

**Hillsborough County
City-County
Planning Commission**

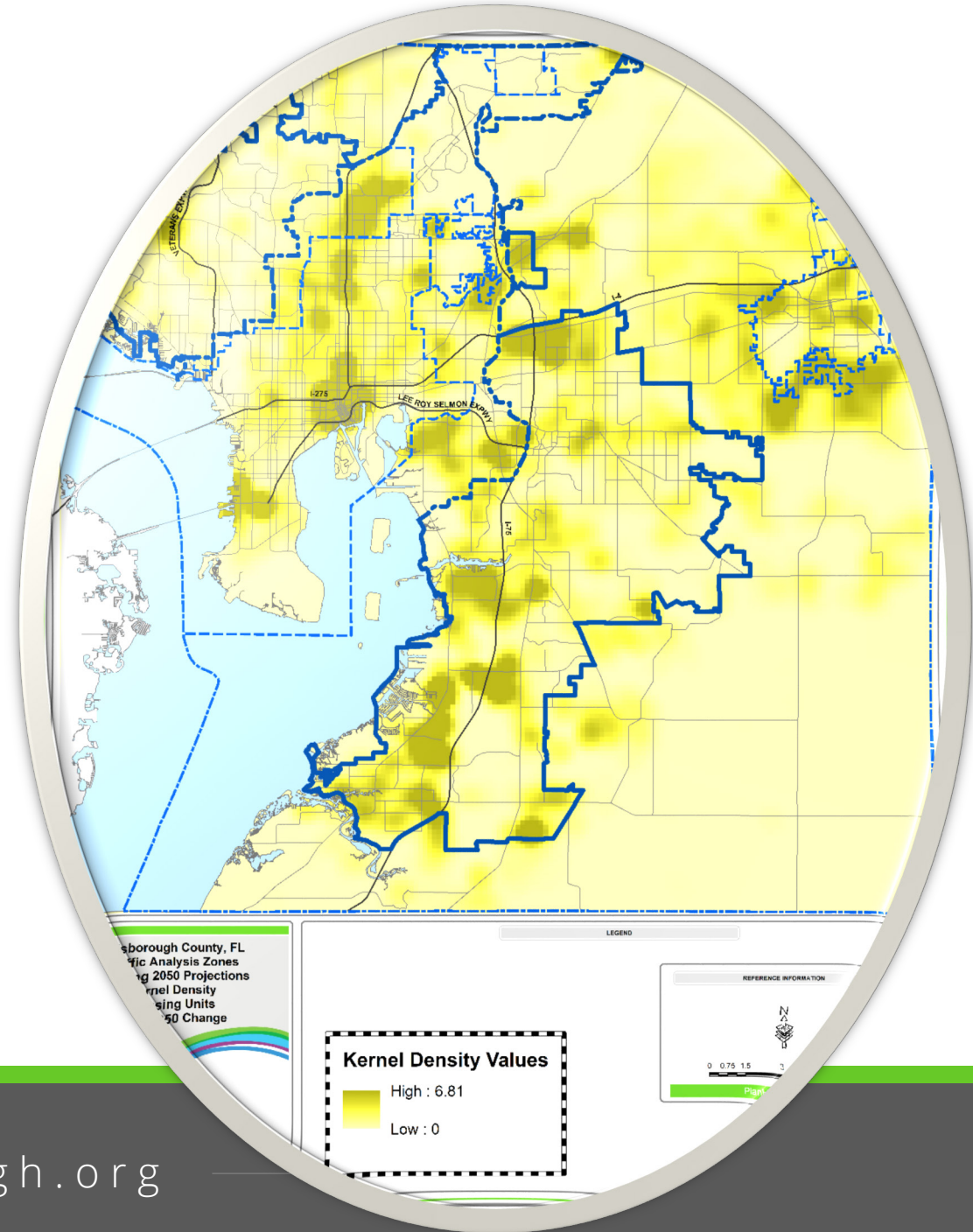
Planning 2050 Projections Population and Employment Hillsborough County

Strategic Planning, Environmental,
and Research (SPEAR) Team

Final



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Overview

- Data Sources
- Buildout
- Planning Scenario
- Parcel Ranking Factors
- Projections
- Conclusions



Buildout Estimation Process

- Identify developable and redevelopable parcels
- Calculate parcel ratios
- Calculate buildout



Example Buildout Population in Households Calculation

- Parcel characteristics
 - Area = 10 acres
 - FLU = HILLSBOROUGH COUNTY_R-4
 - Since this a residential FLU, 100% of acreage will be residential.
 - Allowable dwelling units per acre = 4
 - Census 2020 Block-level occupancy rate: 92.11%
 - Census 2020 Block-level Persons per household: 4.43
- Buildout population calculation
 - $10 \text{ acres} * 100\% * 4 \text{ du/acre} * 92.11\% * 4.43 \text{ persons} = 163 \text{ persons.}$

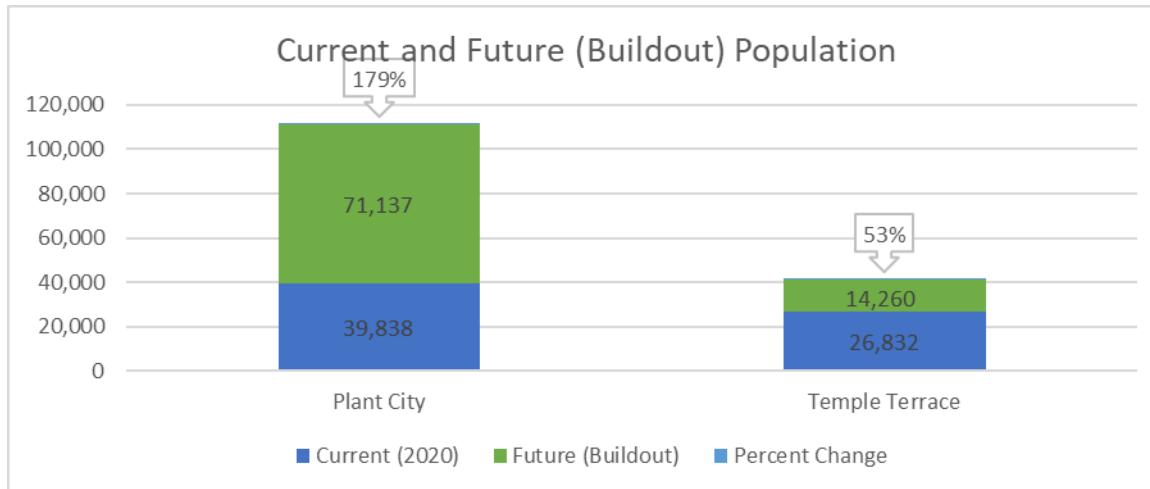
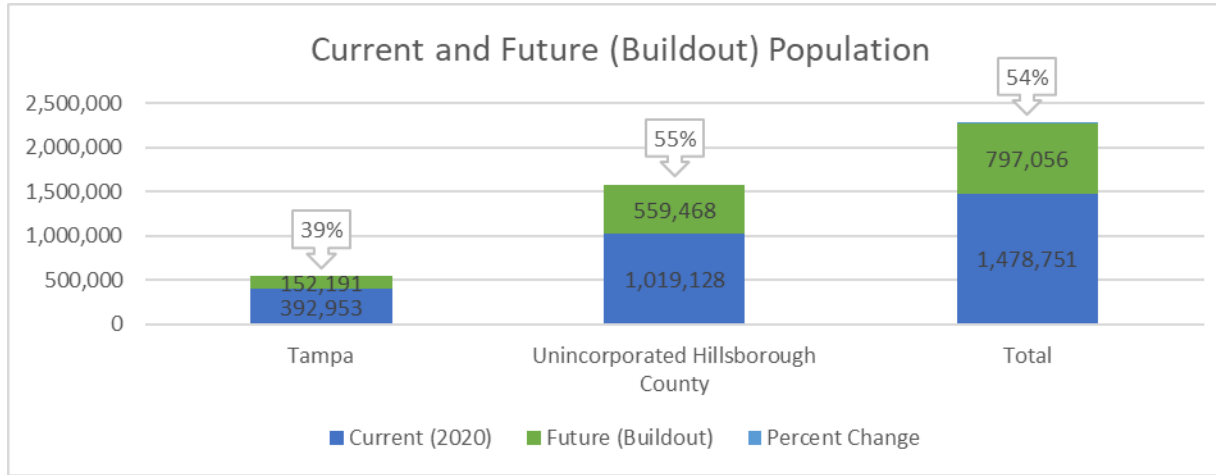


