

PLANT CITY NORTHEAST MASTER PLAN PREFERRED LAND USE SCENARIO MAP ADMINISTRATIVE UPDATE MAP DRAFT (AS OF FEB. 2024)

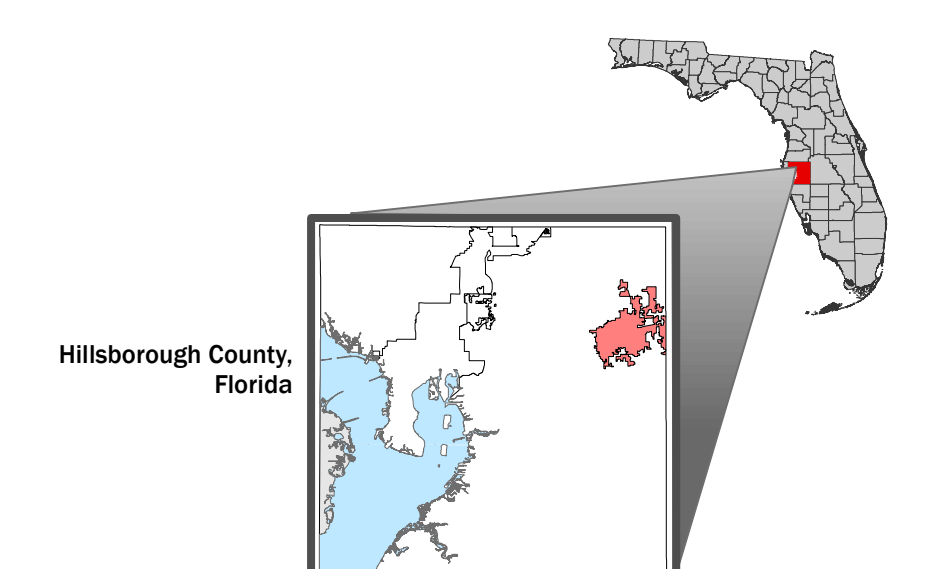


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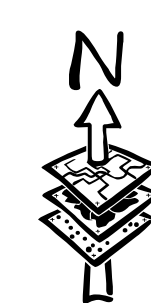
- NORTHEAST MASTERPLAN BOUNDARY
- PLANT CITY FLUE (NEMP)**
 - AGRICULTURAL RESIDENTIAL - 1
 - AGRICULTURAL RESIDENTIAL - 2
 - RESIDENTIAL - 4
 - RESIDENTIAL - 6
 - RESIDENTIAL - 9
 - RESIDENTIAL - 12
 - RESIDENTIAL - 20
 - MIXED USE-RESIDENTIAL/COMMERCIAL
 - LIGHT COMMERCIAL OFFICE
 - COMMERCIAL
 - NATURAL PRESERVATION
 - RECREATION AND OPEN SPACE
 - PUBLIC/SEMI PUBLIC
 - INDUSTRIAL
 - INDUSTRIAL FLU AMENDMENT PENDING FINAL APPROVAL
- ROADS AND BOUNDARY LINES**
 - COUNTY BOUNDARY
 - JURISDICTION BOUNDARY
 - ROADS

DRAFT

LOCATOR MAP AND REFERENCE INFORMATION



FUTURE LAND USE (NEMP): 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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0 0.075 0.15 0.3 0.45 0.6
Miles

Author: C.Welsh
Date: 2/13/2024

PLANT CITY NORTHEAST MASTER PLAN

STAKEHOLDER RECOMMENDED MAP REVISIONS



LEGEND

NORTHEAST MASTERPLAN BOUNDARY

PLANT CITY FLUE (NEMP)

- AGRICULTURAL RESIDENTIAL - 1
- AGRICULTURAL RESIDENTIAL - 2
- RESIDENTIAL - 4
- RESIDENTIAL - 6
- RESIDENTIAL - 9
- RESIDENTIAL - 12
- RESIDENTIAL - 20
- MIXED USE-RESIDENTIAL/COMMERCIAL
- LIGHT COMMERCIAL OFFICE
- COMMERCIAL
- NATURAL PRESERVATION
- RECREATION AND OPEN SPACE
- PUBLIC/SEMI PUBLIC
- INDUSTRIAL

