

Imagine 2040: Plant City Comprehensive Plan

people. places. natural spaces.



Plant City has a rich history and derives its name not from the surrounding agricultural industry, but from the railroad builder, Henry B. Plant. This history has shaped a city that attracts people from every corner of the world, but what about tomorrow?

The *Imagine 2040: Plant City Comprehensive Plan* is an award winning plan designed to shape Plant City for generations to come, transforming its small town charm into a vibrant city with a new urban vibe. The City offers unique opportunities with its:

- Unique sense of place
- Business friendly atmosphere
- Thriving local economy
- Superior educated and skilled workforce
- Quality services and infrastructure
- Strategic location within the region
- Engaged community

Plant City has grown significantly over the past 10 years with the current population of 40,530 expected to increase to over 71,000 by the year 2040. The enormous projected growth presents opportunities for new housing, businesses, and recreation for existing and future residents.



Hillsborough County
City-County
Planning Commission

Setting a Vision

What will Plant City be in the 21st century?

The Plan's theme "Embracing the Future, while Preserving Our Past" captures residents' desire to adapt and plan for expected growth and future development, while protecting the enduring assets and charm of Plant City. The central tool to accomplish this is the *Imagine 2040: Plant City Comprehensive Plan*.

Using the Comprehensive Plan as its guide, the City is developing into a community that embraces the future and looks forward to diverse growth in residents and businesses.



What makes Plant City unique?

- Diversity and friendliness of its people
- A sense of **belonging**
- Historic **downtown** and **neighborhoods**
- **History**, honoring its **past** and celebrating its **heritage**
- Excellent **hospital**, **schools**, **fire protection**, **library** and **parks**
- Good **business climate**
- **Churches** that provide a strong **community foundation**
- Low crime rate, **effective police department**
- **Outstanding schools** and other **educational facilities**
- **Center** for the surrounding **farming community**
- Good place to raise a **family**

"Plant City is a diverse and vibrant hometown community. People work together to solve problems and ensure a better future for their children. Local businesses grow and prosper through innovation and hard work. Local government makes prudent investments in infrastructure and services. The safety and wellbeing of our citizens is a priority."