Example Buildout Population in Households Calculation

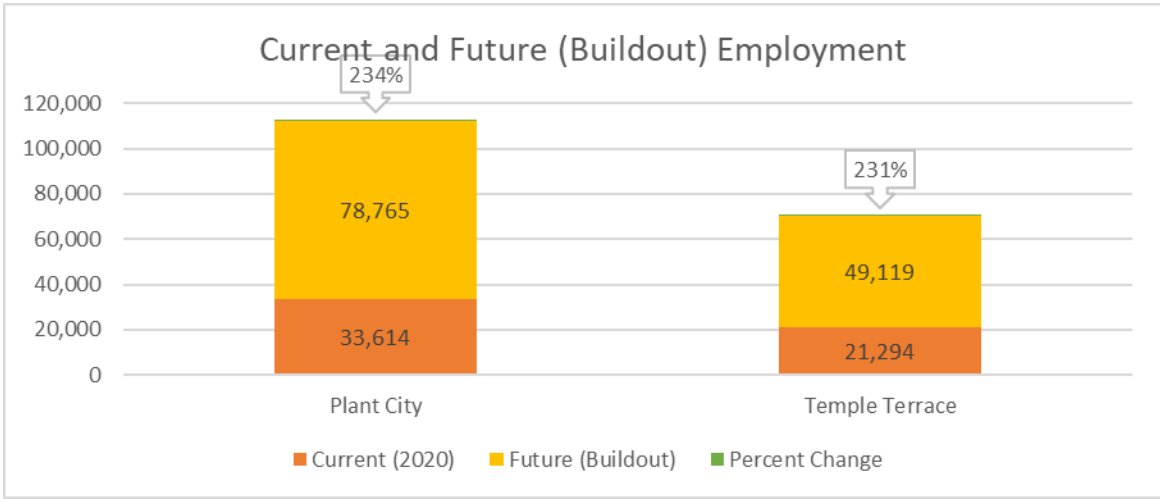
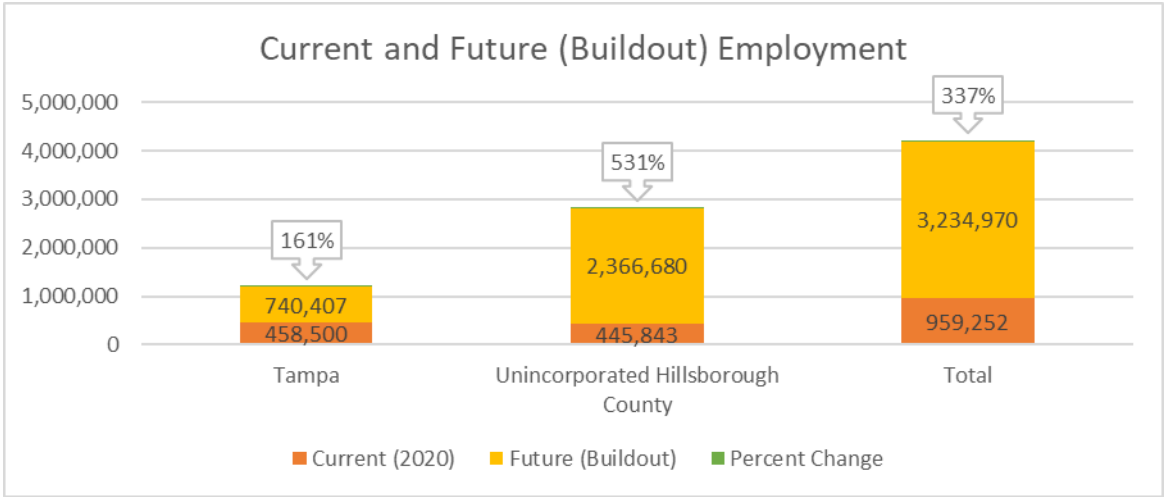
- Parcel characteristics
 - a. Parcel Area = 10 acres
 - b. FLU = HILLSBOROUGH COUNTY_CMU-12
 - i. Commercial Share = 38%
 - ii. Commercial Acreage = $10 * 38\% = 3.8$ acres (165,528 square feet)
 - c. Allowable FAR = 0.5 (See Table 7a above)
 - i. Buildout Commercial Area = $165,528 * 0.5 = 82,764$ square feet
 - d. Census 2020 Tract Group Quarters resident per Commercial Area = 0.00145
 - e. Census 2020 Tract Group Quarters = 120 persons



Estimated Population Buildout



Estimated Employment Buildout



Base vs. Planning Projections

- Base Scenario – Historical Growth Rates
- Planning Scenario – Historical Growth Rates + Land Use Planners' Recommendations
 - Increase median growth rates in Plant City USA
 - Decrease median growth rates in RSA
 - Add FLUs in Plant City's NE Master Plan
- We are going to be reviewing Planning Projections

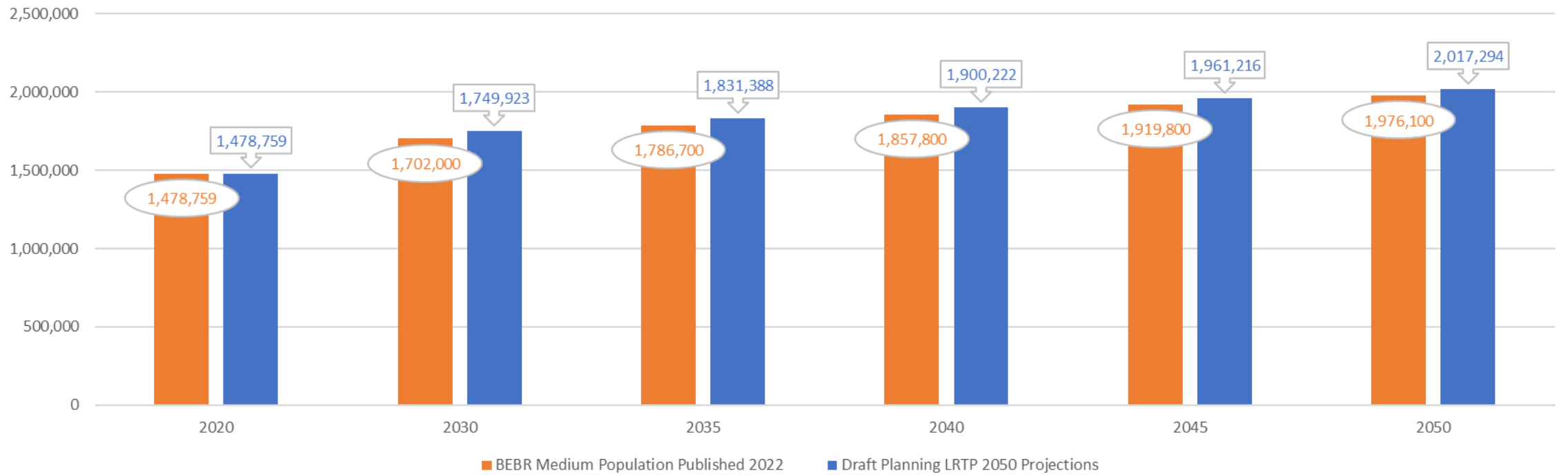


2030-2050 Projections

- After Buildout is estimated, within each TAZ, parcels are sorted by residential or commercial score (descending)
- BEBR Medium is used as reference
 - Sum of TAZ-level projections approximate BEBR Medium
- Every TAZ has own growth dynamic
 - Phased growth occurs simultaneously in each developable and redevelopable
 - Parcels grow until allowable buildout density



Hillsborough County BEBR Medium Projections vs. Draft LRTP 2050





Housing Units Median Annual Growth

TAZ2020	Minimum	First Quartile	Average	Median	Third Quartile	Maximum
489	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
490	0.00%	0.00%	0.08%	0.00%	0.00%	0.50%
491	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
492	0.00%	2.67%	6.88%	5.53%	10.50%	16.35%
493	0.00%	0.02%	0.19%	0.09%	0.15%	0.79%
494	2.56%	5.07%	9.65%	9.15%	12.95%	19.11%
495	0.00%	0.00%	0.06%	0.00%	0.13%	0.17%
496	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
497	0.61%	0.78%	0.92%	0.79%	0.87%	1.63%
894	0.20%	0.48%	3.15%	1.45%	5.90%	8.30%





Population Projections

TAZ2020	2020	2030	2035	2040	2045	2050	2020-2050	Buildout	Built out on or before 2050?
489	1,449	1,563	1,691	1,978	2,131	2,131	47%	2,131	Yes
490	515	565	616	727	894	955	85%	955	Yes
491	301	325	344	344	344	344	14%	344	Yes
492	908	1,030	1,030	1,030	1,030	1,030	13%	1,030	Yes
493	2,953	3,306	3,643	4,284	4,284	4,284	45%	4,284	Yes
494	1,343	4,101	8,011	8,011	8,011	8,011	496%	8,011	Yes
495	1,302	1,421	1,546	1,818	2,232	2,497	92%	3,007	No
496	618	666	721	843	1,029	1,145	85%	2,409	No
497	3,675	4,593	5,360	6,765	8,910	10,694	191%	19,071	No
894	2,984	4,150	5,138	6,878	9,609	12,233	310%	13,841	No





Commercial
Heated Area
(Millions of
Square Feet)

Median Growth
Rates

TAZ2020	2015	2020	Median
489	0.31	0.31	0.00%
490	0.08	0.08	0.00%
491	1.23	1.23	0.00%
492	0.36	0.36	1.31%
493	0.13	0.13	0.00%
494	0.16	0.23	15.09%
495	0.47	0.48	0.69%
496	1.32	1.34	0.35%
497	1.25	2.95	25.84%
894	0.12	0.12	0.00%