NEMP PRIORITY AREAS

- INDUSTRIAL
- MIXED USE

NATURAL FEATURES

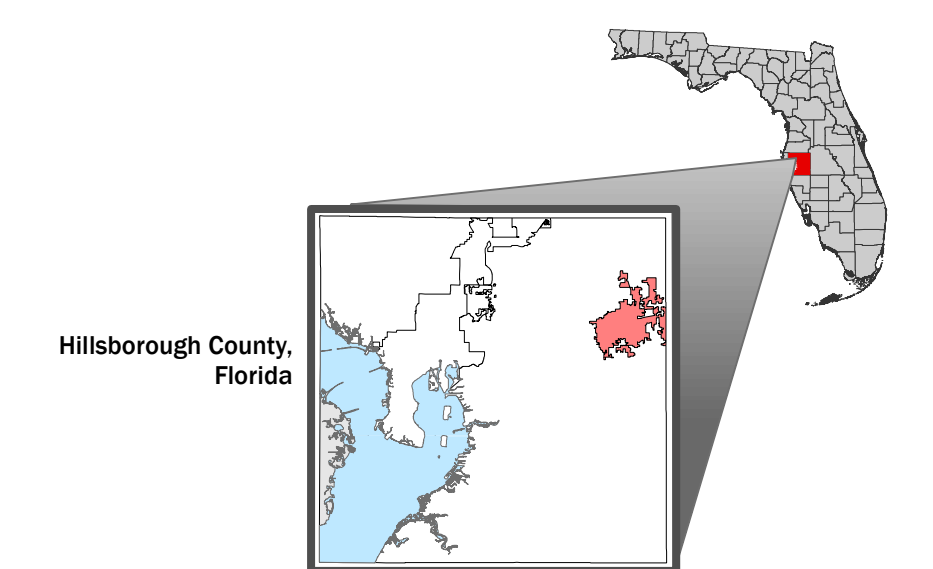
- WATER

ROADS AND BOUNDARY LINES

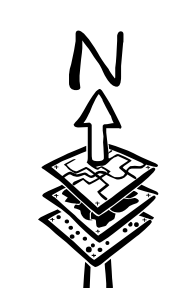
- COUNTY BOUNDARY
- JURISDICTION BOUNDARY
- ROADS

