PLANT CITY

NORTH ALEXANDER STREET STUDY AREA

NORTHEAST PLANT CITY MASTERPLAN

RECOMMENDED PREFERRED FUTURE LAND USE SCENARIO

Hillsborough County
City-County
Planning Commission

LEGEND

STUDY AREA BOUNDARY

PLANT CITY FLUE

- RESIDENTIAL - 4 (4 DU/ACRE)
- RESIDENTIAL - 6 (6 DU/ACRE, FAR.25)
- RESIDENTIAL - 9 (9 DU/ACRE, FAR.35)
- RESIDENTIAL - 12 (12 DU/ACRE, FAR.35)
- LIGHT COMMERCIAL OFFICE (10 DU/ACRE, FAR.35)
- COMMERCIAL (16 DU/ACRE, FAR.35)
- INDUSTRIAL (FAR.50)
- PUBLIC/SEMI PUBLIC
- PARKS, RECREATION AND OPEN SPACE
- NATURAL PRESERVATION

WATER AND ENVIRONMENTALLY SENSITIVE AREAS

- WATER

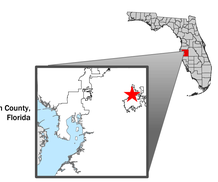
ROADS AND BOUNDARY LINES

- COUNTY BOUNDARY
- JURISDICTION BOUNDARY
- RIGHT-OF-WAY OR OTHERWISE NOT CLASSIFIED
- RIGHT-OF-WAY - CLASSIFIED (HAS FOLIO)
- ROADS

INTERSECTION BUFFERS

- 500 FT BUFFER
- 1/4 MILE BUFFER
- 1/3 MILE BUFFER

LOCATOR MAP AND REFERENCE INFORMATION



JURISDICTIONAL AREAS: Updated by plan amendment. Effective to present.

URBAN SERVICE AREA BOUNDARIES: Hillsborough County City-County Planning Commission. Effective to Present.

MAJOR ROADS: Metropolitan Planning Organization Long Range Transportation Plan. See Adopted MPO Long Range Transportation Plan for specific improvements.

ACCURACY: It is intended that the accuracy of the base map comply with U.S. map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission.

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0 0.075 0.15 0.3 0.45 0.6 Miles

Author: CATANIAC

Date: 6/25/2018

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PlanHillsborough.org

PLANT CITY
NORTHEAST MASTER PLAN
FUTURE LAND USE
WITH FOCUS AREAS

Hillsborough County
City-County
Planning Commission

Alexander St. Corridor

Village Center Area

Frontage Rd/ I-4 Tech Corridor

I-4 County Line Road

LEGEND

NORTHEAST MASTERPLAN BOUNDARY

FOCUS AREAS

The Focus Area boundaries shown on these maps generally delineate areas intended to provide approximate boundaries used to identify sub-sets of land use data.

PLANT CITY FLUE (NEMP)

- RESIDENTIAL - 2.5
- RESIDENTIAL - 4
- RESIDENTIAL - 6
- RESIDENTIAL - 9
- RESIDENTIAL - 12
- RESIDENTIAL - 20
- MIXED USE-RESIDENTIAL/COMMERCIAL
- LIGHT COMMERCIAL OFFICE
- COMMERCIAL
- NATURAL PRESERVATION
- RECREATION AND OPEN SPACE
- AGRICULTURAL
- PUBLIC/SEMI PUBLIC
- INDUSTRIAL

WATER AND ENVIRONMENTALLY SENSITIVE AREAS

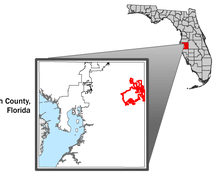
- WATER

ROADS AND BOUNDARY LINES

- COUNTY BOUNDARY
- JURISDICTION BOUNDARY
- ROADS

DRAFT

LOCATOR MAP AND REFERENCE INFORMATION



Hillsborough County, Florida

FUTURE LAND USE: Hillsborough County City-County Planning Commission.

JURISDICTIONAL AREAS: Updated by plan amendment. Effective to present quarterly update.

URBAN SERVICE AREA BOUNDARIES: Hillsborough County City-County Planning Commission. Effective to present quarterly update.