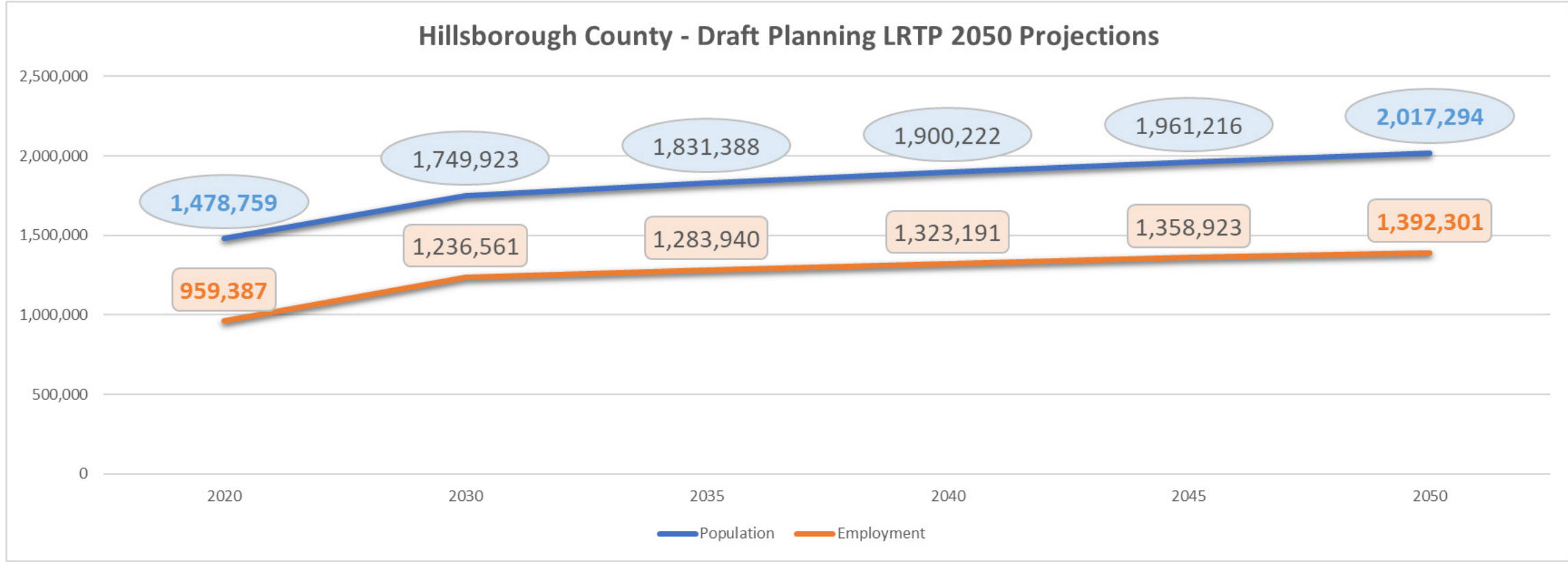


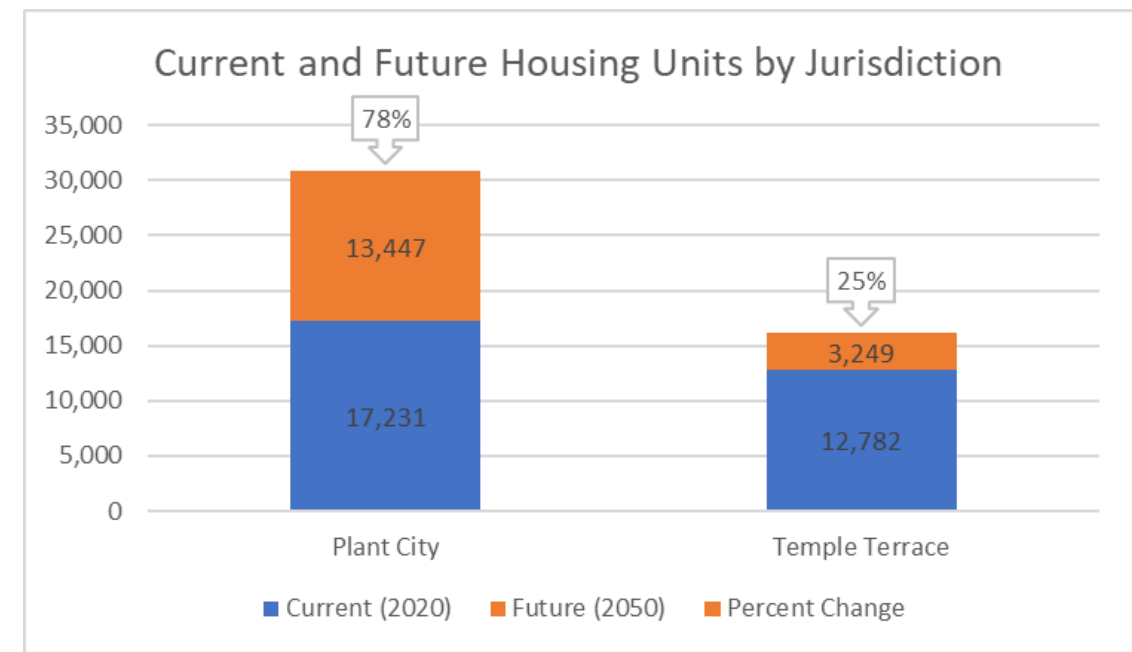
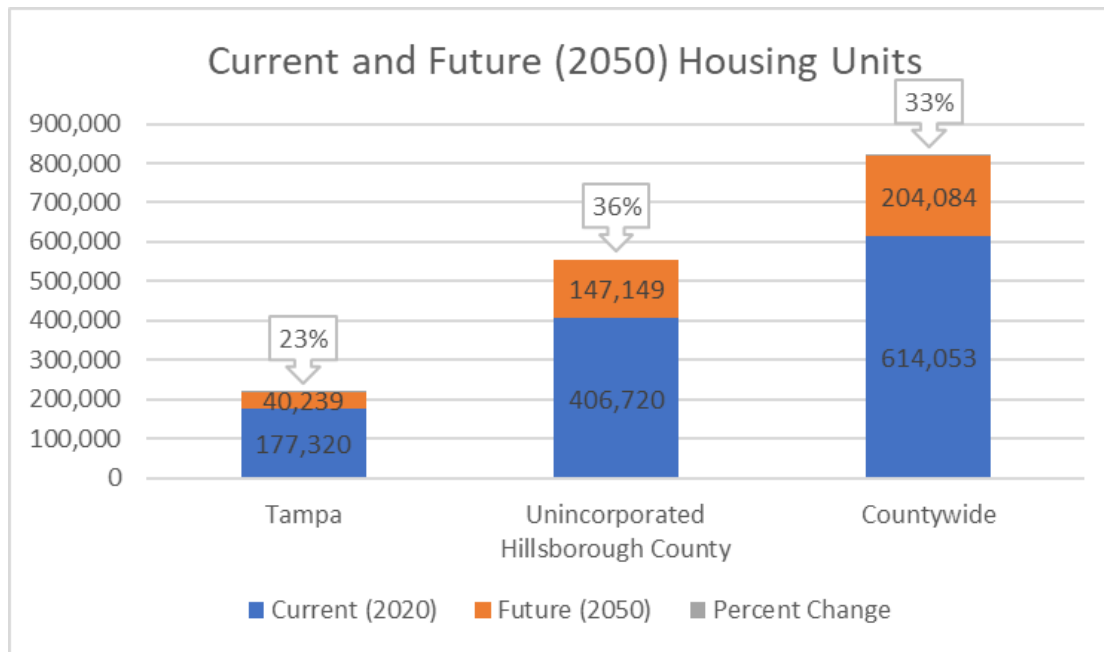


Employment Projections

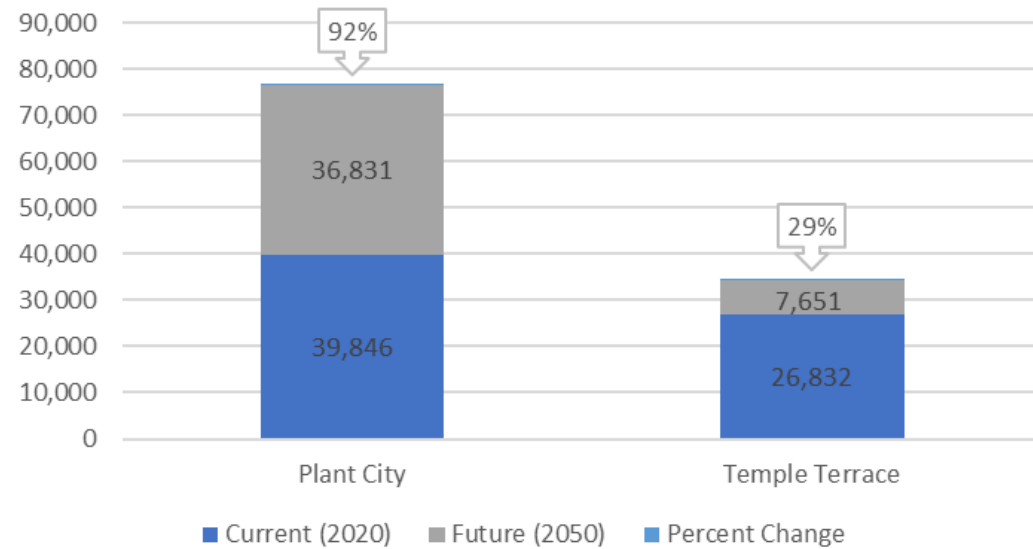
TAZ2020	2020	2030	2035	2040	2045	2050	2020-2050	Buildout	Exceeds Buildout by 2050?
489	1,014	1,052	1,089	1,169	1,242	1,341	32%	1,377	No
490	373	387	400	430	456	493	32%	667	No
491	882	916	948	1,017	1,081	1,167	32%	1,950	No
492	1,395	1,638	1,806	2,066	2,339	2,692	93%	3,983	No
493	72	75	78	83	89	96	32%	536	No
494	452	1,177	1,325	1,325	1,325	1,325	193%	1,325	No
495	1,931	2,143	2,295	2,377	2,377	2,377	23%	2,377	No
496	2,474	2,659	2,800	3,059	3,307	3,635	47%	5,580	No
497	1,390	5,171	6,916	6,916	6,916	6,916	398%	6,916	No
894	140	140	140	140	140	140	0%	140	No



