

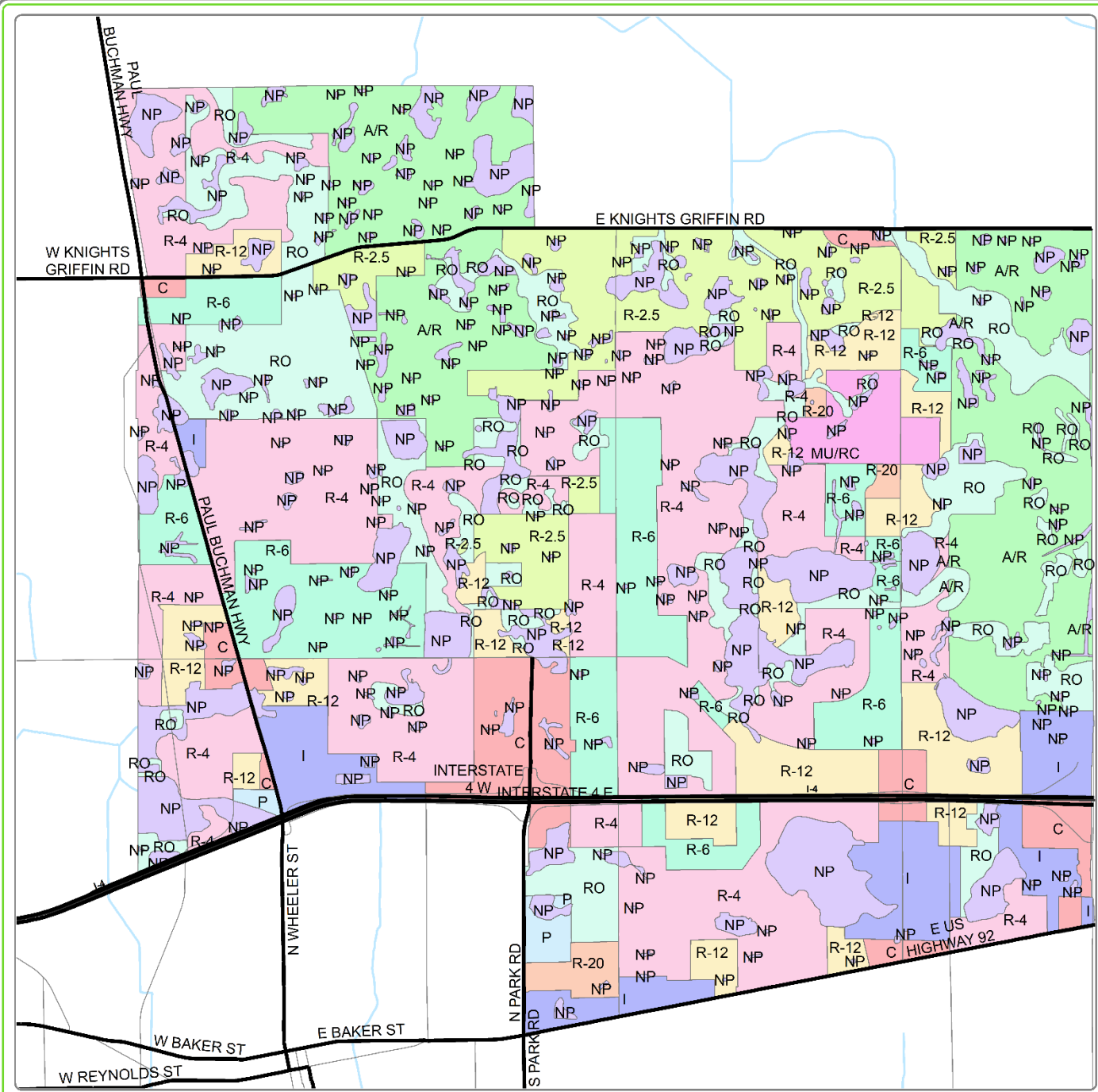
**Hillsborough County**  
**City-County**  
**Planning Commission**

# Northeast Plant City Master Plan Area

Land Use and Demographic Analysis

Last updated: 20SEP2023





**Northeast Plant City Master Plan Area  
2050 Planning Projections  
Arterial Roads  
Developable and Redevelopable Parcels  
by Future Land Use**

**LEGEND**

■ Arterial Roads NEPCMP Future Land Uses

- A/R
- R-12
- C
- R-20
- I
- R-4
- MU/R/C
- R-6
- NP
- RO
- P

**REFERENCE INFORMATION**

Future Land Use	Developable Area (Acres)	Developable Area (Percent)	Redevelopable Area (Acres)	Redevelopable Area (Percent)	Developable + Redevelopable (Acres)	Developable + Redevelopable (Percent)
All Future Land Use	1,175,000	100%	86,000	7%	1,261,000	107%
Developable Area	1,175,000	100%	0	0%	1,175,000	100%
Redevelopable Area	0	0%	86,000	7%	86,000	7%
Total Future Land Use	1,175,000	100%	86,000	7%	1,261,000	107%

**DISCLAIMER:** This map is for informational purposes only and does not constitute a contract or warranty of any kind. The user assumes all responsibility for the use of this information.

**ADDITIONAL NOTES:** This map is for informational purposes only and does not constitute a contract or warranty of any kind. The user assumes all responsibility for the use of this information.

