

Northeast Master Plan Update – Mapping Exercise

This activity is geared toward helping staff evaluate the suitability and compatibility of Industrial/mixed-use and high-density development in the Northeast Master Plan Area, we are specifically seeking feedback on where industrial/ uses should/should not be placed. In your packets are the maps that are being used for this exercise, these maps will also be placed around the room. After reviewing each of the maps, please come up to the front of the room and place an expression sticker where you would like/wouldn't like to see industrial uses. After you've placed your stickers, come back to the group for a discussion on the placement of your stickers. Factors to keep in mind as you make your selections are constrained sites (i.e., wetlands), and roadway access (truck route). Through consensus (perhaps two or three) decide the main points of discussion and select a spokesperson to report to the group. Your input today is just one part of gathering information for staff to evaluate in this process.



Yes to Industrial



No to Industrial



Neutral to Industrial

Today's mapping exercise will help staff evaluate the suitability and compatibility of Industrial/mixed-use and high-density development in the Northeast Master Plan Area. in locations not anticipated by the original PREFERRED LAND USE SCENARIO MAP.

In your packets are a set of maps that I would like for you to review, they are as follows: The Functional Classification Map, the Development Constrained Lands Map, and the Truck Route map. After reviewing these maps, I would like each person to come to the front of the room and place an expression sticker only to be placed on the 3 maps – 1. The Truck Route Map, 2. The County and City Functional Classification Map and 3. Constraints Maps, where you think industrial/mixed-use and high-density development. Is appropriate. Again this exercise is intended to determine the appropriateness of allowing for higher densities and intensities of use/ mixed-use development and industrial in appropriate locations. I also have other supplemental maps in the front of the room that may help in your decision making.

Keeping in mind the following:

1. Truck Routes- Roadway designated for use by trucks, They take into account such factors as the vehicle's weight, and height. These roads are often built to higher standards, such as having a stronger roadbed/pavement to withstand heavier vehicles.
2. Environmental Constraints that some of the areas that are likely not to be developed, you should include wetlands, conservation/preservation areas (ELAPP properties), water bodies, and public parks
3. Functional Classification Map- a label given to a roadway based on the type of service it provides,) i.e. Collector, Arterial or local Roadways)

Arterial- which is relatively continuous and of relatively high traffic volume, long trip length, and typically higher operating speed. Arterials serve major through movements between important centers of activity in a metropolitan area and serve a substantial

Local- A roadway carrying relatively low traffic volume. Trip lengths are typically short and through movements are infrequent. The main purpose of a local road is to provide immediate land access, primarily to residential units.

Collector- Collector roads collect and distribute traffic between local roads and/or arterial roads. Collectors are roadways providing service with relatively moderate traffic volume, moderate trip length, and moderate operating speed.

Once you have placed your stickers, take your seat and have a group discussion about why you've placed your stickers in their specific locations, think about what makes the locations that

you chose suitable for industrial/ mixed use or high density or intensity of uses. I will let you all discuss this for about 20 minutes and then please choose a spokesperson to report out.