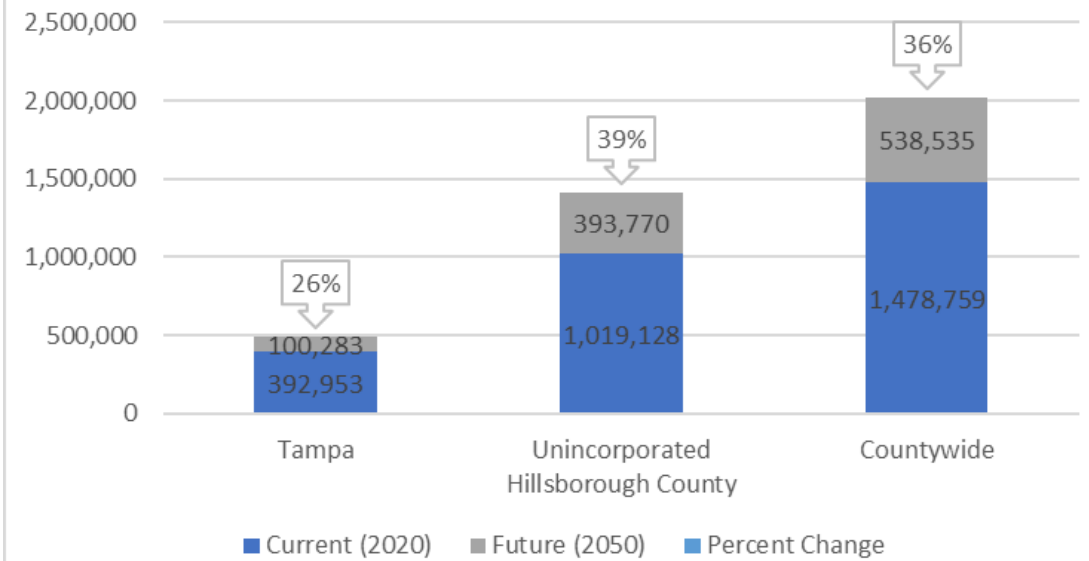


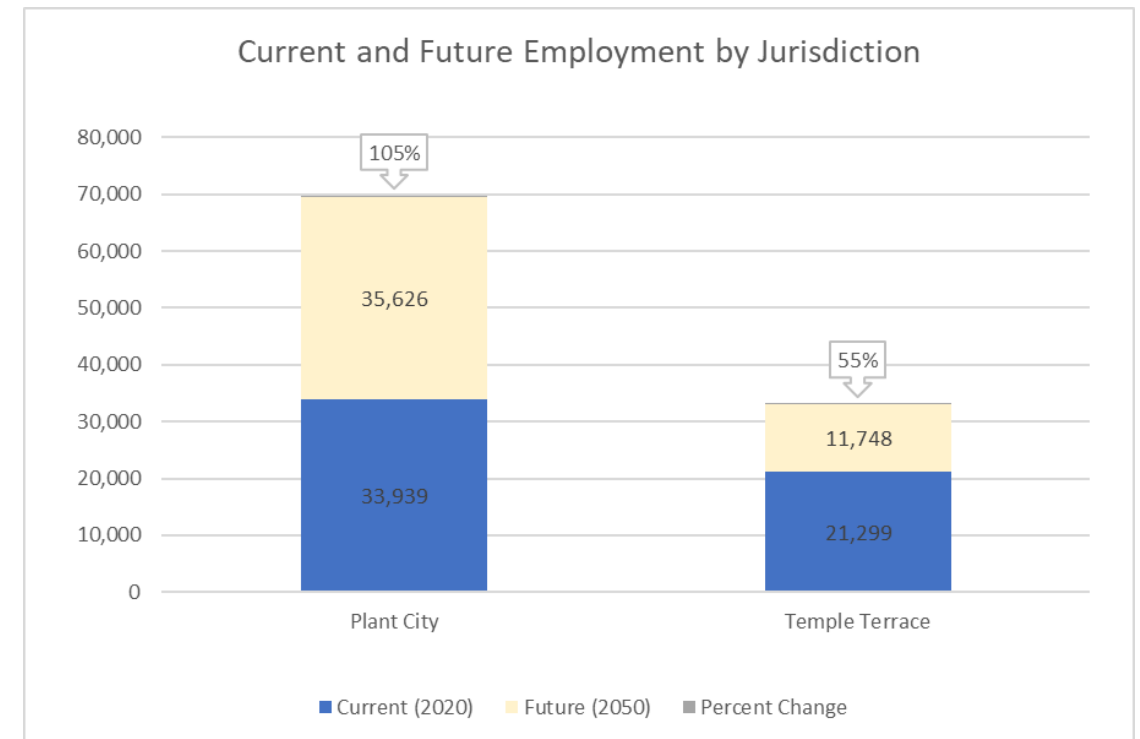
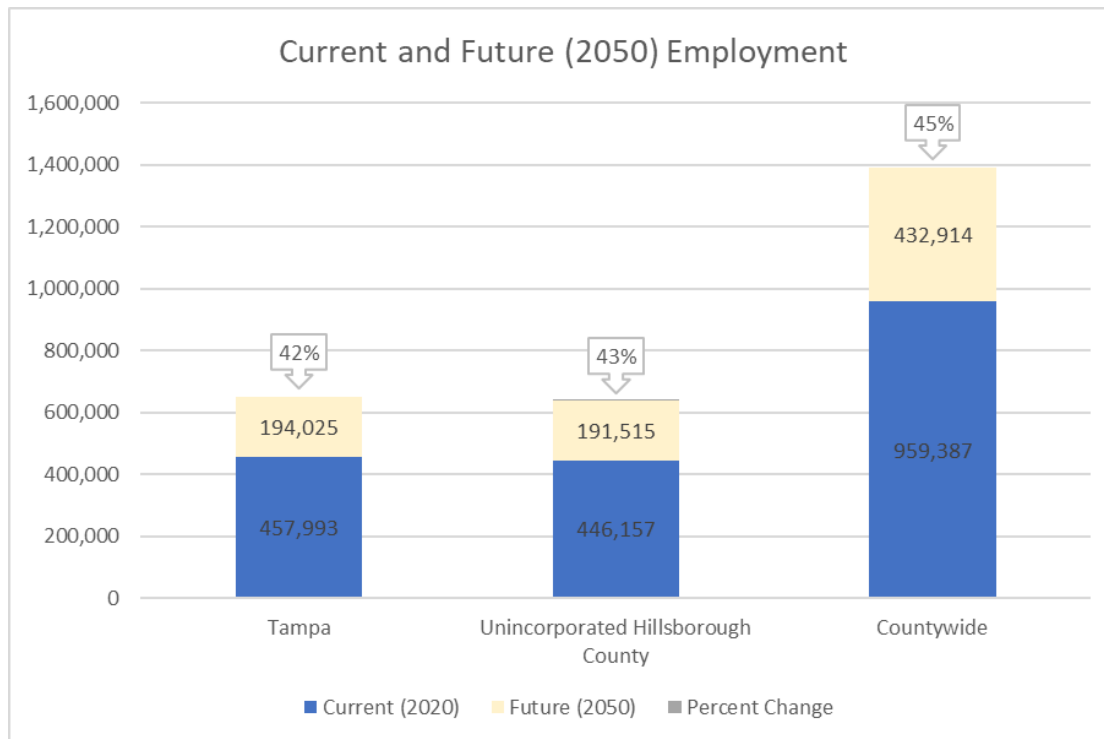


Current and Future Population by Jurisdiction



Current and Future (2050) Population





Planning Projections - Jurisdictions

Jurisdiction	2020 Population	2030 Population	2035 Population	2040 Population	2045 Population	2050 Population	2020-2050 Change	2020-2050 Percent Change	Share of Growth Through 2050
Plant City	39,846	54,203	60,165	65,637	70,960	76,677	36,831	92%	7%
Tampa	392,953	449,165	462,645	473,423	484,168	493,236	100,283	26%	19%
Temple Terrace	26,832	29,903	31,039	32,025	33,272	34,483	7,651	29%	1%
Unincorporated Hillsborough County	1,019,128	1,216,651	1,277,539	1,329,138	1,372,815	1,412,898	393,770	39%	73%
Total	1,478,759	1,749,923	1,831,388	1,900,222	1,961,216	2,017,294	538,535	36%	100%

Jurisdiction	2020 Employment	2030 Employment	2035 Employment	2040 Employment	2045 Employment	2050 Employment	2020-2050 Change	2020-2050 Percent Change	Share of Growth Through 2050
Plant City	33,939	53,644	60,791	63,958	66,800	69,565	35,626	105%	8%
Tampa	457,993	579,380	599,478	618,493	635,883	652,017	194,025	42%	45%
Temple Terrace	21,299	28,983	30,033	31,106	32,104	33,047	11,748	55%	3%
Unincorporated Hillsborough County	446,157	574,554	593,637	609,634	624,136	637,671	191,515	43%	44%
Total	959,387	1,236,561	1,283,940	1,323,191	1,358,923	1,392,301	432,914	45%	100%