0 0.1 0.2 0.4 0.6 0.8 Miles

PlanHillsborough.org

# Northeast Plant City Master Plan Area

2050 Planning Projections



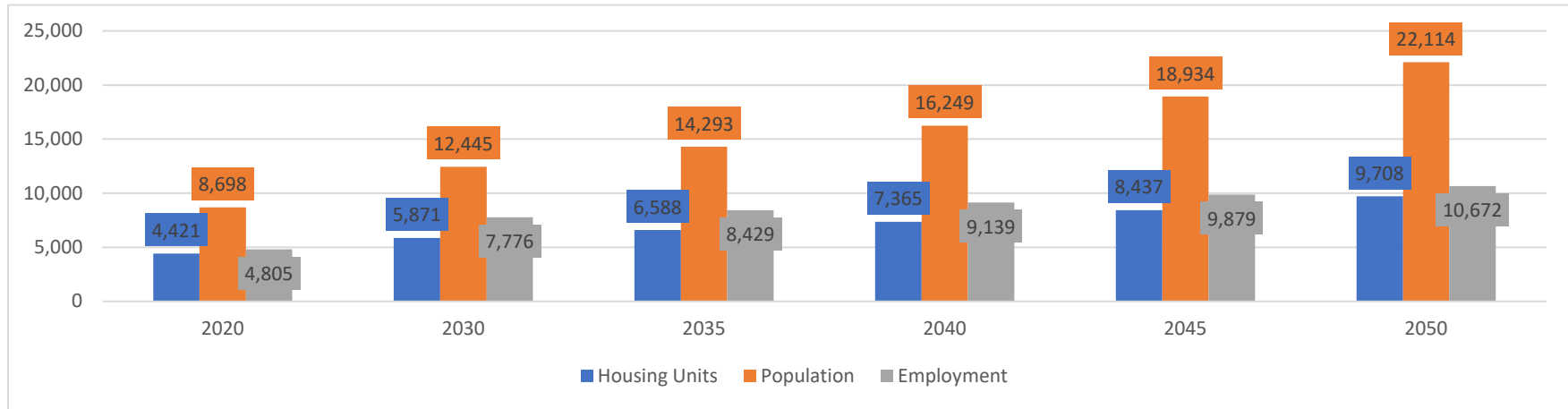
Last Updated: Final

## Final Planning 2050 Projection Summary

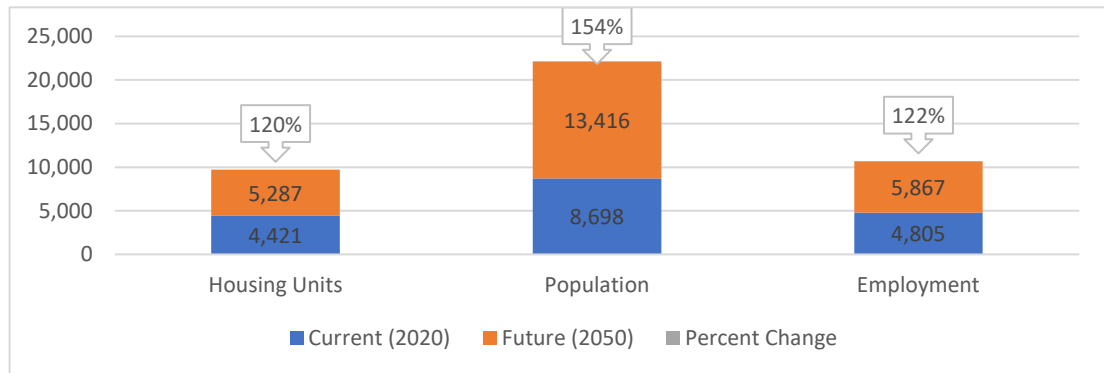


Area: Northeast Plant City Master Plan Area

	2020	2030	2035	2040	2045	2050	2020-2050 Change	2020-2050 Percent Change	Share of Plant City's Growth Through 2050
Housing Units	4,421	5,871	6,588	7,365	8,437	9,708	5,287	120%	39%
Population	8,698	12,445	14,293	16,249	18,934	22,114	13,416	154%	36%
Employment	4,805	7,776	8,429	9,139	9,879	10,672	5,867	122%	16%



	Current (2020)	Future (2050)	Percent Change
Housing Units	4,421	5,287	120%
Population	8,698	13,416	154%
Employment	4,805	5,867	122%



Last Updated: Final

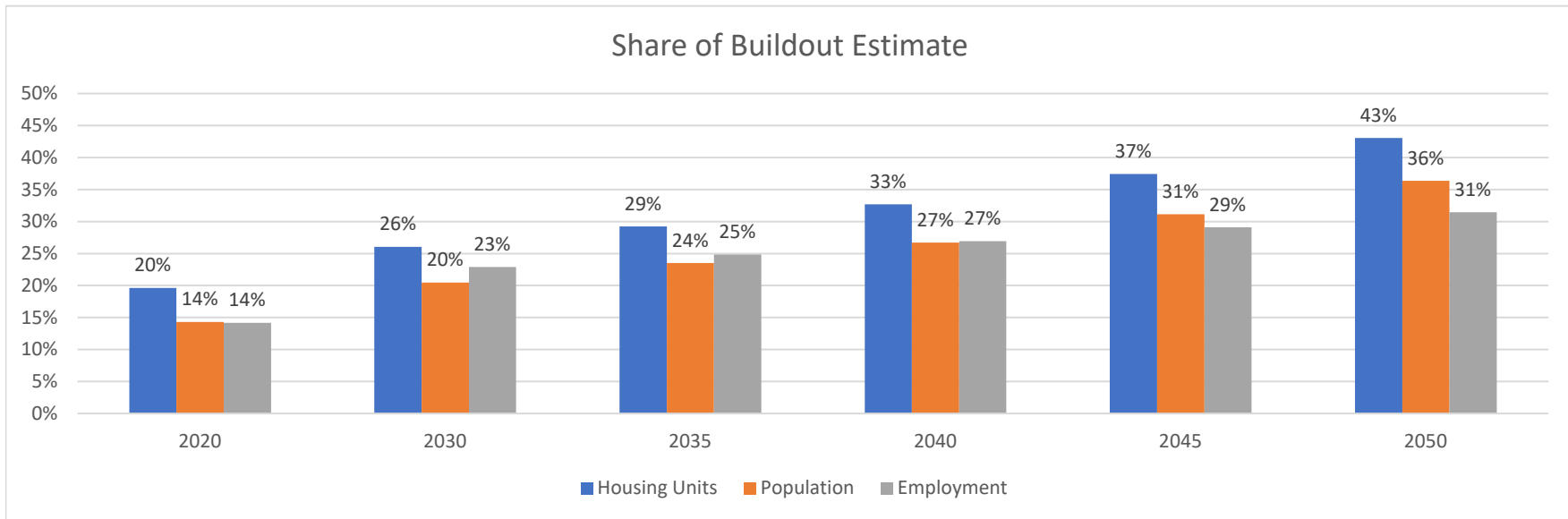
**Final Planning 2050 Projection Summary**