DRAFT

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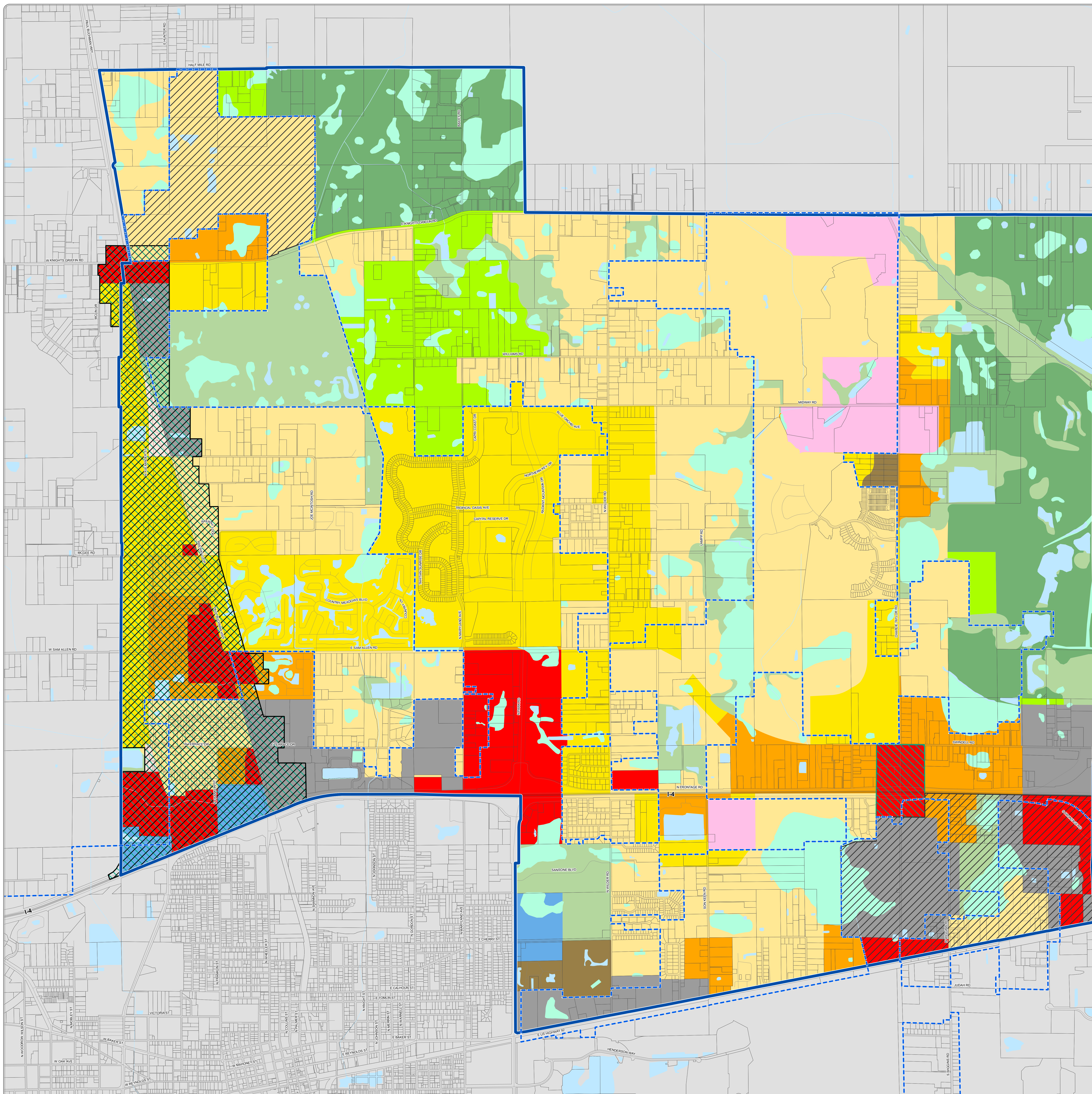