Projections for USA and RSA

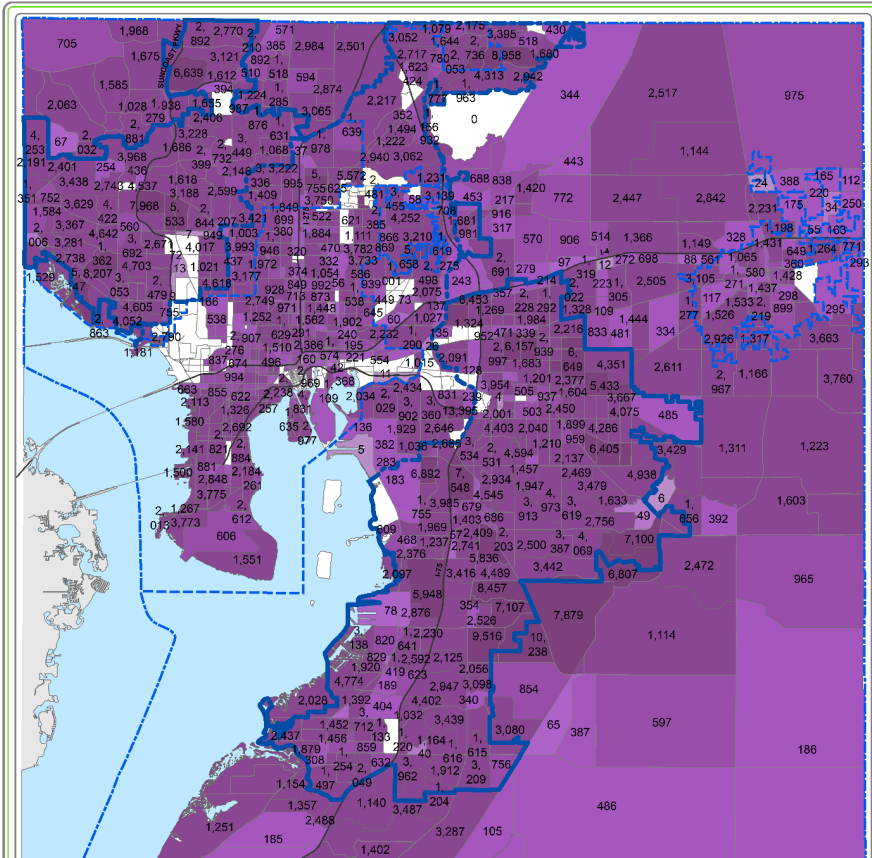
Jurisdiction	2020 Population	2030 Population	2035 Population	2040 Population	2045 Population	2050 Population	2020-2050 Change	2020-2050 Percent Change	Share of Growth Through 2050
Plant City	39,846	54,203	60,165	65,637	70,960	76,677	36,831	92%	7%
Northwest Hillsborough Urban Service Area	262,764	272,972	274,807	276,607	278,640	280,454	17,691	7%	3%
South Central Hillsborough Urban Service Area	462,907	559,671	588,899	611,265	625,542	636,572	173,665	38%	32%
Tampa Service Area	595,330	681,145	703,796	722,701	741,310	758,342	163,013	27%	30%
Urban Service Area	1,360,846	1,567,991	1,627,668	1,676,210	1,716,453	1,752,045	391,199	29%	73%
Rural Service Area	117,913	181,932	203,721	224,012	244,763	265,249	147,336	125%	27%
Total	1,478,759	1,749,923	1,831,388	1,900,222	1,961,216	2,017,294	538,535	36%	100%
USA Share of New Population	N/A	76%	76%	75%	74%	73%			
RSA Share of New Population	N/A	24%	24%	25%	26%	27%			
USA Share of Total Population	92%	90%	89%	88%	88%	87%	73%		
RSA Share of Total Population	8%	10%	11%	12%	12%	13%	27%		



Projections for USA and RSA (Cont.)

Jurisdiction	2020 Employment	2030 Employment	2035 Employment	2040 Employment	2045 Employment	2050 Employment	2020-2050 Change	2020-2050 Percent Change	Share of Growth Through 2050
Plant City	33,939	53,644	60,791	63,958	66,800	69,565	35,626	105%	8%
Northwest Hillsborough Urban Service Area	118,001	137,781	140,325	142,872	145,184	147,294	29,292	25%	7%
South Central Hillsborough Urban Service Area	169,394	219,133	227,701	234,596	241,372	247,930	78,535	46%	18%
Tampa Service Area	609,409	783,459	810,806	836,226	859,001	880,042	270,633	44%	63%
Urban Service Area	930,745	1,194,017	1,239,623	1,277,651	1,312,357	1,344,831	414,087	44%	96%
Rural Service Area	28,642	42,545	44,317	45,539	46,567	47,470	18,827	66%	4%
Total	959,387	1,236,561	1,283,940	1,323,191	1,358,923	1,392,301	432,914	45%	100%
USA Share of New Employment	N/A	95%	95%	95%	96%	96%			
RSA Share of New Employment	N/A	5%	5%	5%	4%	4%			
USA Share of Employment	97%	97%	97%	97%	97%	97%	96%		
RSA Share of Employment	3%	3%	3%	3%	3%	3%	4%		





Hillsborough County, FL
Traffic Analysis Zones
Planning 2050 Projections
2020 Population

Hillsborough County
City-County
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0 1 - 25 26 - 50 51 - 100 101 - 500 501 - 1,000 1,001 - 5,000 5,001 - 15,000

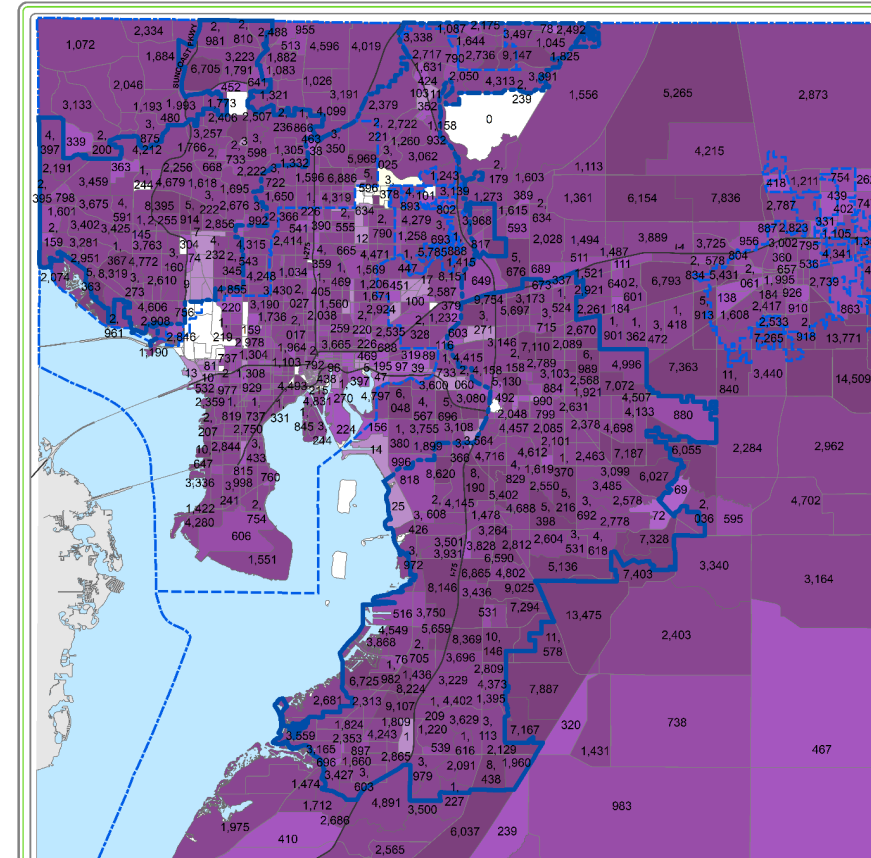
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0 0.75 1.5 3 4.5 6 Miles

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Hillsborough County, FL
Traffic Analysis Zones
Planning 2050 Projections
2050 Population