**Area: Northeast Plant City Master Plan Area**

**Share of Buildout Estimate**

	2020	2030	2035	2040	2045	2050	2020-2050 Change	Average Annual Change	
Housing Units	20%	26%	29%	33%	37%	43%	23%	1%	
Population	14%	20%	24%	27%	31%	36%	22%	1%	
Employment	14%	23%	25%	27%	29%	31%	17%	1%	



# Heavy and Industrial FLUs

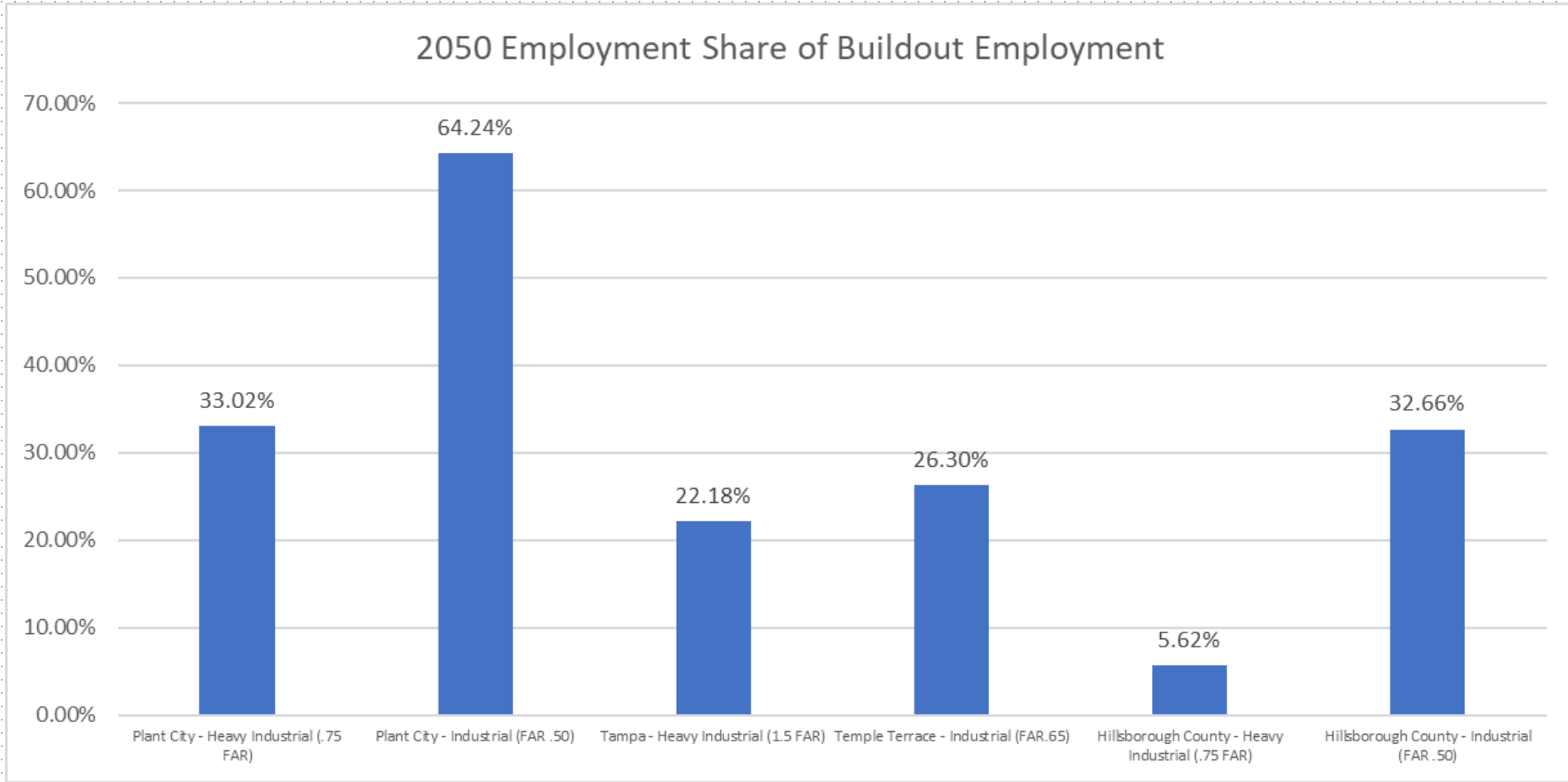
2050 Employment vs. Buildout



# Heavy Industrial/Industrial FLU by Jurisdiction 2050 vs. Buildout Employment

Jurisdiction	Future Land Use	Acreage	Percent	2050 Employment	Buildout Employment	2050 Employment Share of Buildout Employment
<b>PLANT CITY</b>	<b>HEAVY INDUSTRIAL (.75 FAR)</b>	<b>2.43</b>	<b>0.03%</b>	<b>59</b>	<b>177</b>	<b>33.02%</b>
<b>PLANT CITY</b>	<b>INDUSTRIAL (FAR .50)</b>	<b>1,521.61</b>	<b>19.79%</b>	<b>13,379</b>	<b>20,826</b>	<b>64.24%</b>
TAMPA	HEAVY INDUSTRIAL (1.5 FAR)	1,202.61	15.64%	26,616	119,991	22.18%
TEMPLE TERRACE	INDUSTRIAL (FAR.65)	9.06	0.12%	55	210	26.30%