PLANT CITY NORTHEAST MASTER PLAN

DEVELOPMENT CONSTRAINED LANDS PREFERRED LAND USE SCENARIO



LEGEND

NORTHEAST MASTERPLAN BOUNDARY

DEVELOPMENT CONSTRAINED LANDS

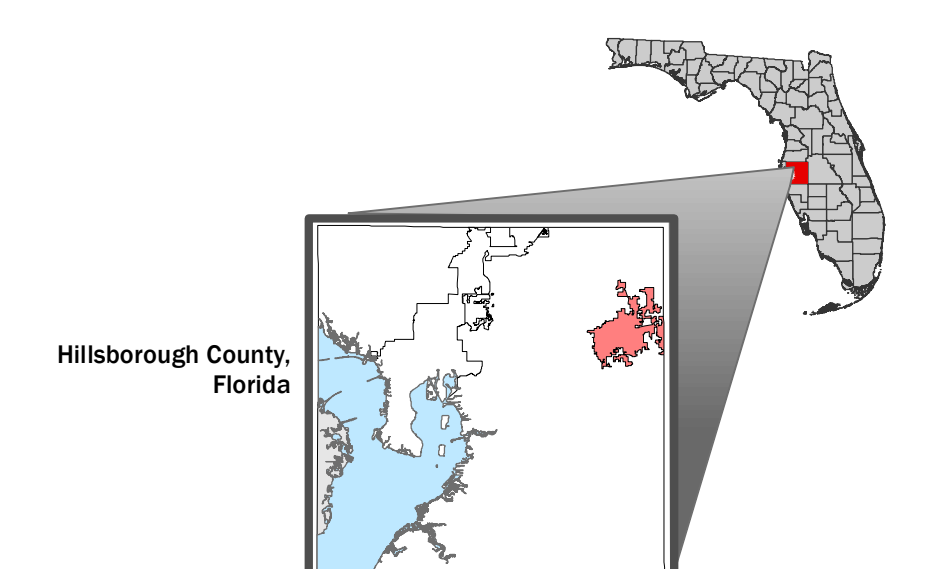
- ELAPP
- SIGNIFICANT WILDLIFE HABITAT
- WETLANDS
- FLOODPLAINS
- WATER
- PARKS

ROADS AND BOUNDARY LINES

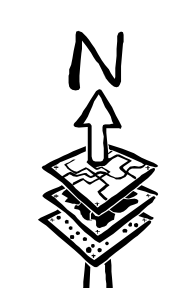
- COUNTY BOUNDARY
- JURISDICTION BOUNDARY
- ROADS

DRAFT

LOCATOR MAP AND REFERENCE INFORMATION



ELAPP: SIGNIFICANT WILDLIFE HABITAT: Hillsborough County Geomatics
 WETLANDS: SWFWMD
 FLOODPLAINS: Federal Emergency Management Agency
 PARKS: City of Plant City
 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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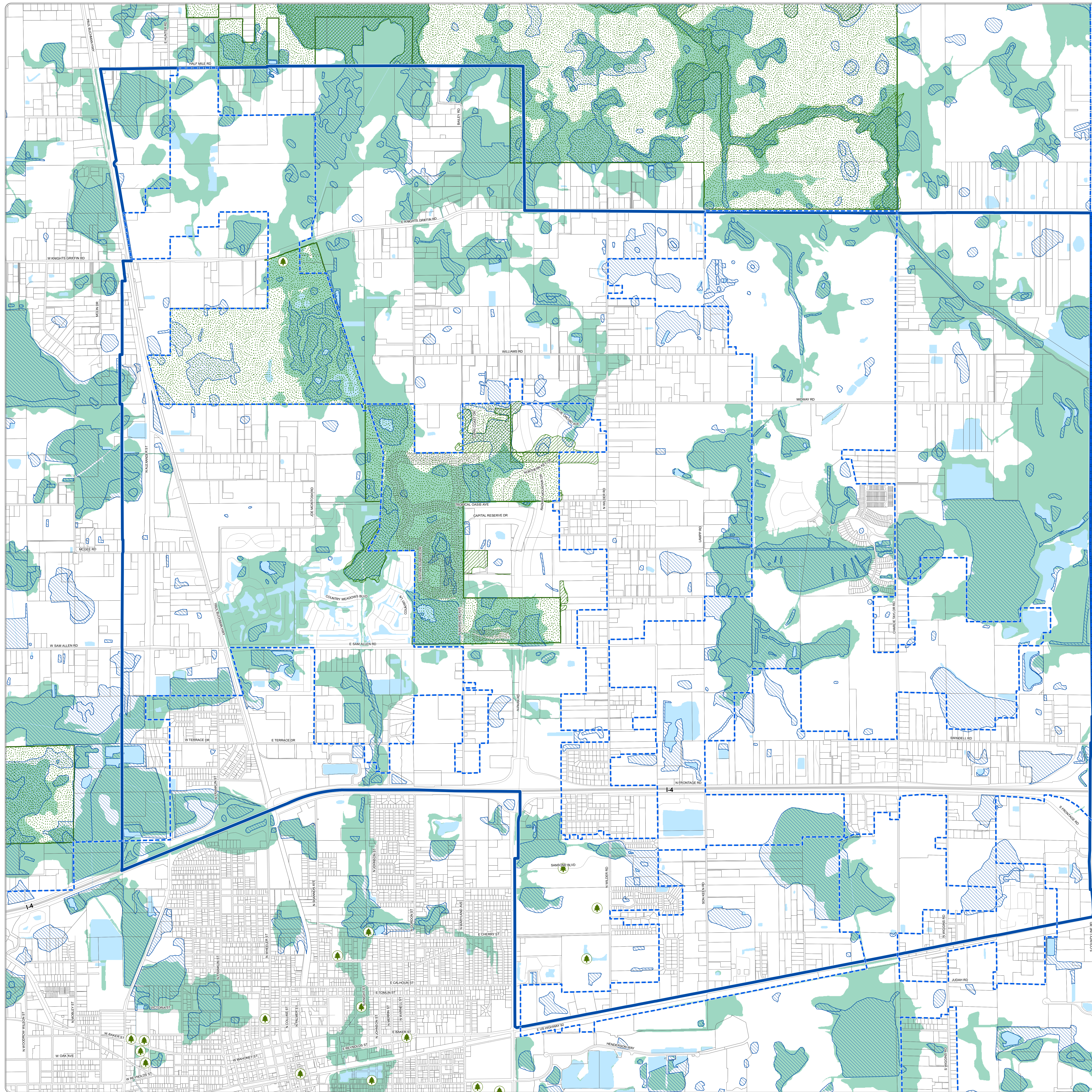


