competitive and improve the quality of life.

3. WIRELESS INTERNET

Encourage developers to establish more locations for wireless internet access, and investigate the potential for community-wide service.

4. LOCAL TELEVISION

Work with existing providers to promote establishment of a local television service, closed circuit or broadcast, to provide news and information specific to the Greater Sun City Center Area.

5. LOCAL RADIO

Work with existing providers to promote establishment of a local radio news service broadcast, to provide news and information specific to the Greater Sun City Center Area.

PUBLIC SAFETY

GOALS

1. DISASTER RECOVERY

Continue to enhance the existing efforts so the effects of a disaster will be minimized and organizations will be able to maintain or quickly resume mission-critical functions.

2. RESIDENTIAL EMERGENCY

Enhance emergency response capabilities. Provide better street lighting. Ensure house numbers are visible to emergency vehicles, especially at night.

3. SPECIAL ZONING

Expand special residential zoning to protect against sexual offenders and predators.

4. EMERGENCY EGRESS FOR ALL RESIDENTIAL AREAS

Provide emergency egress routes for all residential areas to ensure that residents can safely and quickly evacuate when necessary.

5. AGING RESEARCH

Support the acceleration of the pace of medical discoveries to vastly improve the universal human experience of aging and health.

HEALTH SERVICES

GOALS

1. A FULL SERVICE HOSPITAL

Retain a full-service hospital in a central area, improved as required to meet or exceed current professional standards; and with continued golf cart accessibility.

2. WALK-IN-CLINICS

Increase the availability of golf-cart accessible walk-in clinics, with 24-hour, seven-day operating hours.

3. REHABILITATION FACILITIES

Maintain and encourage availability of rehabilitation facilities and services.

4. SENIOR CENTER WITH NUTRITIONAL MEALS AND ACTIVITIES

Provide a Senior Center for all residents of Greater Sun City Center, serving nutritional and reasonable priced meals (subsidized if necessary), and also offering social activities and nutritional counseling.

5. HEALTH ADVISORY

Provide information and expertise to those who deliver and those who receive health services to positively affect the quality of health care.

6. ALTERNATIVE THERAPY

Encourage the establishment of a center providing natural therapies including massage, acupuncture, psychotherapy, Tai Chi, holistic, naturopathic alternative medical care.

LAND USE

GOALS

1. MEDIANS

Retain attractive medians and rights-of-way throughout Greater Sun City Center. Create a Special Taxing District or other appropriate means for continued maintenance of medians.

2. CONTROLLED DENSITY

Discourage amendments to the Comprehensive Plan that would allow increases to densities and intensities as currently exist in the Greater Sun City Center Area.

3. WATER CONSERVATION

The community will partner with Hillsborough County to continue to promote responsible use and conservation of water resources including expanded use of recycled water for irrigation.

4. CODES & COVENANTS

Encourage active enforcement of codes and covenants including sign control to maintain an attractive community. Authorize a local group to work with code enforcement authorities.

5. GREEN SPACES

Expand and encourage preservation of property through the Hillsborough County Environmental Lands Acquisition Protection and Preservation (ELAPP) acreage in the area.

6. WILDLIFE PRESERVATION

Establish a bird sanctuary and revise the Audubon Society's Window in the Woods feeding and viewing station. Utilize wildlife preservation provisions to preserve golf course open spaces through existing conservation programs.

7. TELECOMUNICATIONS

Encourage tower locations that are attractive and unobtrusive as possible.

8. NOISE POLLUTION

Coordinate the provision of sound barriers with the Florida Department of Transportation and the County Roads Department along major traffic areas to minimize traffic noise intrusion into bordering residential and commercial areas.

RECREATION

GOALS

1. NEW OPPORTUNITIES

Encourage additional recreational businesses such as restaurants, movie theaters and dance clubs.

2. GOLF COURSES

Maintain and protect existing golf course(s) and insure that they are dedicated for future recreational use only.

3. WORK WITH NEIGHBORING PARKS

Take advantage of the recreational opportunities offered by neighboring parks. Establish a pathway to the park for environmentally friendly vehicles and pedestrians.

4. WALKING TRAILS

Encourage developers, community organizations, and County government to create hiking trails throughout the community.

5. PARK FACILITIES

Future park planning should include a centrally located park for all Greater Sun City Center area residents, children-friendly, with botanical gardens, fishing ponds, and other recreational facilities.

TRANSPORTATION

GOALS

1. EXPANDING INGRESS TO KINGS POINT

In addition to the improvements identified in the Long Range Transportation Plan, the community desires improvements be made to the westbound left turn at the entrance to Kings Point on SR 674, to relieve congestion and provide safer, more convenient access.

2. BRIDGE/TUNNEL OVER 301 FOR PEDESTRIANS AND GOLFCARTS

Explore the feasibility of a bridge over, or tunnel under, US301 for safer crossings by golf carts and pedestrians.

3. ALTERNATE ROADS FOR TRUCK USE

Promote the use of alternative east-west truck routes, not to include 19th Avenue, to minimize heavy truck traffic through the community on SR 674.

4. NO EXPANSION OF SR 674

Maintain State Road 674 (Sun City Center Boulevard) in its present form, as a divided four-lane thoroughfare.

5. REGIONAL CONNECT TBARTA

Continue to work with the Tampa Bay Area Regional Transportation Authority to assure that Greater Sun City Center's mass transportation needs are adequately served.

6. ENERGY EFFICIENT TRANSPORTATION TO ALL FACILITIES AND BUSINESSES

The Community will continue to encourage the use of energy-efficient transportation throughout the area, including electric vehicles such as golf carts; propane-fueled vehicles; trolleys and local motor coach service; and personal transportation devices such as Segways.

7. BUS SERVICE

Encourage Hartline to provide bus service to Tampa, the new library and other destinations, with efficient routes and convenient schedules to encourage increased usage.

8. PEDESTRIAN WALKWAYS & MULTI-PURPOSE PATHS

Extend golf cart paths on south side of SR 674 westward to commercial areas at 33rd Street. Any future road and utility expansion projects should include consideration of pathways for pedestrians, bicycles and golf carts.

9. INTERCHANGE ON I-75 BETWEEN SR 674 & BIG BEND ROAD

Promote the installation of an interchange on I-75 between SR 674 and Big Bend Road to relieve traffic congestion along and between the two roadways.