HILLSBOROUGH COUNTY	HEAVY INDUSTRIAL (.75 FAR)	4,819.67	62.68%	19,836	352,805	5.62%
HILLSBOROUGH COUNTY	INDUSTRIAL (FAR .50)	134.31	1.75%	866	2,652	32.66%
Total		7,689.68	100.00%	60,811	496,661	12.24%







# Northeast Plant City Master Plan Area

Demographic and Economic Profile



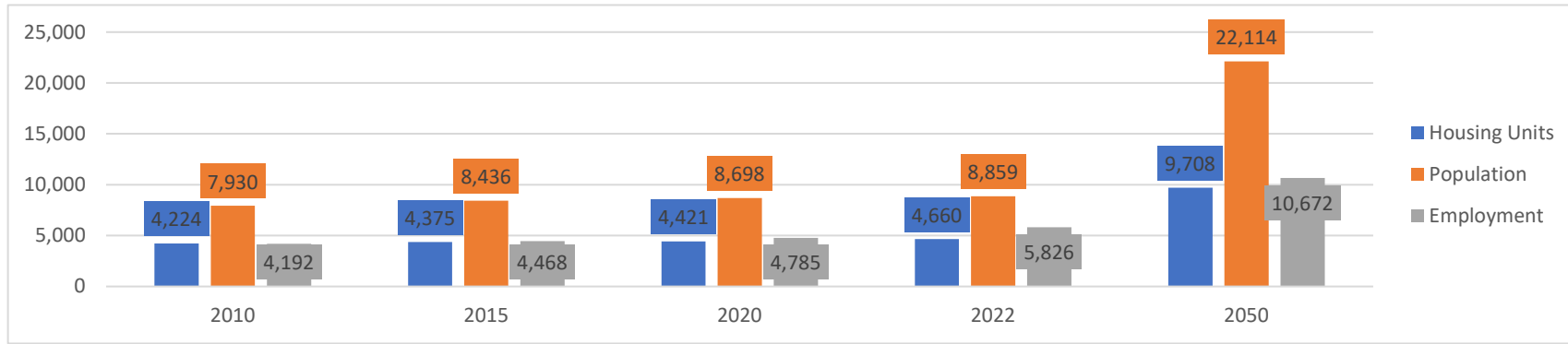
Last Updated: July 12, 2023

Demographic and Economic Profile



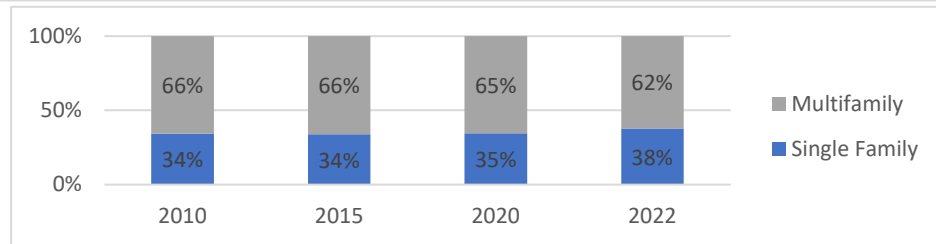
Area: **Northeast Plant City Master Plan Area**

	2010	2015	2020	2022	2050	2022-2050 Change	2022-2050 Percent Change	2015-2022 Percent Change
Housing Units	4,224	4,375	4,421	4,660	9,708	5,048	108%	7%
Population	7,930	8,436	8,698	8,859	22,114	13,255	150%	5%
Employment	4,192	4,468	4,785	5,826	10,672	4,847	83%	30%



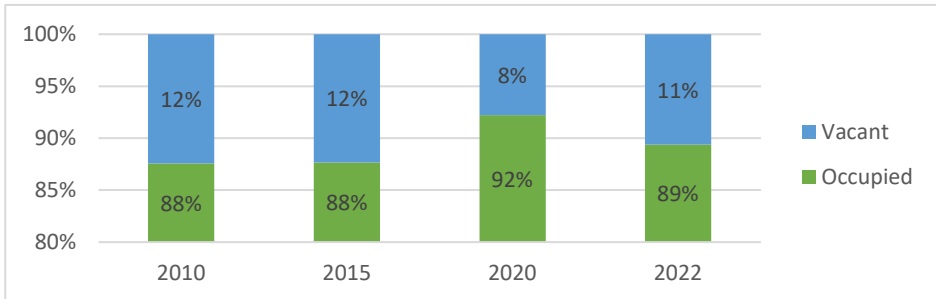
Residential Units by Type

	2010	2015	2020	2022
Single Family	34%	34%	35%	38%
Multifamily	66%	66%	65%	62%



Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	88%	88%	92%	89%
Vacant	12%	12%	8%	11%