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Miles

Author: CWelsh
Date: 9/22/2023

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NORTHEAST PLANT CITY AREA MASTER PLAN WITH FUNCTIONAL CLASSIFICATION ROADS AND GREEN TECH CORRIDOR



LEGEND

LOCAL FUNCTIONAL CLASSIFICATION ROADS

- CITY/COUNTY - PRINCIPAL ARTERIAL
- CITY/COUNTY - ARTERIAL
- CITY/COUNTY - COLLECTOR

FEDERAL FUNCTIONAL CLASSIFICATION ROADS

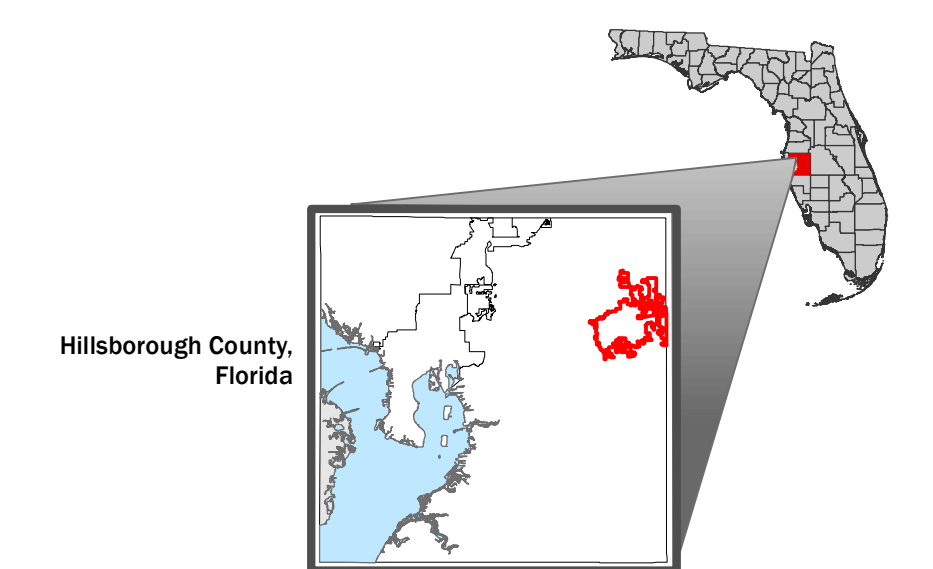
- - - STATE - PRINCIPAL ARTERIAL
- - - STATE - ARTERIAL
- - - STATE - COLLECTOR

ROADS AND BOUNDARY LINES

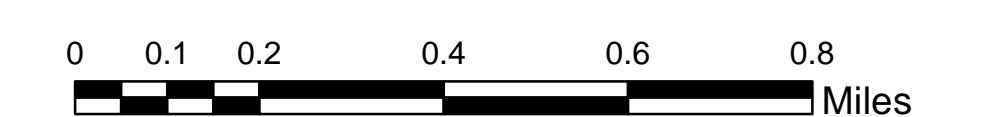
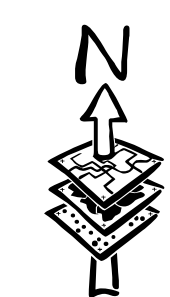
- GREEN TECH CORRIDOR
- COUNTY BOUNDARY
- JURISDICTION BOUNDARY
- ROADS

DRAFT

LOCATOR MAP AND REFERENCE INFORMATION



2040 FUTURE LAND USE: Hillsborough County City-County Planning Commission.