– Plant City Commission
Strategic Guide-Vision

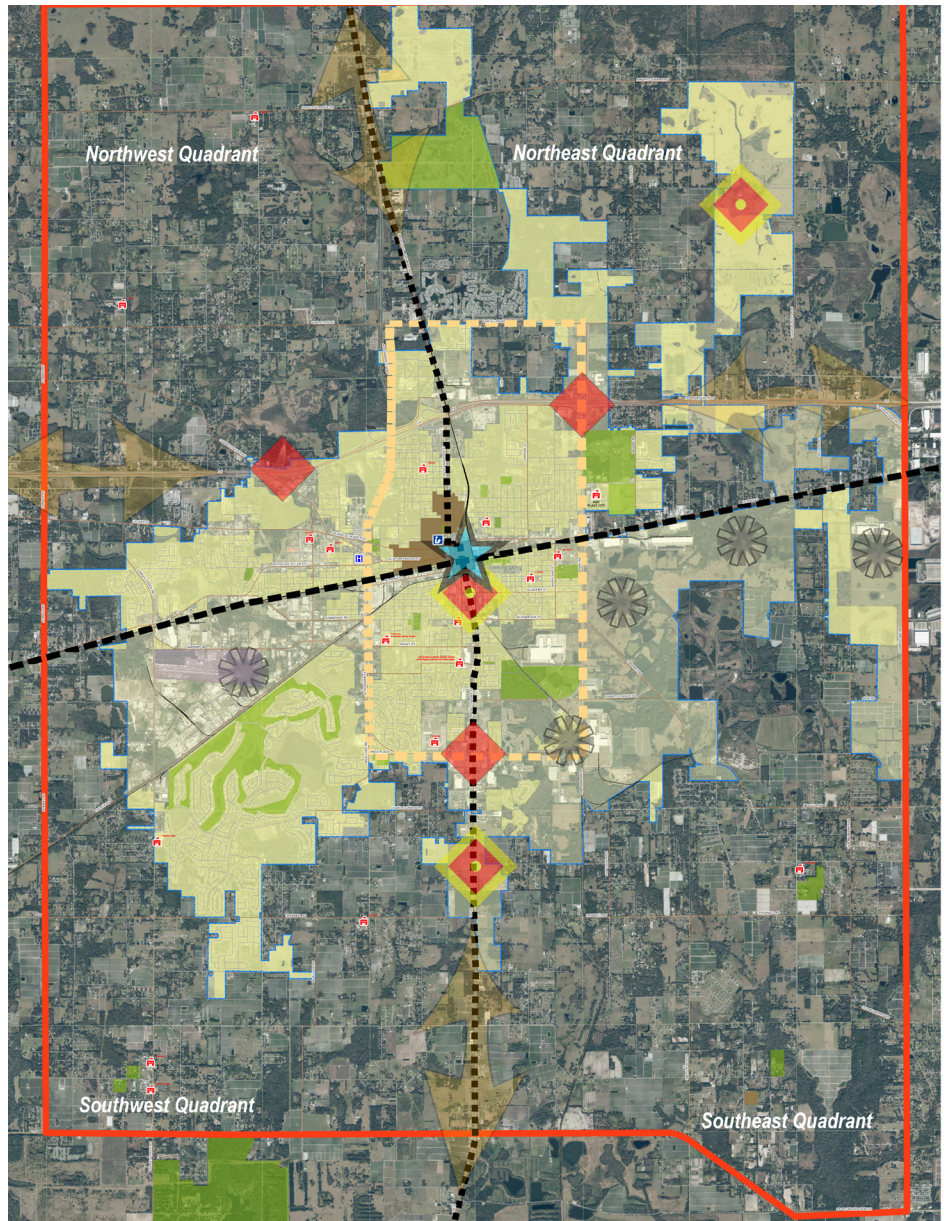


Plant City Vision

Based on interviews with elected and appointed officials, the business community, staff, and residents, a Vision Map was developed to show the big picture future for Plant City. The map divides the City into quadrants and highlights commercial activity centers, residential neighborhoods, transportation infrastructure, and community assets.

The heart of the community is the **historic downtown of Plant City**. This is where the municipality began and is home to numerous businesses, offices, historic homes, and civic uses. Its role as the physical and social center of the community is further strengthened by provisions in this Comprehensive Plan.

To ensure job opportunities continue to grow in Plant City, special consideration was given to encouraging new retail, service, and industrial jobs. New commercial development will be directed to the three major activity centers generally located near the **Alexander Street/James L. Redman Parkway intersection and the I-4 interchanges of Thonotosassa Road and Park Road**. New industrial development is planned for in the southeastern quadrant near **Lakeside Station Logistics Park** and along **County Line Road**.



For full size Vision Map and legend visit: www.planhillsborough.org/city-of-plant-city-2040-comprehensive-plan

To offer a greater variety of living and working environments, three major mixed use developments are planned for Plant City including the:

- **Mixed Use Gateway** along James L. Redman Parkway south of Charlie Griffin Road
- **Midtown District** south of historic Downtown Plant City
- **Northeast Village** near the intersection of Midway and Charlie Taylor Roads

What is the Comprehensive Plan?

Each local government in Florida is required to adopt, maintain, and implement a comprehensive plan that, at a minimum, meets the requirements prescribed by Chapter 163 F.S., commonly known as the Community Planning Act. The *Imagine 2040: Plant City Comprehensive Plan* is the long-term guide for the community to achieve a shared vision for our future, what Plant City hopes to become. It directs present and future physical, social, and economic development in Plant City. In successful cities, everything is interconnected in context to everything else. The purpose of the Plant City Comprehensive Plan is to provide a collective vision for the future and the planning framework to get there.

This Comprehensive Plan serves as a tool to evaluate requests for new development and spending on capital improvements and to guide public policy in a way that ensures Plant City continues to be the community its citizens are proud to call home. The Plan is comprised of an introduction and four major components that, when combined, represent the City as a whole: **PEOPLE**, **PLACES**, **NATURAL SPACES**, and **GOVERNANCE AND IMPLEMENTATION**. These four components are representative of those fundamental growth management elements required by state law.