0 0.075 0.15 0.3 0.45 0.6 Miles

Author: C.Welsh
Date: 2/9/2024

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PlanHillsborough.org



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



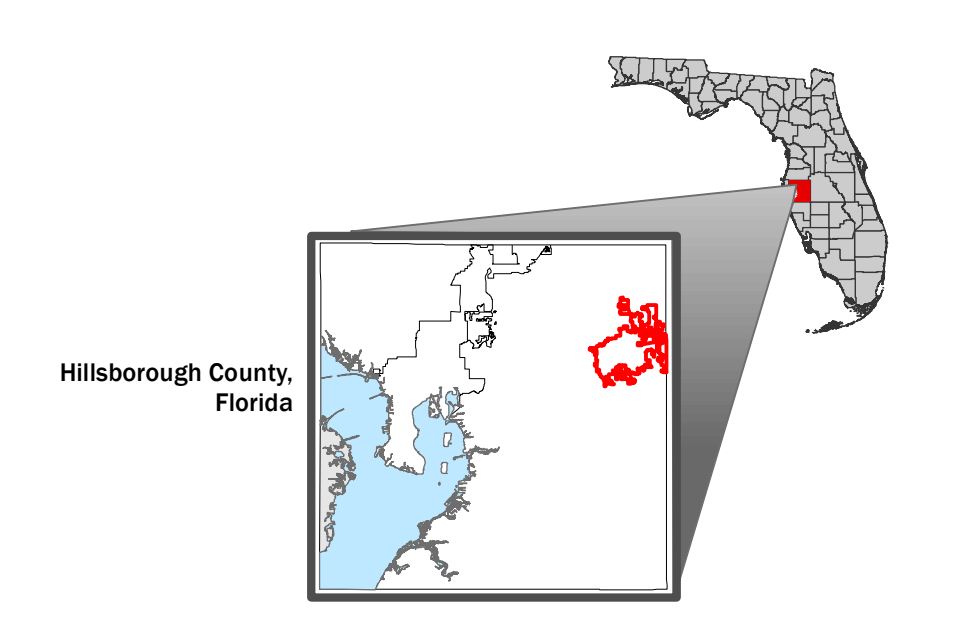
LEGEND

- 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

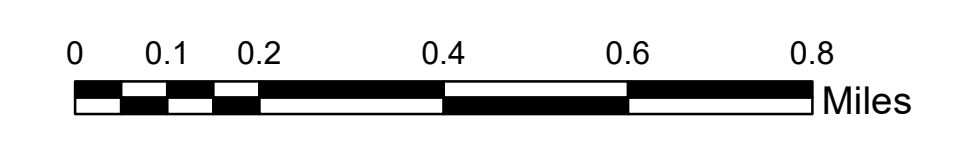
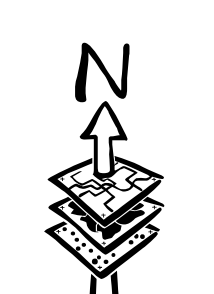
- ROADS AND BOUNDARY LINES**
- TRUCK ROUTES
 - GREEN TECH CORRIDOR
 - COUNTY BOUNDARY
 - JURISDICTION BOUNDARY
 - ROADS