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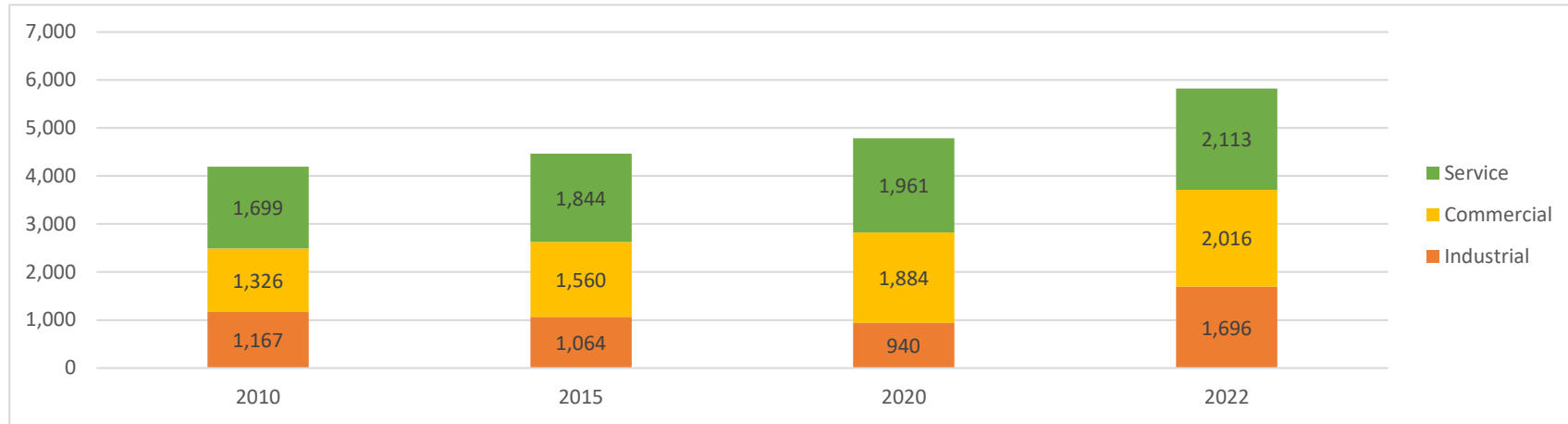
Demographic and Economic Profile



Area: **Northeast Plant City Master Plan Area**

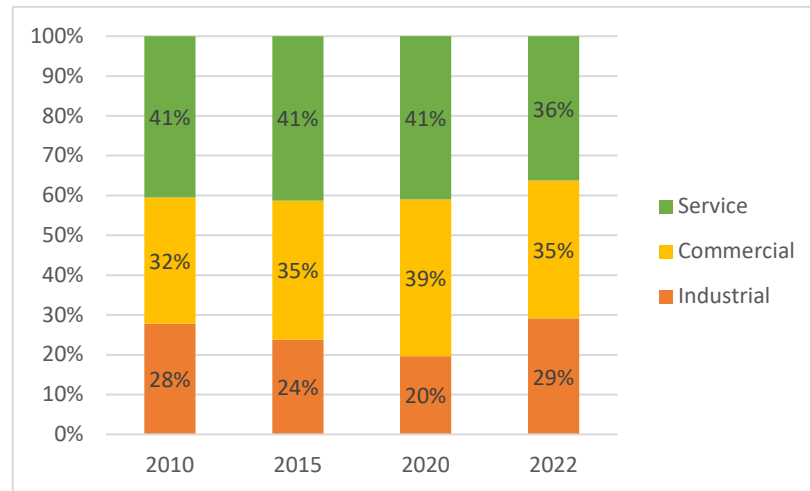
Employment by Type

	2010	2015	2020	2022
Industrial	1,167	1,064	940	1,696
Commercial	1,326	1,560	1,884	2,016
Service	1,699	1,844	1,961	2,113
Total	4,192	4,468	4,785	5,826



Employment by Type

	2010	2015	2020	2022
Industrial	28%	24%	20%	29%
Commercial	32%	35%	39%	35%
Service	41%	41%	41%	36%



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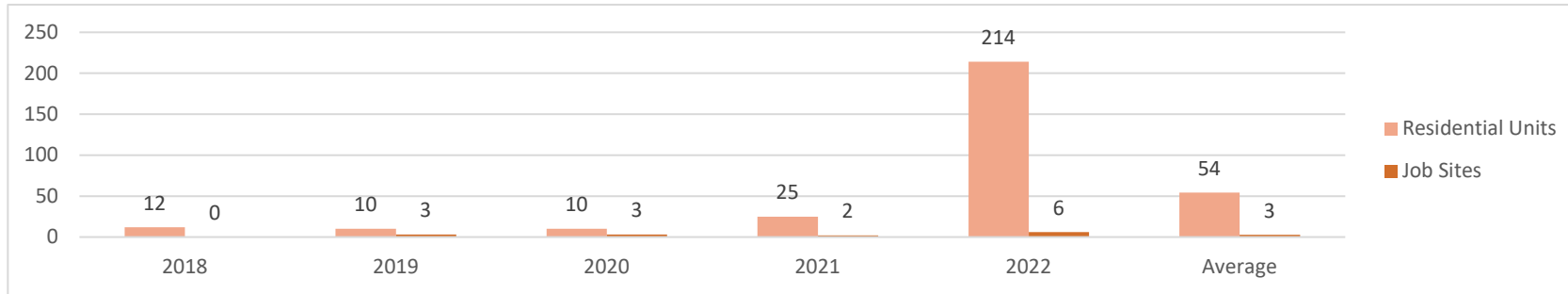
Demographic and Economic Profile



**Area: Northeast Plant City Master Plan Area**

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	12	10	10	25	214	54
Job Sites	0	3	3	2	6	3



Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential	0.024	0.023	0.021	0.052	0.492	0.122
Job Sites	0.00	0.03	0.02	0.01	2.00	0.41