MAJOR ROADS: Metropolitan Planning Organization Long Range Transportation Plan. See Adopted MPO Long Range Transportation Plan for specific improvements.

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Miles

Author: MCADOOJ

Date: 8/7/2023

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PlanHillsborough.org

PLANT CITY NORTHEAST MASTER PLAN
NORTH ALEXANDER STREET STUDY AREA
DEVELOPABLE / REDEVELOPABLE LAND
ADOPTED FUTURE LAND USE

Hillsborough County City-County Planning Commission

LEGEND

ALEXANDER ST 1/2 MILE BUFFERED AREA

NORTH ALEXANDER STREET BOUNDARY

REDEVELOPABLE LAND

PARCELS WITH BUILDING TO LAND VALUE RATIO LESS THAN OR EQUAL TO 0.5.

COMMERCIAL PARCELS LARGER THAN 5 ACRES WITH FAR LESS THAN OR EQUAL TO 0.2.

ALL SINGLE-FAMILY PARCELS WITHIN UNINCORPORATED HILLSBOROUGH COUNTY WITH A FLU OF R-12, R-16, R-20 OR R-35 AND LESS THAN 10 ACRES.

DEVELOPED PARCELS WITH AN EFFECTIVE YEAR BUILT BEFORE 1990, THAT ARE 1/3 OF AN ACRE OR LARGER.

DEVELOPABLE LAND

PARCELS WITHIN EXISTING LAND USE OF AGRICULTURE OR VACANT SUBTRACTING WETLAND AREAS.

PLANT CITY FLUE

- AGRICULTURAL RESIDENTIAL - 1
- AGRICULTURAL RESIDENTIAL - 2
- RESIDENTIAL - 4
- RESIDENTIAL - 6
- RESIDENTIAL - 9
- RESIDENTIAL - 12
- RESIDENTIAL - 20
- MIXED USE-RESIDENTIAL/COMMERCIAL
- MIXED USE-RESIDENTIAL/COMMERCIAL/INDUSTRIAL
- MIXED USE - GATEWAY
- LIGHT COMMERCIAL/OFFICE
- COMMERCIAL
- DOWNTOWN CORE
- INDUSTRIAL
- PUBLIC/SEMI PUBLIC
- PARKS, RECREATION AND OPEN SPACE
- NATURAL PRESERVATION
- TRANSITIONAL AREA (DUE TO ANNEXATION)

HILLSBOROUGH COUNTY FLUE

- RESIDENTIAL-1
- RESIDENTIAL-2
- RESIDENTIAL-6
- SUBURBAN MIXED USE-6
- LIGHT INDUSTRIAL

NATURAL FEATURES

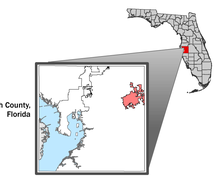
- WATER

ROADS AND BOUNDARY LINES

- COUNTY BOUNDARY
- JURISDICTION BOUNDARY
- ROADS

DRAFT

LOCATOR MAP AND REFERENCE INFORMATION



Hillsborough County, Florida

DEVELOPABLE/REDEVELOPABLE LAND: 2023 Parcel data. Hillsborough County City-County Planning Commission.

FUTURE LAND USE: Hillsborough County City-County Planning Commission.

JURISDICTIONAL AREAS: Updated by plan amendment. Effective to present quarterly update.

MAJOR ROADS: Metropolitan Planning Organization Long Range Transportation Plan. See Adopted MPO Long Range Transportation Plan for specific improvements.

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N

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Author: CWelsh

Date: 8/17/2023

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PLANT CITY NORTHEAST MASTER PLAN
NORTH ALEXANDER STREET STUDY AREA
DEVELOPABLE / REDEVELOPABLE LAND

Hillsborough County City-County Planning Commission

LEGEND

ALEXANDER ST 1/2 MILE BUFFERED AREA

NORTH ALEXANDER STREET BOUNDARY

REDEVELOPABLE LAND

PARCELS WITH BUILDING TO LAND VALUE RATIO LESS THAN OR EQUAL TO 0.5.

COMMERCIAL PARCELS LARGER THAN 5 ACRES WITH FAR LESS THAN OR EQUAL TO 0.2.