Hillsborough County
City-County
Planning Commission

0 1 - 25 26 - 50 51 - 100 101 - 500 501 - 1,000 1,001 - 5,000 5,001 - 15,000

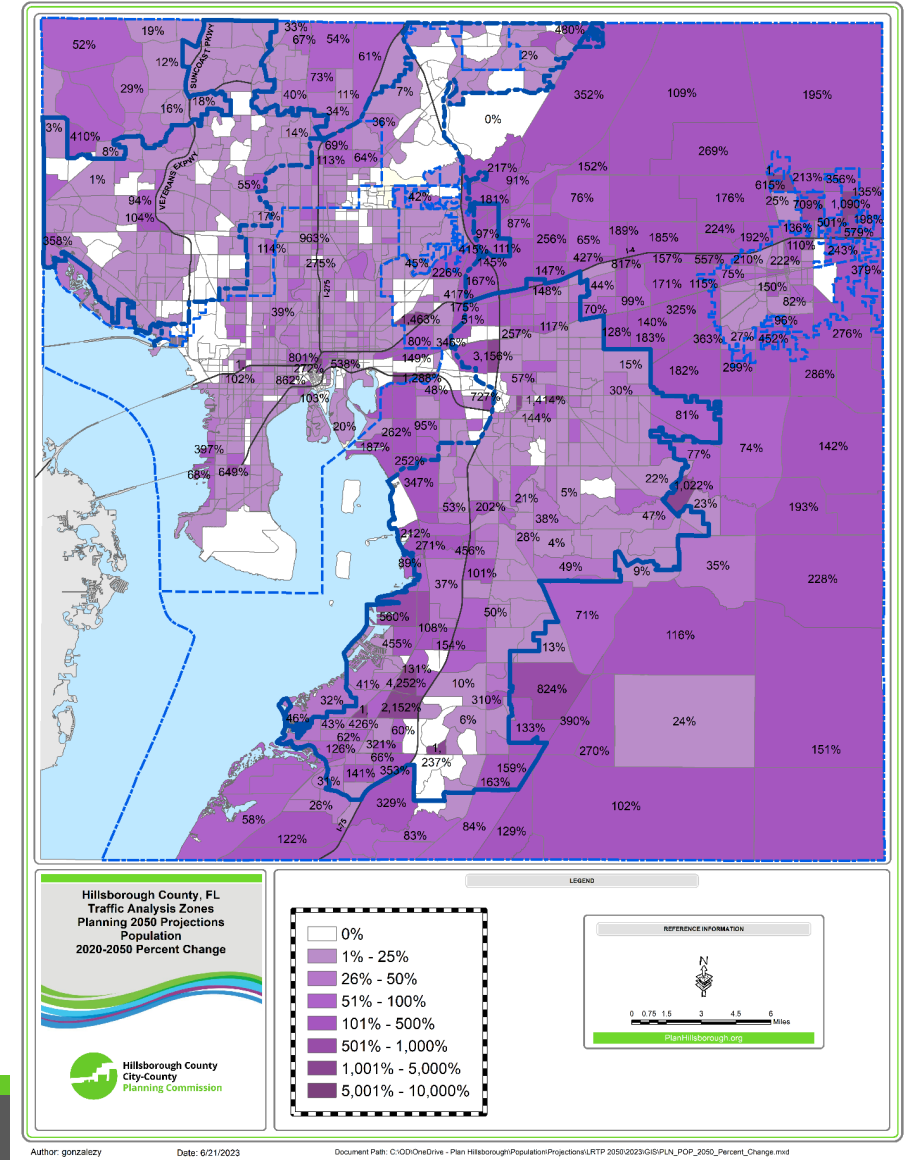
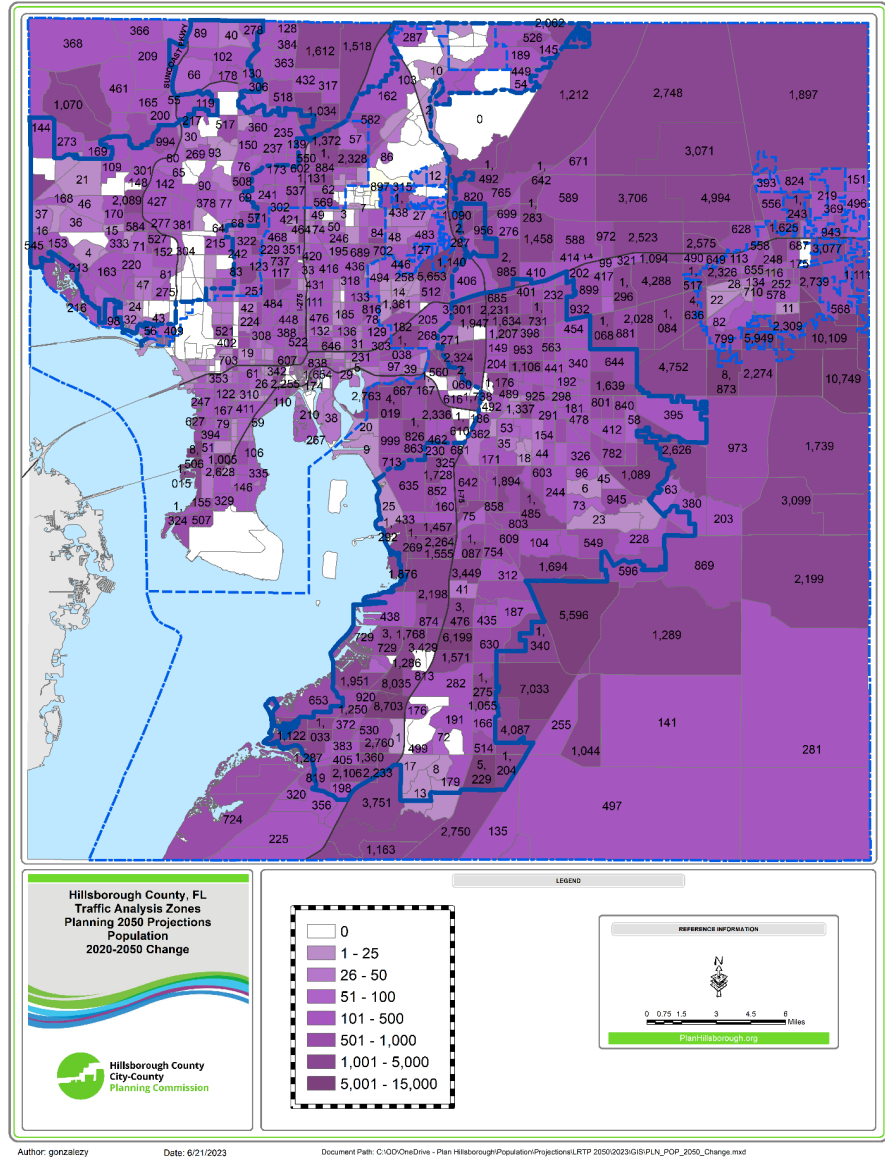
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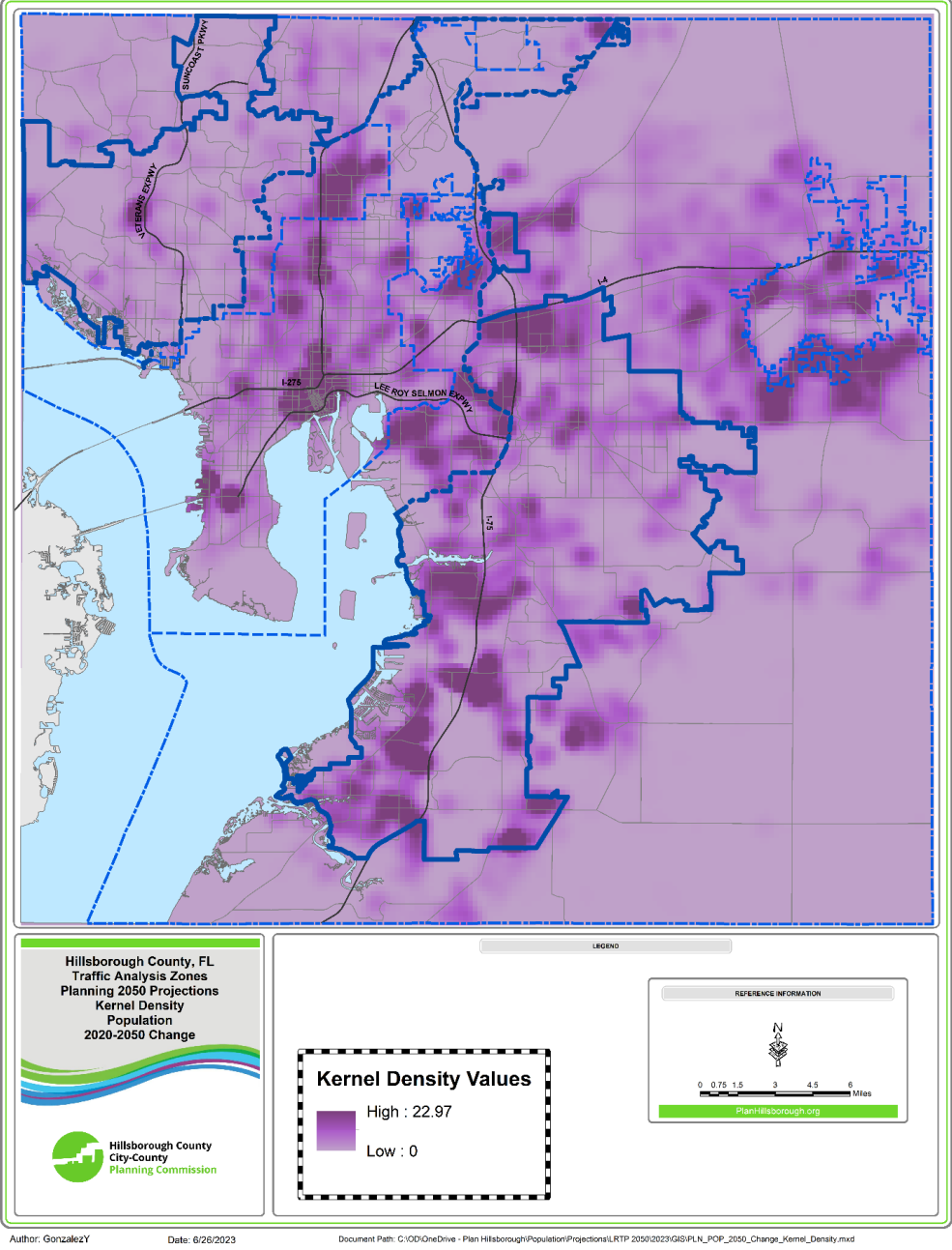
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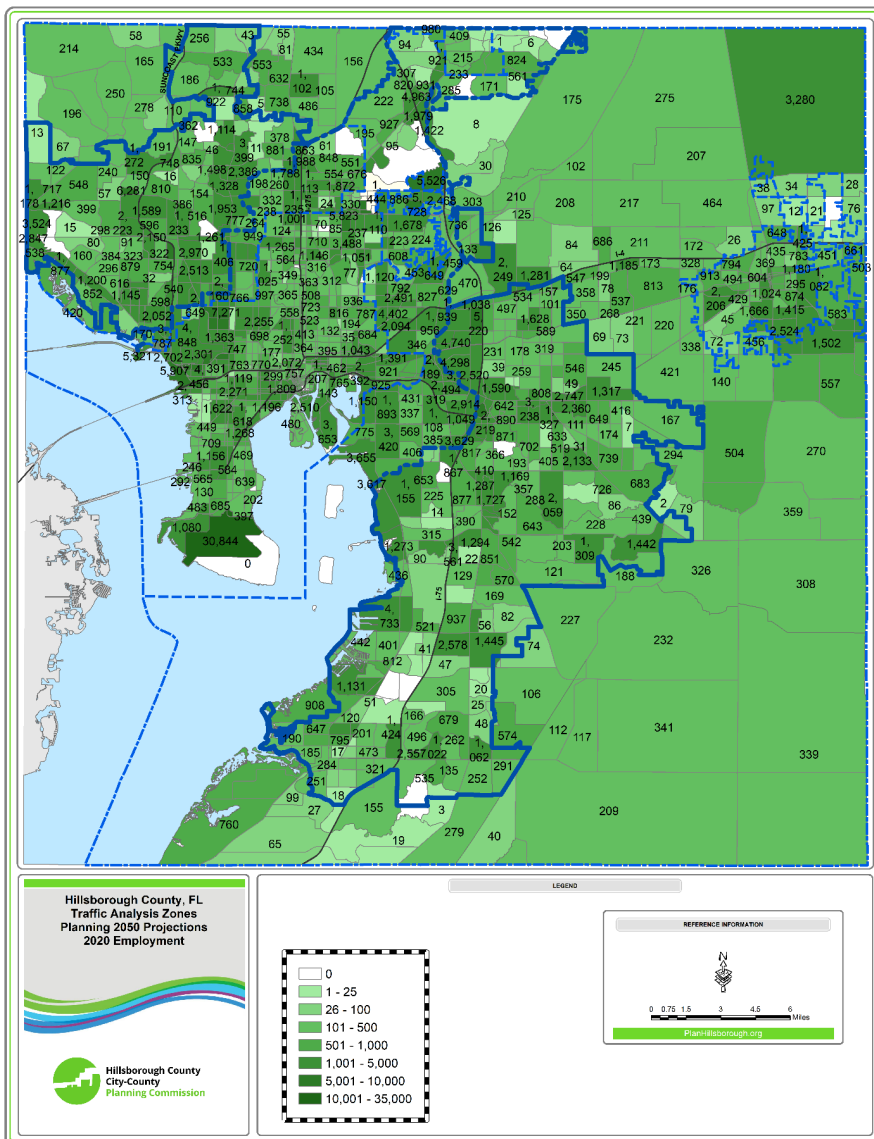
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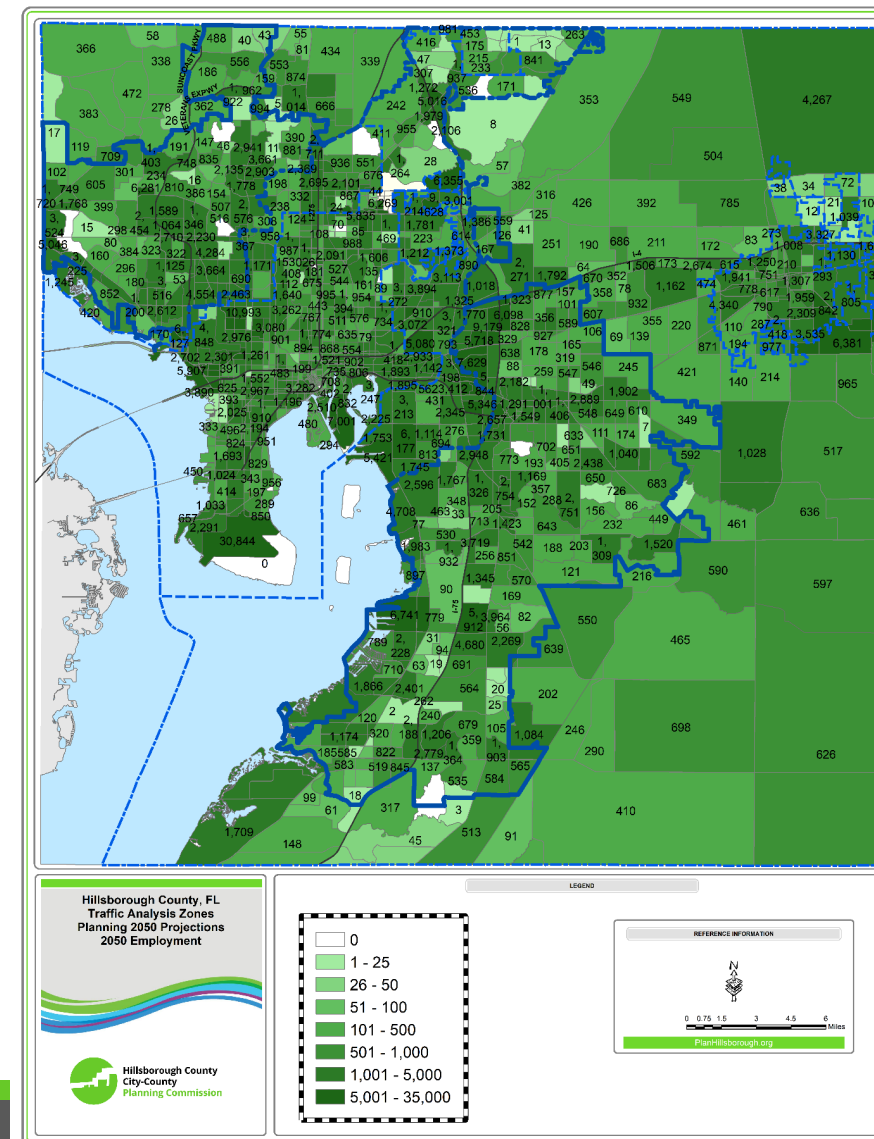