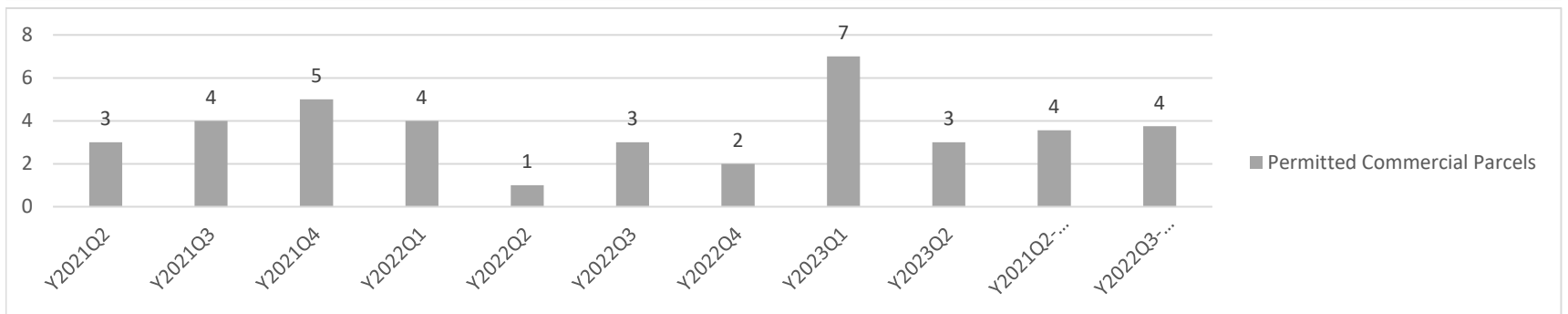
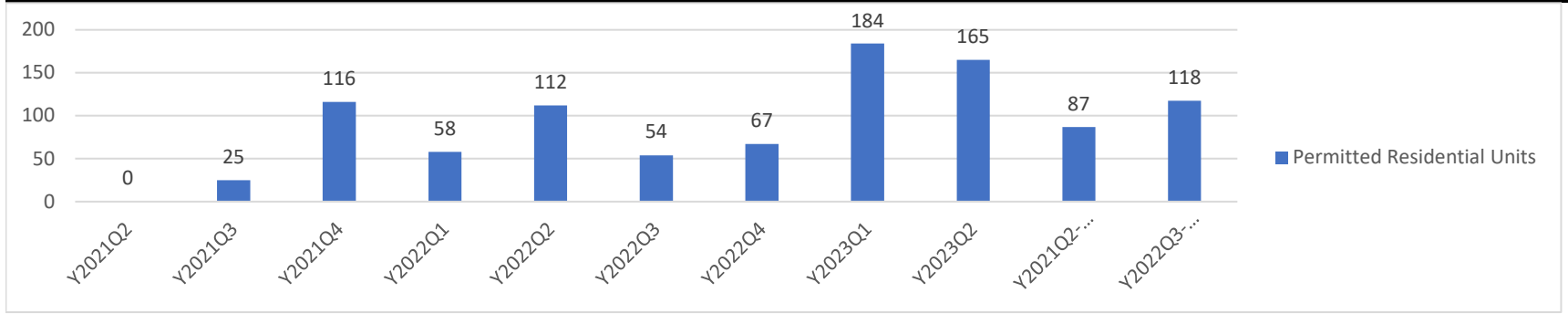
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Demographic and Economic Profile



**Area: Northeast Plant City Master Plan Area**

Building Permit Type	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2021Q2- Y2023Q2 Quarterly Average	Y2022Q3- Y2023Q2 Quarterly Average
Permitted Residential Units	0	25	116	58	112	54	67	184	165	87	118
Permitted Commercial Parcels	3	4	5	4	1	3	2	7	3	4	4
Total Building Permits	3	29	121	62	113	57	69	191	168	90	121



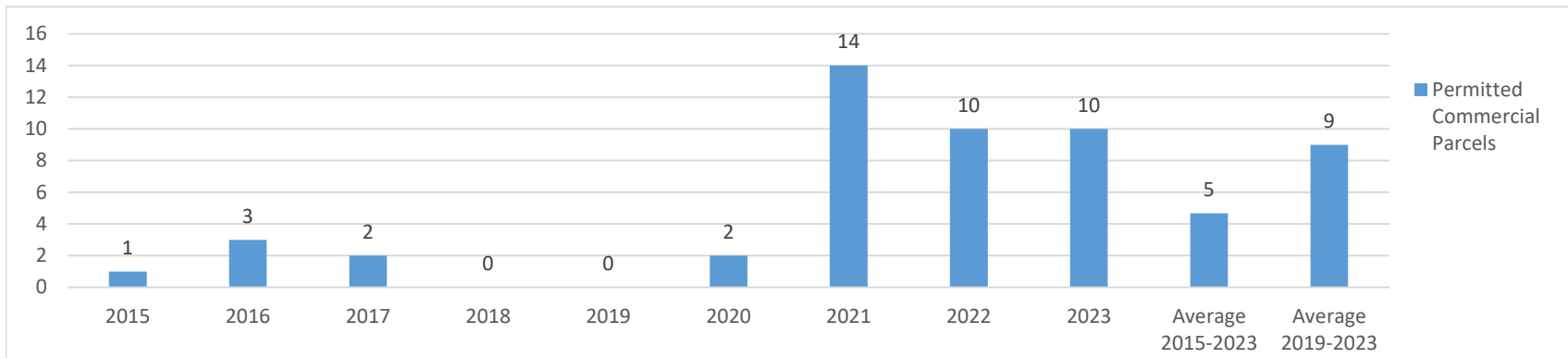
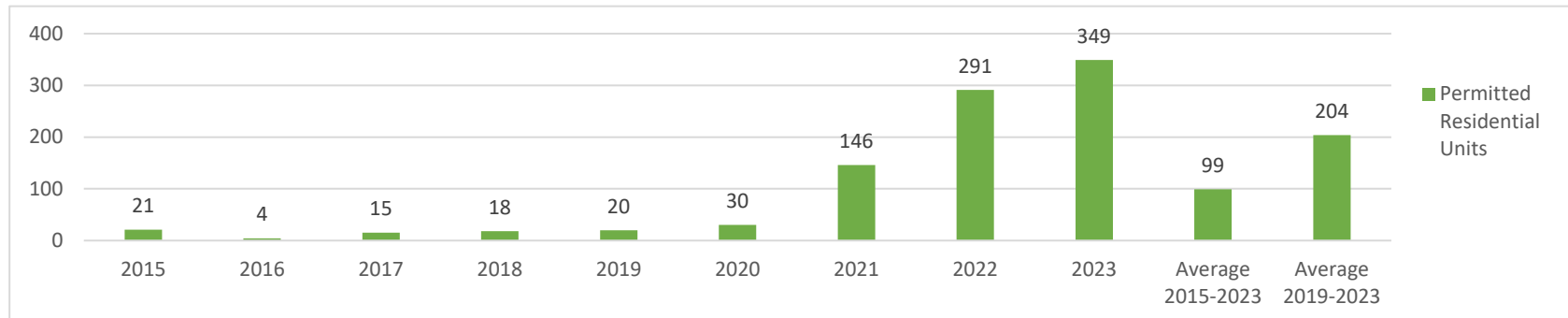
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Demographic and Economic Profile