DRAFT

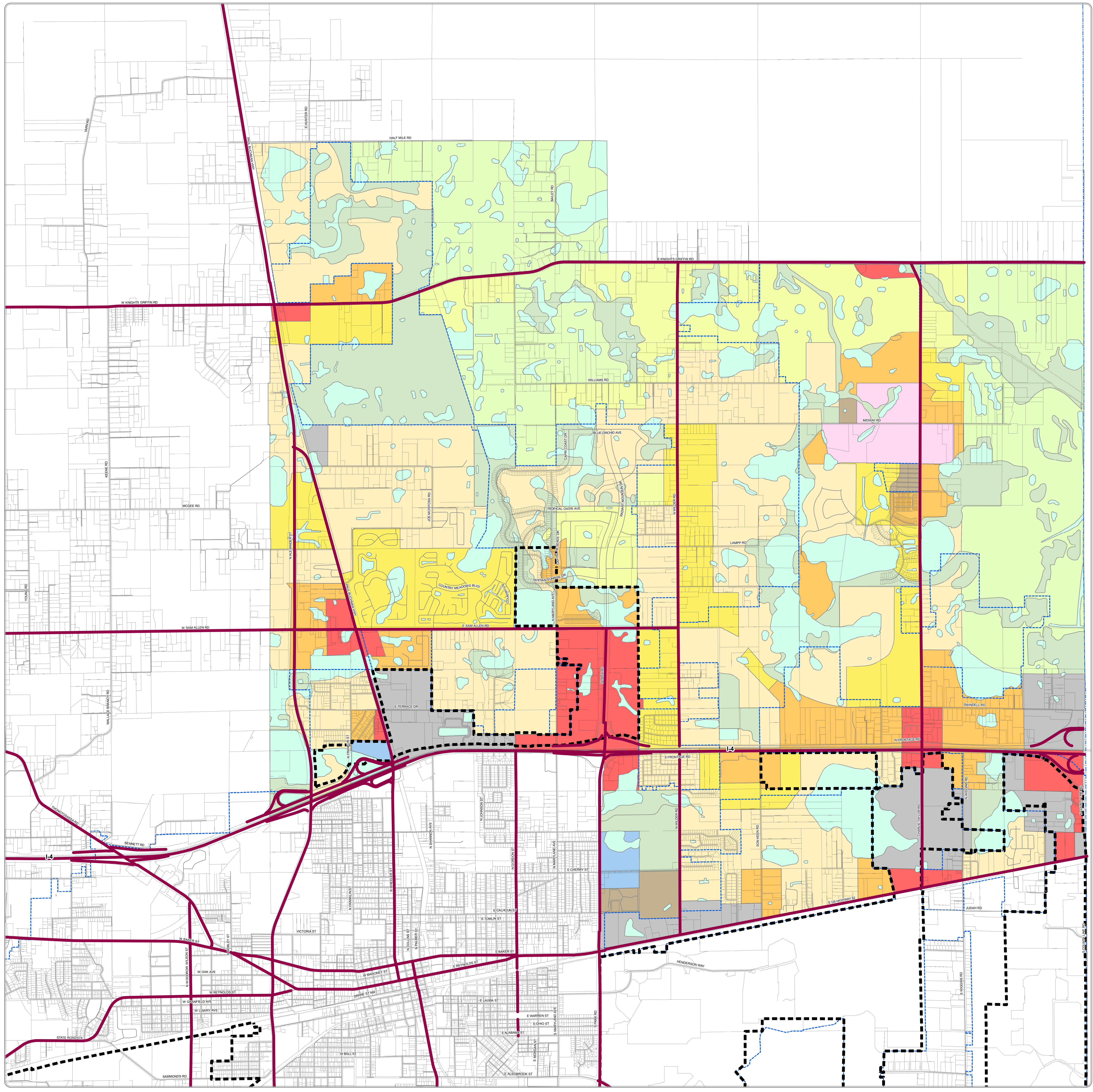
LOCATOR MAP AND REFERENCE INFORMATION



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
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PlanHillsborough.org



Faces - Industrial
 High Density
 Mixed Use

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

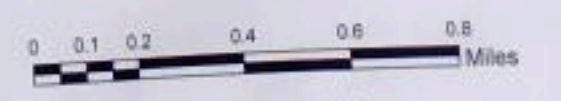
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LOCATOR MAP AND REFERENCE INFORMATION