 FUNCTIONAL CLASSIFICATION: Hillsborough County Transportation Planning Organization, Hillsborough County Geomatics.
 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.
 WETLANDS AND WATER: Southwest Florida Water Management District. Wetland features over 40 acres extracted from Land Use Land Cover.
 MAJOR ROADS: Transportation Planning Organization Long Range Transportation Plan. See Adopted MPO Long Range Transportation Plan for specific improvements.
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Author: CATANIAC
 Date: 9/21/2023

NORTHEAST PLANT CITY AREA MASTER PLAN WITH TRUCK ROUTES AND GREEN TECH CORRIDOR



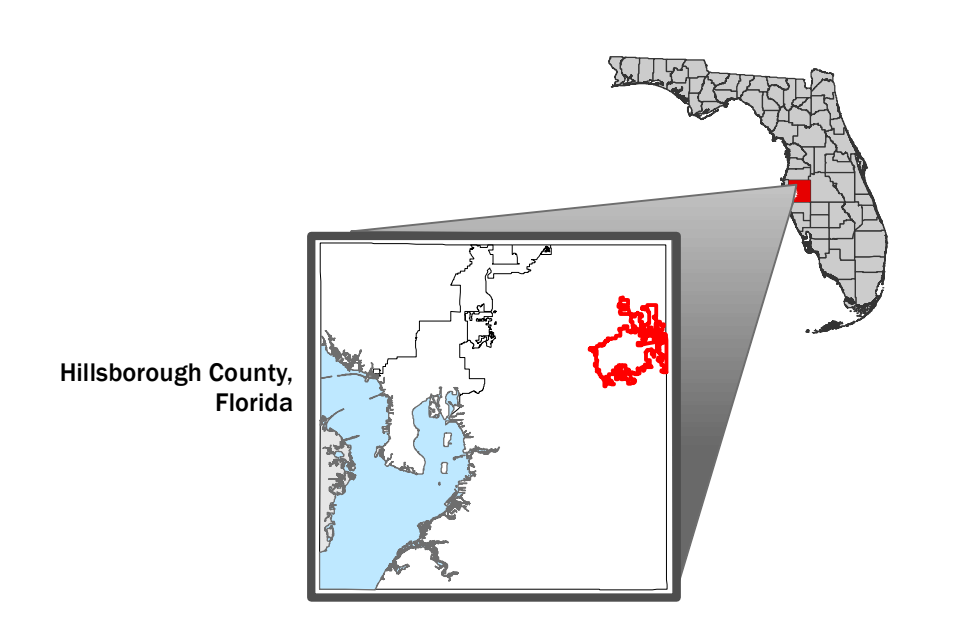
LEGEND

- 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

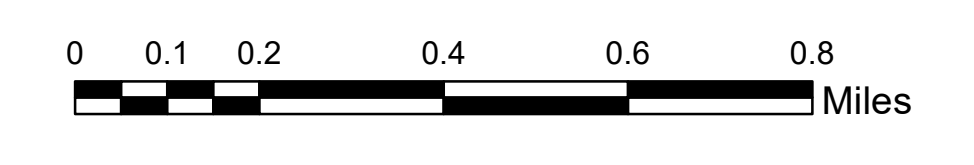
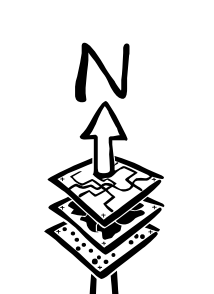
- ROADS AND BOUNDARY LINES**
- TRUCK ROUTES
 - GREEN TECH CORRIDOR
 - COUNTY BOUNDARY
 - JURISDICTION BOUNDARY
 - ROADS