**Area:** Northeast Plant City Master Plan Area

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	21	4	15	18	20	30	146	291	349	99	204
Permitted Commercial Parcels	1	3	2	0	0	2	14	10	10	5	9
Total Building Permits	22	7	17	18	20	32	160	301	359	104	213



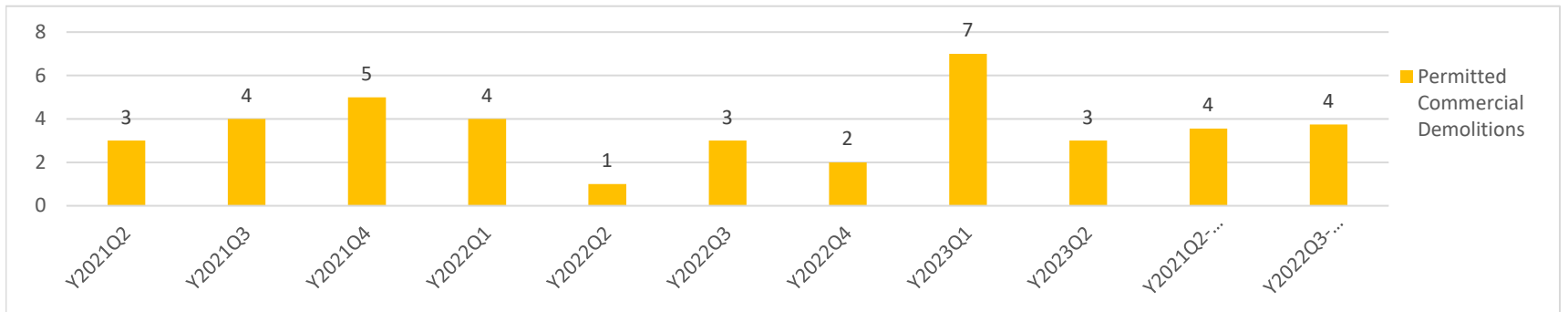
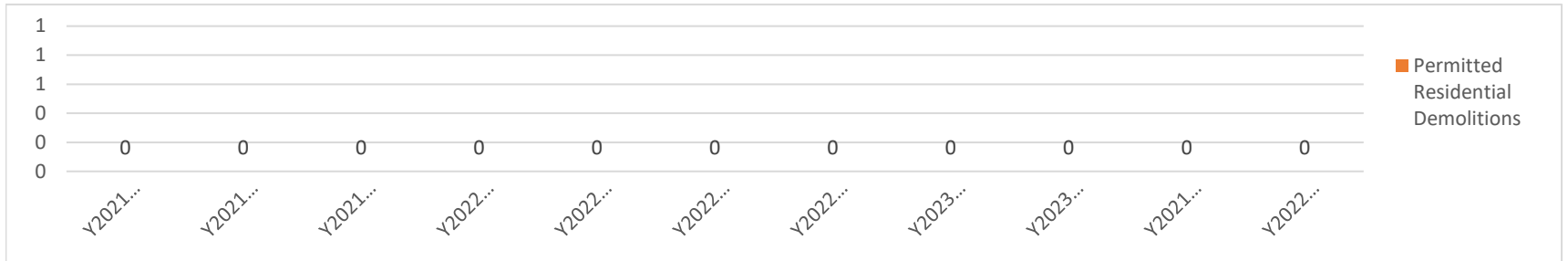
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Demographic and Economic Profile



Area: **Northeast Plant City Master Plan Area**

Demolition Permits	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2021Q2- Y2023Q2 Quarterly Average	Y2022Q3- Y2023Q2 Quarterly Average
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	3	4	5	4	1	3	2	7	3	4	4
Total Permitted Demolitions	3	4	5	4	1	3	2	7	3	4	4