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Future Land Use Goals

The *Imagine 2040: Plant City Comprehensive Plan* outlines important goals, objectives, and policies for the future of the City. Some of the most important include:

- Achieve a well-balanced and well organized combination of residential, non-residential, recreational, and public uses served by a convenient and efficient transportation network, while protecting and preserving the character and hometown charm of Plant City.
- Sustain the viability of existing and emerging commercial and industrial areas to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the residential areas of Plant City.
- Provide a framework within which commercial areas on major arterials can be developed in a manner which enhances the character (hometown charm) and ambiance of Plant City.
- Promote the Downtown and Midtown areas of Plant City.
- Preserve and promote the historical, architectural, archaeological, and cultural resources for today's and the future residents of Plant City.
- Ensure proper management and conservation of the natural environment of the City of Plant City.
- Manage growth to discourage urban sprawl, achieve energy efficient land use patterns, promote compact development, encourage walking and cycling, reduce greenhouse gas emissions, and deliver public facilities and services in a fiscally responsible manner in Plant City.
- Recognize the importance of a healthy and vibrant local economy for the citizens of our municipality, and set a deliberate and thoughtful direction and course of action for building the economy of Plant City.



PEOPLE

Demographic Information, Economic Trends, Population and Job Projections

The greatest single asset a town, city, or jurisdiction can lay claim to is its people. People are the harshest critics, biggest cheerleaders, and best ambassadors. They are the heartbeat of the community. This Comprehensive Plan addresses the challenges that face our community, such as:

Infrastructure

Investment toward the improvement of aging infrastructure is vital to keep pace with the increased pressure of business and population growth.

Connectivity

To compete globally the provision of a highly functional transportation system is critical and must include a complete network of roads, bicycle lanes, and sidewalks.

Jobs

The leaders of the local jurisdictions must continue to work together, identifying targeted businesses and industries that will bring economic growth and higher paying jobs.

Hillsborough County

	2015 ¹			2040		
	Population	Jobs	Households	Population ²	Jobs ²	Households ³
Unincorporated County	857,723	355,309	332,326	1,194,597	570,090	506,100
Tampa	355,850	372,077	145,855	481,128	500,095	202,060
Plant City	40,530	27,397	14,412	71,523	34,562	26,089
Temple Terrace	36,245	14,884	15,292	43,134	19,300	19,990
Total	1,290,348	769,617	507,885	1,790,382	1,124,047	754,239

¹ Planning Commission estimates based on 2010 Census

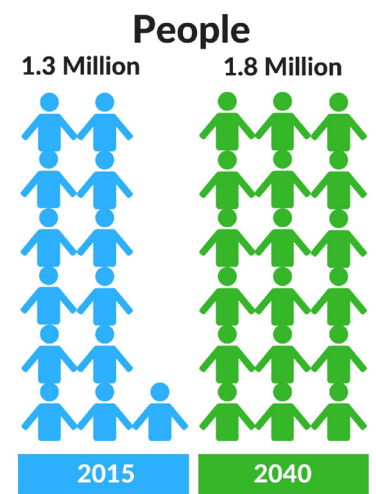
² Imagine 2040: Background Data and Analysis

³ 2010 Census Data and Shimberg Center for Housing

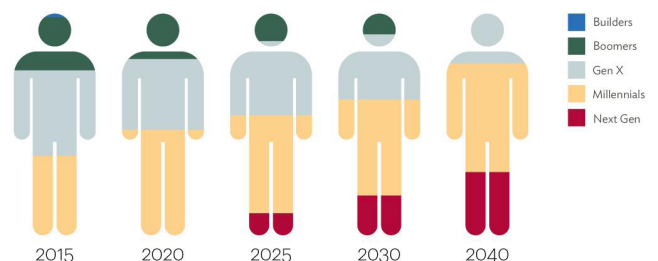
Current Community Profile

Plant City has grown significantly over the past 10 years, transitioning from a relatively small town to a mid-sized city. The city is also diversifying with many new Hispanic residents (17.4% in 2000 to 28.8% in 2010). Plant City is dramatically growing in size – from approximately 15,230 acres in 2000 to more than 17,950 acres in 2014. Much of the annexed land is planned for future residential and industrial development. Millennials comprise approximately 25% of Plant City's population, in line with the national average. By 2025, the majority of the workforce will be Millennials.