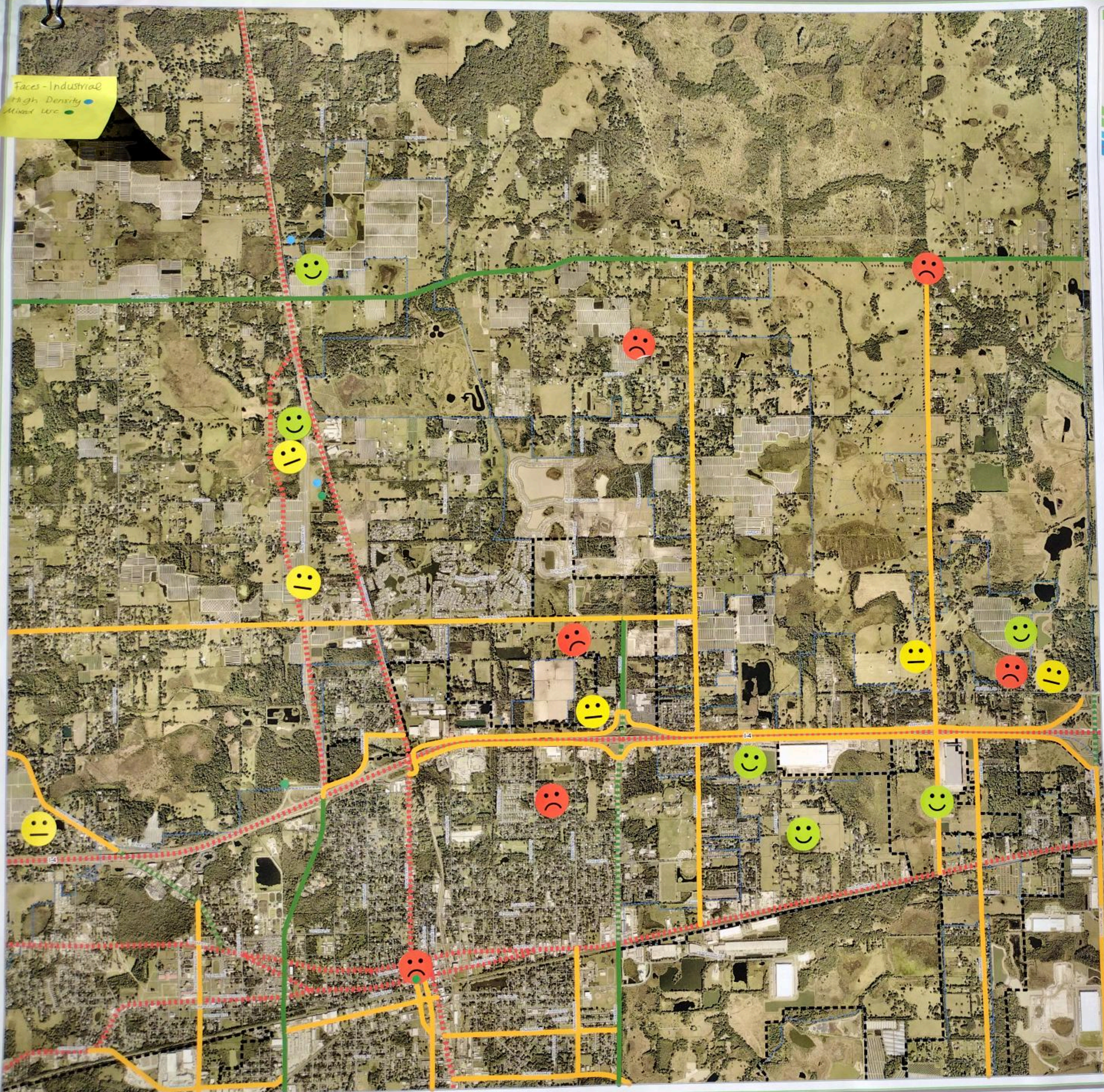


SOURCE: FUTURE LAND USE: Hillsborough County City-County Planning Commission.
FUNCTIONAL CLASSIFICATION: Hillsborough County Transportation Planning Organization, Hillsborough County Derivation.
JURISDICTIONAL AREAS: Updated to plan. Effective to present quarterly update.
URBAN SERVICE AREA BOUNDARIES: Hillsborough County City-County Planning Commission. Effective to present quarterly update.
WETLANDS AND WATER: Southeast Florida Water Management District. Wetland features over 40 acres extracted from Land Use Land Cover.
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Author: CATANAC
 Date: 9/2/2023

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 Plan@hillsborough.org



PLANT CITY NORTHEAST MASTER PLAN
DEVELOPMENT CONSTRAINED LANDS
PREFERRED LAND USE SCENARIO

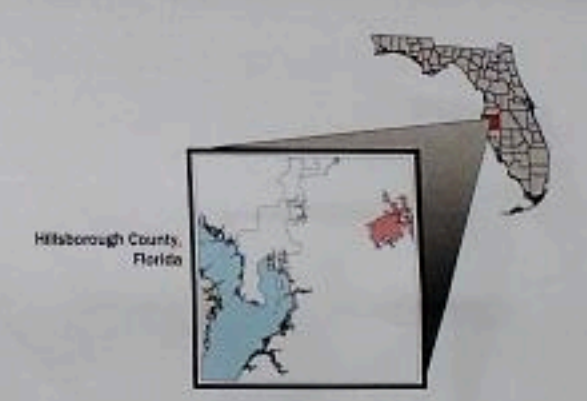


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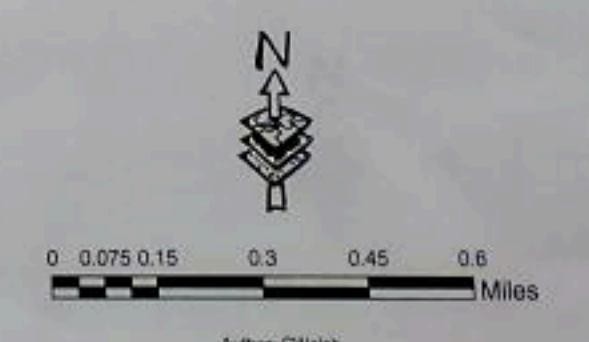
- NORTHEAST MASTERPLAN BOUNDARY
- DEVELOPMENT CONSTRAINED LANDS**
 - ELAPP
 - SIGNIFICANT WILDLIFE HABITAT
 - WETLANDS
 - FLOODPLAINS
 - WATER
 - PARKS
- ROADS AND BOUNDARY LINES**
 - COUNTY BOUNDARY
 - JURISDICTION BOUNDARY
 - ROADS

DRAFT

LOCATOR MAP AND REFERENCE INFORMATION



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

Density

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



LEGEND

PLANT CITY FLUE (NEMP)

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ROADS AND BOUNDARY LINES

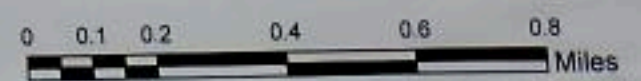
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Author: CATANIC
Date: 9/21/2023

Faces - Industrial
 High Density ●
 Mixed use ●