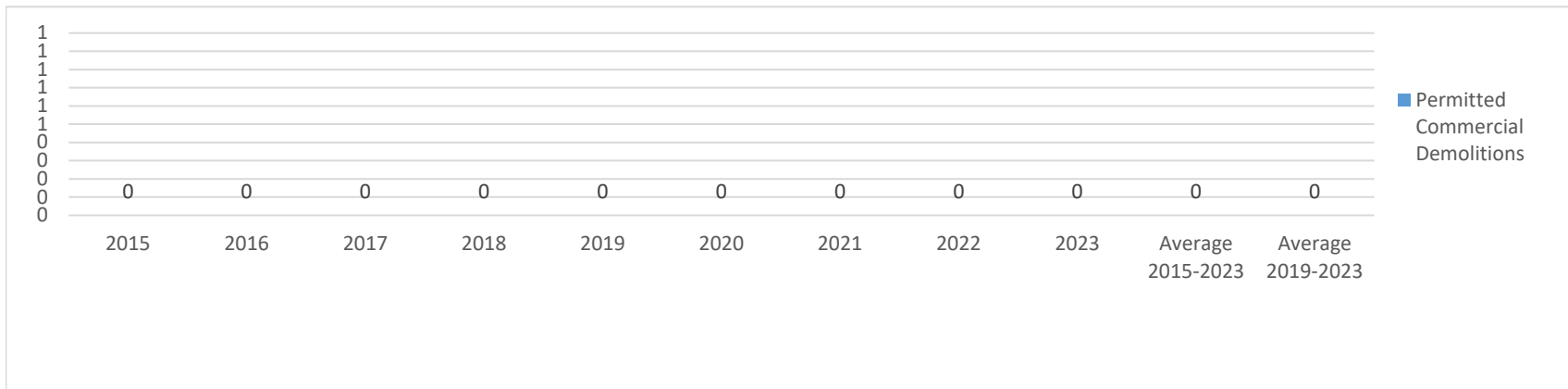
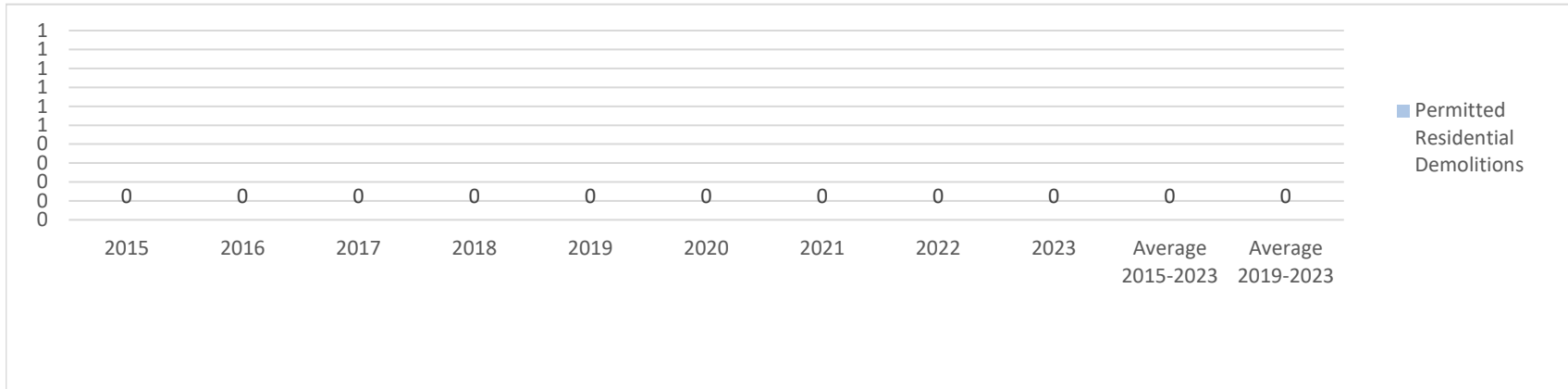
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Demographic and Economic Profile



Area: Northeast Plant City Master Plan Area

	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Demolition Permitted											
Residential	0	0	0	0	0	0	0	0	0	0	0
Commercial	0	0	0	0	0	0	0	0	0	0	0
Total Permitted	0	0	0	0	0	0	0	0	0	0	0





Last Updated: July 12, 2023

**Demographic and Economic Profile**



**Sources:**

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). <a href="https://planhillsborough.org/2050-long-range-growth-forecasts/">https://planhillsborough.org/2050-long-range-growth-forecasts/</a>
Population Estimates	2010-2022 Population Estimates from Table 1. Estimates of Population by County and City in Florida. <a href="https://www.bebr.ufl.edu/population">https://www.bebr.ufl.edu/population</a> . Jurisdiction-level estimates distributed to residential parcels. Parcel Data from Hillsborough County Property Appraiser.Parcel-level population estimate = Appropriate Census persons per household
Population Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). <a href="https://planhillsborough.org/2050-long-range-growth-forecasts/">https://planhillsborough.org/2050-long-range-growth-forecasts/</a>
Employment Estimate	Quarterly Census of Employment and Wages. Excel Files.QCEW NAICS-Based Data Files (1975 - most recent). Bureau of Labor Statistics <a href="https://www.bls.gov/cew/downloadable-data-files.htm">https://www.bls.gov/cew/downloadable-data-files.htm</a> . Employment by sector for the years 2010, 2015, and 2020, 2021, and 2022. 2010-2022 countywide employment distributed to commercial parcels using share of heated area.
Employment Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). <a href="https://planhillsborough.org/2050-long-range-growth-forecasts/">https://planhillsborough.org/2050-long-range-growth-forecasts/</a>
New Parcels	Parcel Data from Hillsborough County Property Appraiser
Building Permits	New construction excluding demolitions, remodeling, additions and any alterations to existing buildings. Raw quarterly building permit data from all four jurisdictions: Plant City, Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Demolition Permits	Permitted demolitions of existing buildings. Raw quarterly buildingpermit data from all four jurisdictions: Plant City, Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.

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**Demographic and Economic Profile**



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