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DEVELOPABLE LAND

PARCELS WITHIN EXISTING LAND USE OF AGRICULTURE OR VACANT SUBTRACTING WETLAND AREAS.

NATURAL FEATURES

WATER

ROADS AND BOUNDARY LINES

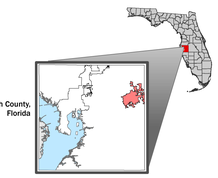
COUNTY BOUNDARY

JURISDICTION BOUNDARY

ROADS

DRAFT

LOCATOR MAP AND REFERENCE INFORMATION



DEVELOPABLE/REDEVELOPABLE LAND: 2023 Parcel data. Hillsborough County City-County Planning Commission.

FUTURE LAND USE: Hillsborough County City-County Planning Commission.

JURISDICTIONAL AREAS: Updated by plan amendment. Effective to present quarterly update.

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Author: CWelsh

Date: 8/17/2023

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PlanHillsborough.org

PLANT CITY NORTHEAST MASTER PLAN
I-4 TECH CORRIDOR
DEVELOPABLE / REDEVELOPABLE LAND
ADOPTED FUTURE LAND USE

Hillsborough County
City-County
Planning Commission

LEGEND

I-4 GREEN TECH CORRIDOR 1 MILE BUFFERED AREA

I-4 GREEN TECH CORRIDOR

REDEVELOPABLE LAND

PARCELS WITH BUILDING TO LAND VALUE RATIO LESS THAN OR EQUAL TO 0.5.

COMMERCIAL PARCELS LARGER THAN 5 ACRES WITH FAR LESS THAN OR EQUAL TO 0.2.

ALL SINGLE-FAMILY PARCELS WITHIN UNINCORPORATED HILLSBOROUGH COUNTY WITH A FLU OF R-12, R-16, R-20 OR R-35 AND LESS THAN 10 ACRES.

DEVELOPED PARCELS WITH AN EFFECTIVE YEAR BUILT BEFORE 1990, THAT ARE 1/3 OF AN ACRE OR LARGER.

DEVELOPABLE LAND

PARCELS WITHIN EXISTING LAND USE OF AGRICULTURE OR VACANT SUBTRACTING WETLAND AREAS.

PLANT CITY FLUE

- AGRICULTURAL RESIDENTIAL - 1
- AGRICULTURAL RESIDENTIAL - 2
- RESIDENTIAL - 4
- RESIDENTIAL - 6
- RESIDENTIAL - 9
- RESIDENTIAL - 12
- RESIDENTIAL - 20
- MIXED USE-RESIDENTIAL/COMMERCIAL
- MIXED USE-RESIDENTIAL/COMMERCIAL/INDUSTRIAL
- MIXED USE - GATEWAY
- LIGHT COMMERCIAL/OFFICE
- COMMERCIAL
- DOWNTOWN CORE
- INDUSTRIAL
- PUBLIC/SEMI PUBLIC
- PARKS, RECREATION AND OPEN SPACE
- NATURAL PRESERVATION
- TRANSITIONAL AREA (DUE TO ANNEXATION)

HILLSBOROUGH COUNTY FLUE

- AGRICULTURAL/RURAL-1/5
- RESIDENTIAL-1
- RESIDENTIAL-2
- RESIDENTIAL-4
- RESIDENTIAL-6
- NEIGHBORHOOD MIXED USE-4 (3)
- SUBURBAN MIXED USE-6
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- TRANSITIONAL AREA (DUE TO ANNEXATION)

NATURAL FEATURES

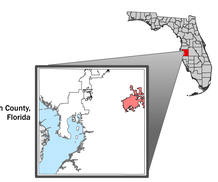
- WATER

ROADS AND BOUNDARY LINES

- COUNTY BOUNDARY
- JURISDICTION BOUNDARY
- ROADS

DRAFT

LOCATOR MAP AND REFERENCE INFORMATION



DEVELOPABLE/REDEVELOPABLE LAND: 2023 Parcel data. Hillsborough County City-County Planning Commission.

FUTURE LAND USE: Hillsborough County City-County Planning Commission.

JURISDICTIONAL AREAS: Updated by plan amendment. Effective to present quarterly update.