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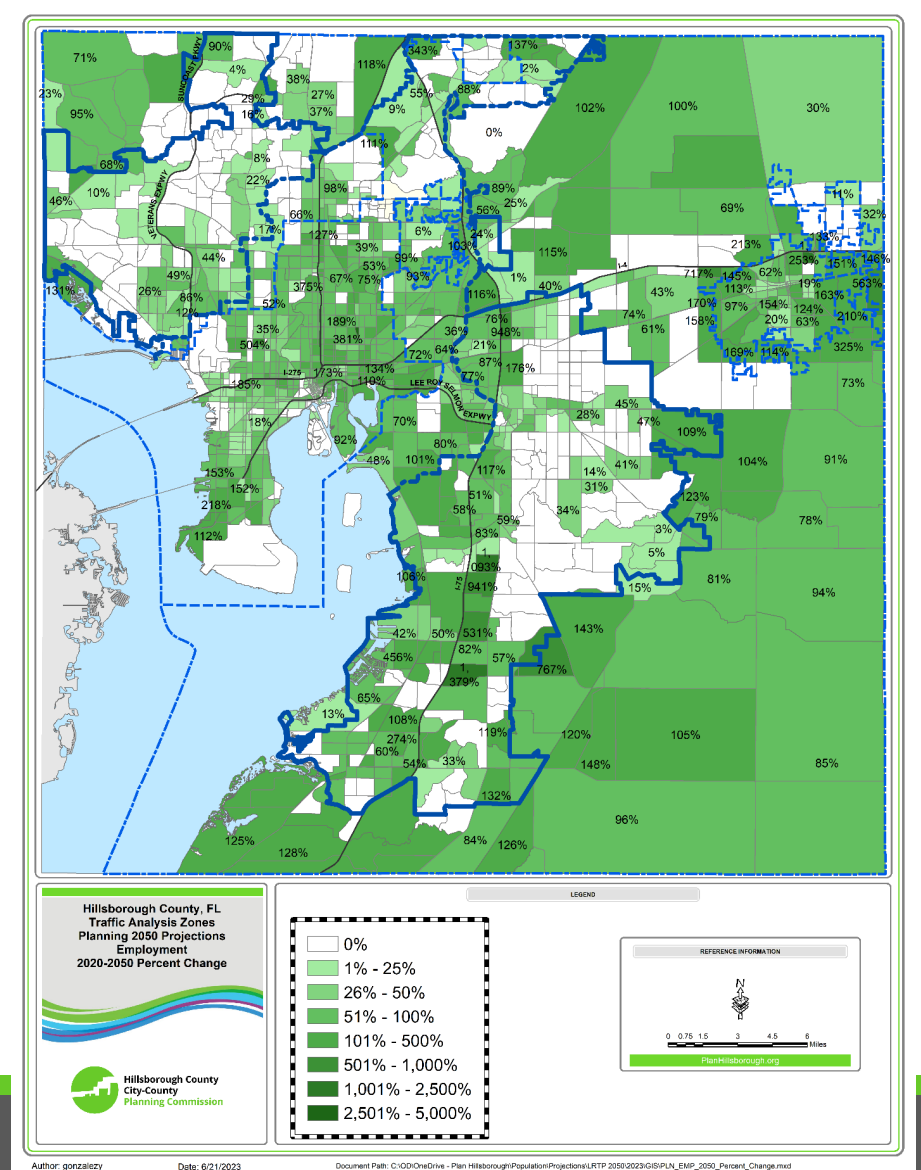
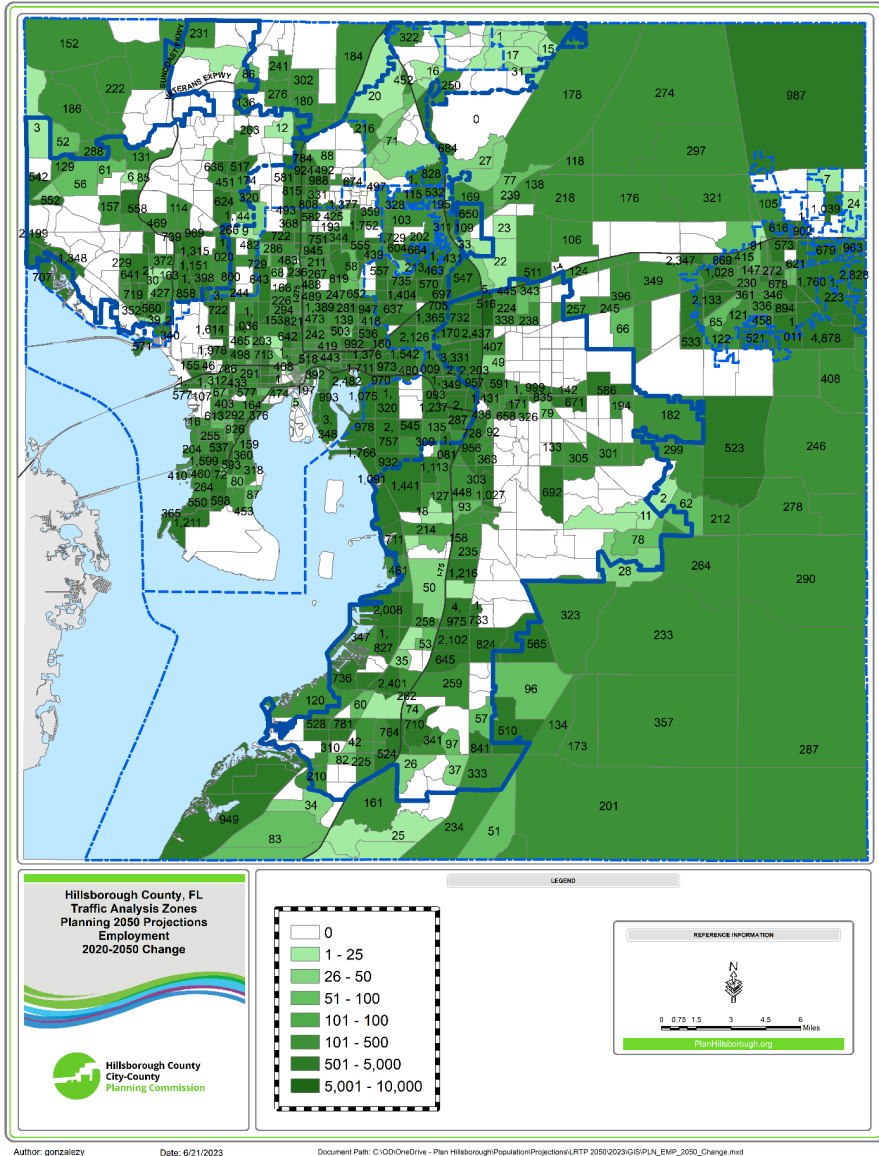
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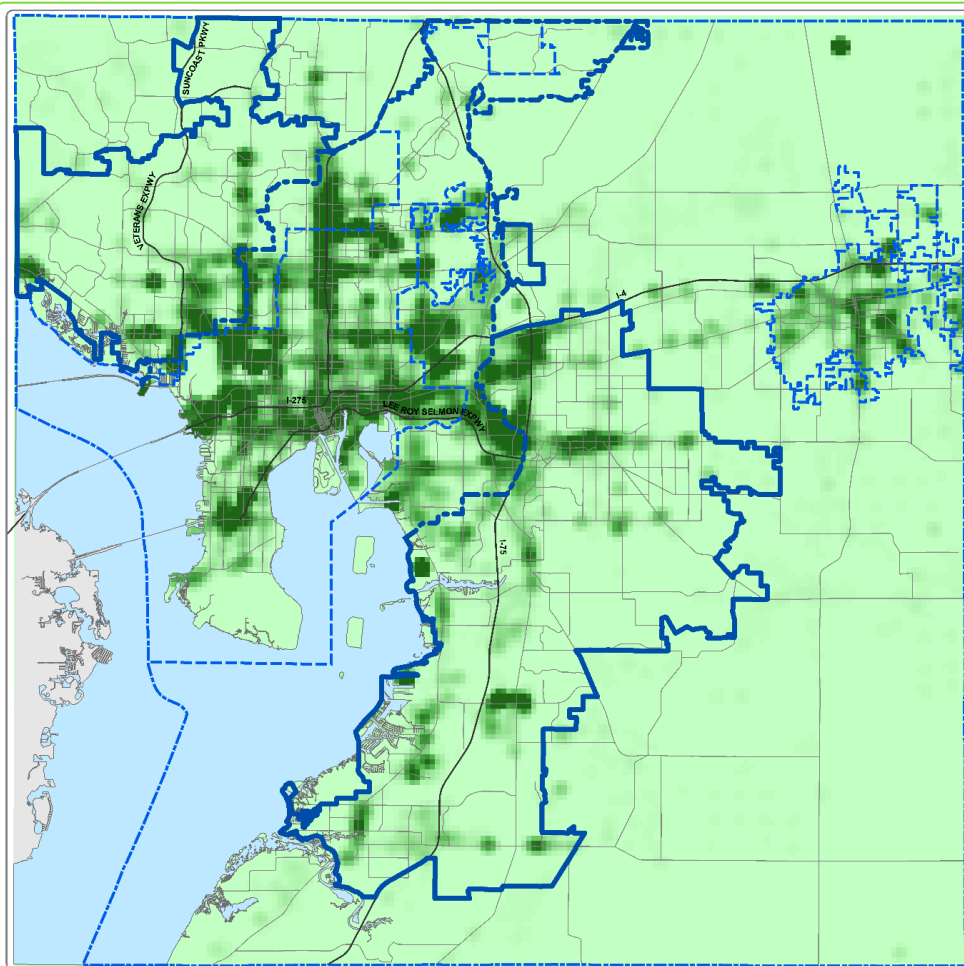