DRAFT

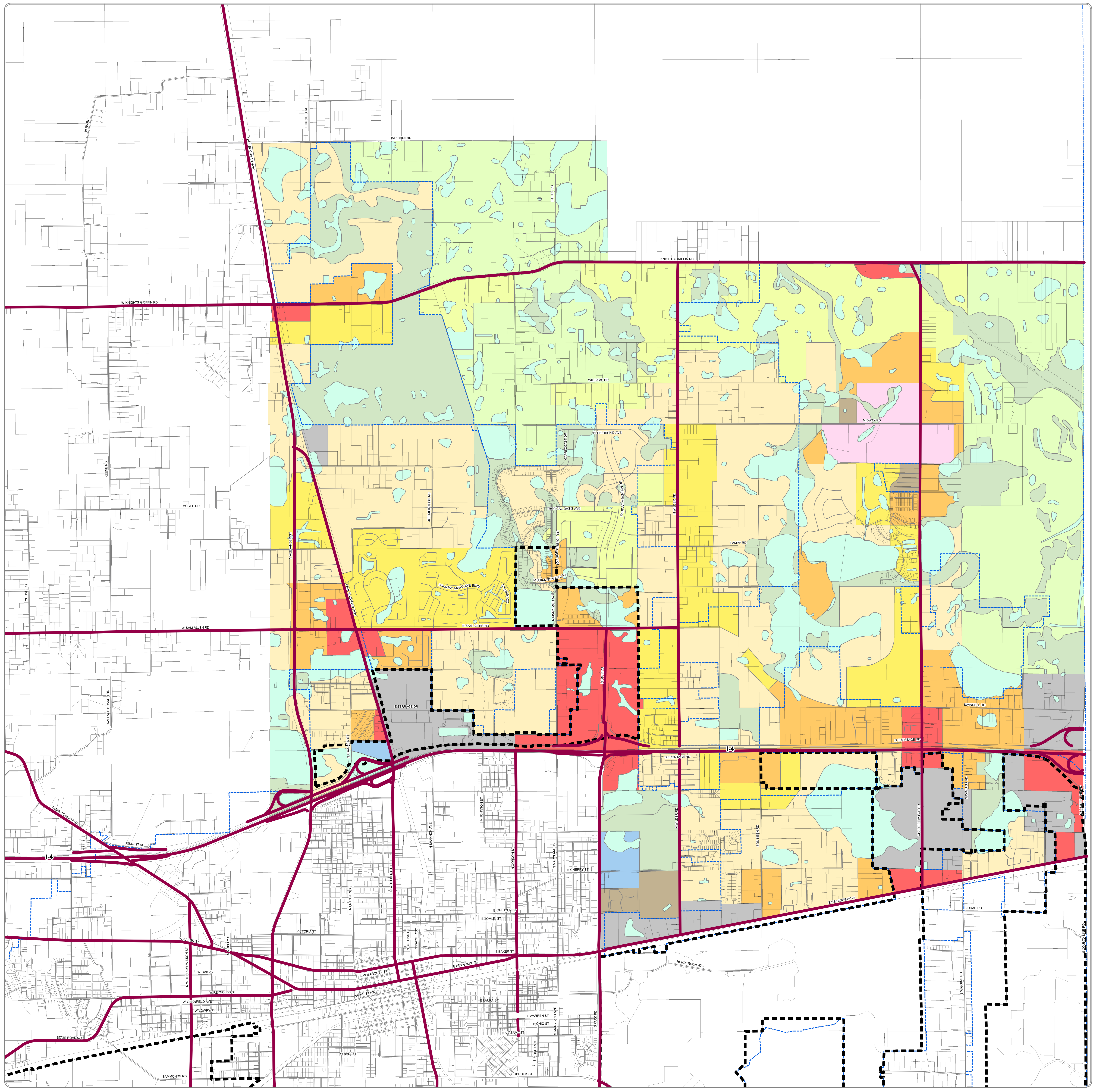
LOCATOR MAP AND REFERENCE INFORMATION



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HILLSBOROUGH COUNTY, FLORIDA
PLANT CITY
ANNEXATION HISTORY



LEGEND

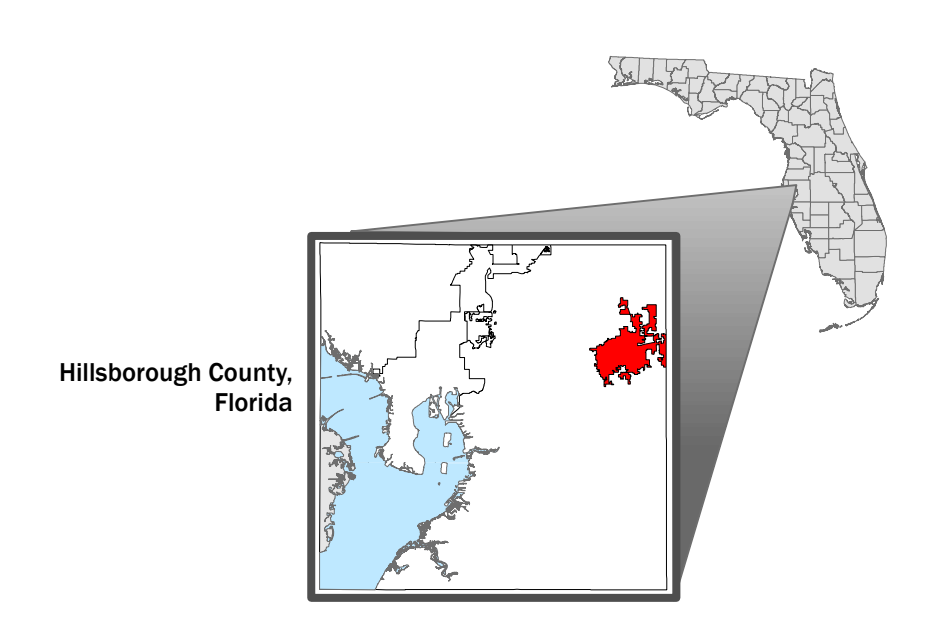
YEAR ANNEXED

	1885		1989
	1885 TO 10/55		1990
	1955		1993
	1956		1999
	1957		2000
	1959		2001
	1965		2002
	1966		2003
	1968		2004
	1972		2005
	1973		2006
	1974		2007
	1975		2008
	1977		2010
	1978		2015
	1981		2016
	1982		2017
	1983		2018
	1984		2019