The *Imagine 2040: Plant City Comprehensive Plan* promotes an efficient and effective multi-modal transportation system, and with this in mind the Hillsborough County Metropolitan Planning Organization is developing *Walk/Bike Plant City* to identify future bicycle and pedestrian improvements (plan completion anticipated for 2017).



Millennials will comprise the majority of the workforce by 2025



Source: U.S. Census Bureau

PLACES

Understanding the areas in which we live, play, and move around.

The many facets of our community make life in Plant City unique and inspiring. **PLACES** have special meaning to each of us with many moving parts that operate together in seamless fashion. A key component of **PLACES** is the relationship between land use and transportation. However, the quality of all of our infrastructure systems – including transportation, utilities, and telecommunications – is important in creating a place people want to call home or to invest in. The **PLACES** section identifies the major areas for future growth. They are:

Midtown Redevelopment Vision Plan: The area just south of the Downtown, referred to as Midtown, was an under-utilized asset, with poorly laid out streets and deteriorating buildings. Originally oriented toward heavy commercial and industrial uses, Midtown did not complement the improvements made in Downtown. In response, Plant City adopted a Vision Plan for this area calling for new multi-family residences to support more retail stores, service businesses, and offices.

Since its adoption, the City has worked diligently to implement the Vision Plan, including acquiring and assembling land to facilitate future development, removing derelict buildings, and addressing environmental concerns and stormwater attenuation permitting issues. A Village Green was created and streets were realigned to improve the grid pattern of Midtown. A form based code called the Midtown District was adopted that promotes redevelopment of this area consistent with the principles and neighborhood development pattern set forth in the Vision Plan and Comprehensive Plan. The City intends to be entered into a public-private partnership with a developer by the end of 2017 to complete the vision.



Lakeside Station Logistics Park and County Line Road: Plant City wants to offer local employment opportunities to promote deep multi-generational roots. The City has experienced steady industrial growth over the past decade with almost total utilization of its industrial park around Plant City Airport. The Comprehensive Plan designates several thousand vacant acres in the eastern side of Plant City to allow for additional industrial uses along Park and County Line Roads.

Northeast Plant City Area Master Plan: Annexations over the next 10-20 years are expected primarily northeast of Plant City. To prepare for infrastructure needs and ensure that new residents are integrated into the social and economic fabric of the community, Plant City developed the Northeast Plant City Area Master Plan. The outcome of this Plan promotes a village center concept with higher density mixed uses at its core, while leaving outer areas rural. The first two large residential developments in this area, Varrea and North Park Isles, are expected to break ground by 2018.

Mixed Use Gateway: In 2005, as lands within the commercial area of Alexander Street and James L. Redman Parkway were approaching buildout, the area directly south was designated a Mixed Use Gateway. To create a strong community presence, orientation, and image when entering Plant City, the new district will promote mixed uses. Design standards and tools to manage access to properties will foster economic development, promote smooth, safe traffic flow, and create a sense of place on this southern entry into Plant City. Significant commercial and residential development is expected well before 2030.

This section of the Comprehensive Plan establishes the framework for community building via the goals, objectives, and policies that will create the **PLACES** in which our community can thrive and continue to grow as the center of eastern Hillsborough County. **PLACES** are the building blocks which help define where we live, work, and play and contain the major planning sections of:

- **Future Land Use**
- **Mobility**
- **Public School Facilities**
- **Housing**
- **Public Facilities**



*Renderings of Midtown
Redevelopment Area*



NATURAL SPACES

Understanding our Environment and Natural Resources

We must manage, conserve, and preserve our open space and natural resources for future generations. This will require a collective vision. A key component of our **NATURAL SPACES** is the relationship between quality of life, economic development, and natural environments. Through the **NATURAL SPACES** section the City strives to:

- Preserve, conserve, restore, and appropriately manage the natural resources of importance to the citizens of the City of Plant City, in order to maintain or enhance environmental quality for present and future generations.
- Have sufficient and reliable energy available to meet the future needs of residents, businesses, and government, and development practices shall be resource efficient.
- Provide adequate and appropriately located recreational facilities and open spaces to all residents, concurrent with demand to preserve and enhance the “hometown charm” and character of Plant City.
- Establish and preserve an appropriate open space system to protect public health, safety, and public welfare, and assure retention of aesthetic and environmental amenities, along with the “hometown charm” of Plant City.
- Provide and maintain diverse parks, recreation facilities, and activities of high quality for all residents of Plant City.
- Develop new funding sources for expansion of parks and recreation facilities and make use of available funding sources in the provision of quality recreation and open space opportunities.

NATURAL SPACES sets forth the policy directions for:

- **Environmental (Conservation)**
- **Recreation and Open Space**



GOVERNANCE AND IMPLEMENTATION

The Comprehensive Plan provides the principles, guidelines, standards, and strategies for the orderly and balanced economic, social, physical, environmental, and fiscal development of the community that reflects each community's vision and commitments. **GOVERNANCE AND IMPLEMENTATION** provides more specific information related to the legal status and implementation of the Plan including:

- Establish and maintain an efficient, effective, and convenient intergovernmental coordination program which will address multi-jurisdictional comprehensive planning issues and other issues to protect and enhance the “hometown charm” of Plant City.
- Provide adequate public facilities concurrent with or prior to development in order to achieve and maintain adopted standards for levels of service and to exceed the adopted standards when possible.

GOVERNANCE AND IMPLEMENTATION sets forth the policy directions for:

- **Intergovernmental Coordination**
- **Capital Improvements**



How can you get involved?

Read the Imagine 2040: Plant City Comprehensive Plan. Learn what goes into planning for the future. The Plan covers People, Places, Natural Spaces, and Governance to address elements required by state law.

Discuss the Plan. Invite one of our city planners to talk about the Plan and what it means with your neighborhood association or civic group. The Comprehensive Plan contains valuable information that can help your neighborhood with things such as making a recommendation on a land use plan amendment, rezoning, or developing a neighborhood plan.


Attend a Board or Committee meeting. Plan Hillsborough serves as staff to the [Hillsborough County City-County Planning Commission](#), [Metropolitan Planning Organization](#), and [Hillsborough River Interlocal Planning Board & Technical Advisory Committee](#). Each has committees and boards that meet regularly to discuss a wide range of comprehensive planning issues. Visit planhillsborough.org/calendar for upcoming meetings.

Help with the next update. Get involved when the *Imagine 2040: Plant City Comprehensive Plan* is updated or when community planning initiatives take place in your neighborhood. Your participation is vital to help planners and lawmakers chart a future course that works for everyone.

Join the Plan Hillsborough mailing list. Join a mailing list by visiting planhillsborough.org/be-involved or contacting us through the contact information below. You can receive all correspondence or tailor what you receive based on your interests.

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Take our surveys. We have new surveys available from time to time. Check them out by visiting www.planhillsborough.org/be-involved.

Contact Staff. We can help you or your organization to better understand the planning process and the concepts in the Plan.

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2017



SILVER LEVEL

Comprehensive Plan Standards for Sustaining Places Recognized Plan

The *Imagine 2040: Plant City Comprehensive Plan* has received the Silver Level in Comprehensive Plan Standards for Sustaining Places from the American Planning Association (APA). The Sustaining Places Recognition Program was created to honor exemplary comprehensive plans from communities that have integrated sustainability into their plans. APA found the *Imagine 2040* Plan includes details not usually included in many comprehensive plans, such as green buildings, renewable energy, local food access, jobs-housing balance, public schools, and counseling of developers. The Plan also has a strong emphasis on refocusing growth and redevelopment to create more walkable, less auto-reliant neighborhoods.

The American Planning Association is an organization of 38,000 members including city planners, planning commissioners, public officials, educators, students, and engaged citizens from hundreds of communities who are committed to creating thriving communities by providing safer and healthier communities, a better commute, greater choices of housing, and places of lasting value.



**Plan
Hillsborough**



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