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N

0 0.125 0.25 0.5 0.75 1 Miles

Author: CWelsh

Date: 8/17/2023

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PlanHillsborough.org

PLANT CITY NORTHEAST MASTER PLAN
I-4 TECH CORRIDOR

DEVELOPABLE / REDEVELOPABLE LAND

Hillsborough County
City-County
Planning Commission

LEGEND

I-4 GREEN TECH CORRIDOR 1 MILE BUFFERED AREA

I-4 GREEN TECH CORRIDOR

REDEVELOPABLE LAND

PARCELS WITH BUILDING TO LAND VALUE RATIO LESS THAN OR EQUAL TO 0.5.

COMMERCIAL PARCELS LARGER THAN 5 ACRES WITH FAR LESS THAN OR EQUAL TO 0.2.

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DEVELOPABLE LAND

PARCELS WITHIN EXISTING LAND USE OF AGRICULTURE OR VACANT SUBTRACTING WETLAND AREAS.

NATURAL FEATURES

WATER

ROADS AND BOUNDARY LINES

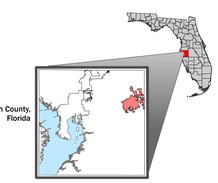
COUNTY BOUNDARY

JURISDICTION BOUNDARY

ROADS

DRAFT

LOCATOR MAP AND REFERENCE INFORMATION



Hillsborough County, Florida

DEVELOPABLE/REDEVELOPABLE LAND: 2023 Parcel data. Hillsborough County City-County Planning Commission.

FUTURE LAND USE: Hillsborough County City-County Planning Commission.

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PlanHillsborough.org

PLANT CITY NORTHEAST MASTER PLAN

DEVELOPABLE / REDEVELOPABLE LAND
PREFERRED LAND USE SCENARIO

Hillsborough County
City-County
Planning Commission

LEGEND

NORTHEAST MASTERPLAN BOUNDARY

REDEVELOPABLE LAND

PARCELS WITH BUILDING TO LAND VALUE RATIO LESS THAN OR EQUAL TO 0.5.

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DEVELOPABLE LAND

PARCELS WITHIN EXISTING LAND USE OF AGRICULTURE OR VACANT SUBTRACTING WETLAND AREAS.

PLANT CITY FLUE (NEMP)

- RESIDENTIAL - 2.5
- RESIDENTIAL - 4
- RESIDENTIAL - 6
- RESIDENTIAL - 9
- RESIDENTIAL - 12
- RESIDENTIAL - 20
- MIXED USE-RESIDENTIAL/COMMERCIAL
- LIGHT COMMERCIAL OFFICE
- COMMERCIAL
- NATURAL PRESERVATION
- RECREATION AND OPEN SPACE
- AGRICULTURAL
- PUBLIC/SEMI PUBLIC
- INDUSTRIAL

NATURAL FEATURES

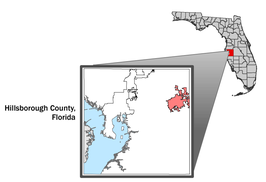
- WATER

ROADS AND BOUNDARY LINES

- COUNTY BOUNDARY
- JURISDICTION BOUNDARY
- ROADS

DRAFT

LOCATOR MAP AND REFERENCE INFORMATION



DEVELOPABLE/REDEVELOPABLE LAND: 2023 Parcel data. Hillsborough County City-County Planning Commission.

FUTURE LAND USE (NEMP): Hillsborough County City-County Planning Commission.

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Plan for specific improvements.

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N

0 0.075 0.15 0.3 0.45 0.6
Miles

Author: CWelsh

Date: 8/17/2023

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PlanHillsborough.org

PLANT CITY NORTHEAST MASTER PLAN

DEVELOPABLE / REDEVELOPABLE LAND

Hillsborough County
City-County
Planning Commission

LEGEND

NORTHEAST MASTERPLAN BOUNDARY

REDEVELOPABLE LAND

PARCELS WITH BUILDING TO LAND VALUE RATIO LESS THAN OR EQUAL TO 0.5.

COMMERCIAL PARCELS LARGER THAN 5 ACRES WITH FAR LESS THAN OR EQUAL TO 0.2.

ALL SINGLE-FAMILY PARCELS WITHIN UNINCORPORATED HILLSBOROUGH COUNTY WITH A FLU OF R-12, R-16, R-20 OR R-35 AND LESS THAN 10 ACRES.