	1985		2020
	1986		2021
	1987		2022
	1988		

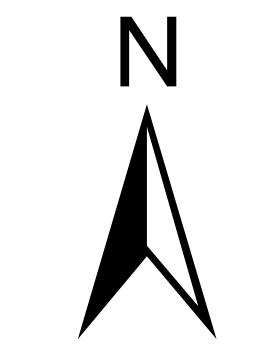
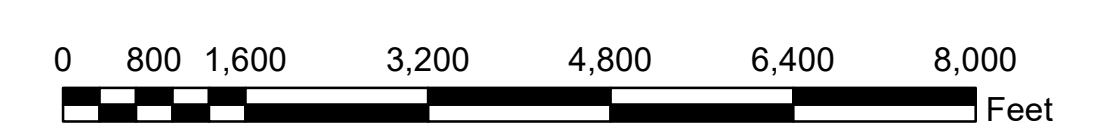
ROADS AND BOUNDARY LINES

- PARCELS
- LIMITED ACCESS ROADS
- COUNTY BOUNDARY
- JURISDICTION BOUNDARY
- WATER

LOCATOR MAP AND REFERENCE INFORMATION



ANNEXATION DATA: Plant City, best available data.
 PARCELS: Hillsborough County property appraiser.
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Author: MCADOOJ
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