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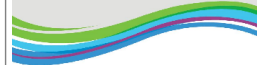
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Hillsborough County, FL
Traffic Analysis Zones
Planning 2050 Projections
Kernel Density
Employment
2020-2050 Change



Kernel Density Values

High : 58.62
Low : 0

LEGEND

REFERENCE INFORMATION



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Author: GonzalezY

Date: 6/28/2023

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Conclusions

- Buildout
 - Based on developable and redevelopable parcels
 - Calculated using FLU designations and suggestions from land use planners
 - Under current assumptions, 2.3 million people and 4.2 million jobs at buildout
- 2050 Planning Projections
 - Historical growth rates + land use planner suggestions
 - Just 2% higher than BEBR Medium projections
 - By 2050, 2 million people and 1.4 million jobs



Thank you kindly.
Any Questions?





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Backup Slides



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Planning Scenario Elements

- Plant City's Public Supply Service Area
 - Double the Median Growth Rate
 - Added FLU details from NE Master Plan to developable and redevelopable parcels
 - For selected parcels outside Plant City and inside Plant City Utility Service Area:
 - Changed from Hillsborough R-1 or Transitional Area (Due to Annexation) to Plant City I
 - Changed from Hillsborough R-1 or Transitional Area (Due to Annexation) to Plant City R-6
 - Changed from Hillsborough R-1 or Transitional Area (Due to Annexation) to Plant City R-4



Planning Scenario Elements (Cont.)

- Unincorporated Hillsborough County:
 - RSA - For East Rural, Keystone Odessa, Lutz, and South Rural growth rates were cut in half
- Census 2020 Persons per Household Outliers
 - Normalized Census 2020 persons per household
- Compared buildout to 20 large-scale projects



Parcel-level Population Projection

- Let's assume that we have redevelopable parcel in TAZ 489:
 - Parcel size = 1 acre
 - Future Land Use = Residential-4
 - Population per Household = 2.5 persons
 - 2020 Population = 4 persons
 - 2030 Projection
 - Projection multiplier calculated = $1,727/1,449 = 1.19$
 - Population Projection = $4 \text{ persons} * 1.19 = 4.76$
 - Housing Unit Projection = $4.76/2.5 = 1.9$
 - 2050 Projection
 - Population Projection = $4 \text{ persons} * 2.5 = 10 \text{ persons}$
 - Housing Unit Projection = $10/2.5 = 4 \text{ houses}$



Parcel-level Employment Projection

- Let's assume that we have redevelopable parcel in TAZ 489:
 - Parcel size = 1 acre
 - Future Land Use = Light Industrial
 - Floor Area Ratio = 1.5
 - Parcel Heated Area = 43,560 square feet * 1.5 = 65,340 square feet
 - Employees per Nonresidential Heated Square Feet = 0.0032
 - Buildout Employment = 209 jobs
 - 2020 Employment = 10 jobs
 - 2030 Projection
 - Projection multiplier calculated = $1,187/1,014 = 1.17$ (See Tables 2e and 5c)
 - Employment Projection = 10 jobs * 1.17 = 11.7
 - 2050 Projection
 - Projection multiplier calculated = $1,370/1,014 = 1.35$ (See Tables 2e and 5c)
 - Employment Projection = 10 jobs * 1.35 = 13.5





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