DEVELOPED PARCELS WITH AN EFFECTIVE YEAR BUILT BEFORE 1990, THAT ARE 1/3 OF AN ACRE OR LARGER.

DEVELOPABLE LAND

PARCELS WITHIN EXISTING LAND USE OF AGRICULTURE OR VACANT SUBTRACTING WETLAND AREAS.

NATURAL FEATURES

WATER

ROADS AND BOUNDARY LINES

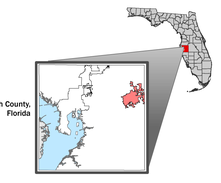
COUNTY BOUNDARY

JURISDICTION BOUNDARY

ROADS

DRAFT

LOCATOR MAP AND REFERENCE INFORMATION



Hillsborough County, Florida

DEVELOPABLE/REDEVELOPABLE LAND: 2023 Parcel data. Hillsborough County City-County Planning Commission.

FUTURE LAND USE (NEMP): Hillsborough County City-County Planning Commission.

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N

0 0.075 0.15 0.3 0.45 0.6 Miles

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PlanHillsborough.org

PLANT CITY NORTHEAST MASTER PLAN
PLANT CITY
DEVELOPABLE / REDEVELOPABLE LAND
ADOPTED FUTURE LAND USE

Hillsborough County
City-County
Planning Commission

LEGEND

REDEVELOPABLE LAND

PARCELS WITH BUILDING TO LAND VALUE RATIO LESS THAN OR EQUAL TO 0.5.

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DEVELOPABLE LAND

PARCELS WITHIN EXISTING LAND USE OF AGRICULTURE OR VACANT SUBTRACTING WETLAND AREAS.

PLANT CITY FLUE

- AGRICULTURAL RESIDENTIAL - 1
- AGRICULTURAL RESIDENTIAL - 2
- RESIDENTIAL - 4
- RESIDENTIAL - 6
- RESIDENTIAL - 9
- RESIDENTIAL - 12
- RESIDENTIAL - 20
- MIXED USE-RESIDENTIAL/COMMERCIAL
- MIXED USE-RESIDENTIAL/COMMERCIAL/INDUSTRIAL
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- COMMERCIAL
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- INDUSTRIAL
- PUBLIC/SEMI PUBLIC
- PARKS, RECREATION AND OPEN SPACE
- NATURAL PRESERVATION
- TRANSITIONAL AREA (DUE TO ANNEXATION)

NATURAL FEATURES

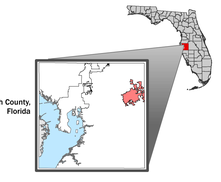
- WATER

ROADS AND BOUNDARY LINES

- COUNTY BOUNDARY
- JURISDICTION BOUNDARY
- ROADS

DRAFT

LOCATOR MAP AND REFERENCE INFORMATION



Hillsborough County, Florida

DEVELOPABLE/REDEVELOPABLE LAND: 2023 Parcel data. Hillsborough County City-County Planning Commission.

FUTURE LAND USE: Hillsborough County City-County Planning Commission.

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N

0 0.15 0.3 0.6 0.9 1.2 Miles

Author: CWelsh

Date: 8/17/2023

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PlanHillsborough.org

PLANT CITY NORTHEAST MASTER PLAN
PLANT CITY
DEVELOPABLE / REDEVELOPABLE LAND

Hillsborough County City-County Planning Commission

LEGEND

REDEVELOPABLE LAND

PARCELS WITH BUILDING TO LAND VALUE RATIO LESS THAN OR EQUAL TO 0.5.

COMMERCIAL PARCELS LARGER THAN 5 ACRES WITH FAR LESS THAN OR EQUAL TO 0.2.

ALL SINGLE-FAMILY PARCELS WITHIN UNINCORPORATED HILLSBOROUGH COUNTY WITH A FLU OF R-12, R-16, R-20 OR R-35 AND LESS THAN 10 ACRES.

DEVELOPED PARCELS WITH AN EFFECTIVE YEAR BUILT BEFORE 1990, THAT ARE 1/3 OF AN ACRE OR LARGER

DEVELOPABLE LAND

PARCELS WITHIN EXISTING LAND USE OF AGRICULTURE OR VACANT SUBTRACTING WETLAND AREAS.

NATURAL FEATURES

WATER

ROADS AND BOUNDARY LINES

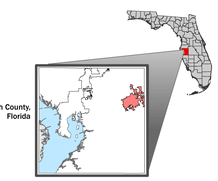
COUNTY BOUNDARY

JURISDICTION BOUNDARY

ROADS

DRAFT

LOCATOR MAP AND REFERENCE INFORMATION



Hillsborough County, Florida

DEVELOPABLE/REDEVELOPABLE LAND: 2023 Parcel data. Hillsborough County City-County Planning Commission.

FUTURE LAND USE: Hillsborough County City-County Planning Commission.

JURISDICTIONAL AREAS: Updated by plan amendment. Effective to present quarterly update.

MAJOR ROADS: Metropolitan Planning Organization Long Range Transportation Plan. See Adopted MPO Long Range Transportation Plan for specific improvements.

ACCURACY: It is intended that the accuracy of the base map comply with U.S. map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission.

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N

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Author: CWelsh

Date: 8/17/2023

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PlanHillsborough.org

PLANT CITY NORTHEAST MASTER PLAN
PLANT CITY
DEVELOPABLE / REDEVELOPABLE LAND
ADOPTED FUTURE LAND USE

Hillsborough County
City-County
Planning Commission

LEGEND

PLANT CITY FLUE

- AGRICULTURAL RESIDENTIAL - 1
- AGRICULTURAL RESIDENTIAL - 2
- RESIDENTIAL - 4
- RESIDENTIAL - 6
- RESIDENTIAL - 9
- RESIDENTIAL - 12
- RESIDENTIAL - 20
- MIXED USE-RESIDENTIAL/COMMERCIAL
- MIXED USE-RESIDENTIAL/COMMERCIAL/INDUSTRIAL
- MIXED USE - GATEWAY
- LIGHT COMMERCIAL/OFFICE
- COMMERCIAL
- DOWNTOWN CORE
- INDUSTRIAL
- PUBLIC/SEMI PUBLIC
- PARKS, RECREATION AND OPEN SPACE
- NATURAL PRESERVATION
- TRANSITIONAL AREA (DUE TO ANNEXATION)

NATURAL FEATURES

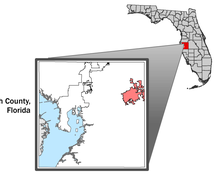
- WATER

ROADS AND BOUNDARY LINES

- COUNTY BOUNDARY
- JURISDICTION BOUNDARY
- ROADS

DRAFT

LOCATOR MAP AND REFERENCE INFORMATION



Hillsborough County, Florida

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PlanHillsborough.org

PLANT CITY NORTHEAST MASTER PLAN
PLANT CITY
DEVELOPABLE / REDEVELOPABLE LAND

Hillsborough County City-County Planning Commission

LEGEND

REDEVELOPABLE LAND

PARCELS WITH BUILDING TO LAND VALUE RATIO LESS THAN OR EQUAL TO 0.5.

COMMERCIAL PARCELS LARGER THAN 5 ACRES WITH FAR LESS THAN OR EQUAL TO 0.2.

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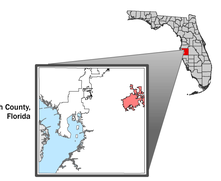

Hillsborough County, Florida

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PlanHillsborough.org

PLANT CITY NORTHEAST MASTER PLAN
PLANT CITY

ADOPTED FUTURE LAND USE

Hillsborough County
City-County
Planning Commission

LEGEND

PLANT CITY FLUE

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- PARKS, RECREATION AND OPEN SPACE
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- TRANSITIONAL AREA (DUE TO ANNEXATION)

WATER AND ENVIRONMENTALLY SENSITIVE AREAS

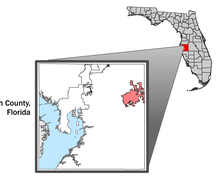
- WATER
- WETLANDS

ROADS AND BOUNDARY LINES

- COUNTY BOUNDARY
- JURISDICTION BOUNDARY
- ROADS

DRAFT

LOCATOR MAP AND REFERENCE INFORMATION



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