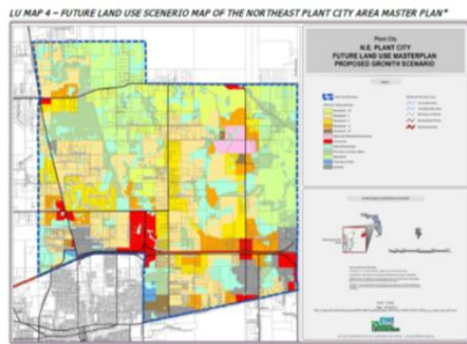


What is the Northeast Plant City Area Master Plan (NEMP)? The Northeast Plant City Area Master Plan (NEMP) was adopted in 2008 to proactively address the increasing demand for residential development and annexations, and to coordinate fiscally responsible land use decisions with transportation and infrastructure scenario planning for Plant City. The NEMP articulates a land use scenario and strategies for a "village-type environment" focused in the Northeast quadrant of Plant City. The Master Plan anticipates a growing concentration of sustainable residential development around a mixed-use village center. The Preferred Land Use Scenario Map reflects land use designations and patterns intended to implement this vision.

What is the Preferred Land Use Scenario Map (referred to as the NEMP Map)?



The NEMP is implemented by the Preferred Land Use Scenario Map. This Map is the visual representation of the vision articulated in the Northeast Plant City Master Plan. The map and Master Plan were adopted in 2008 to address the increasing annexations and residential growth and ensure the area has adequate infrastructure. That vision promotes a "Village Center" concept with a concentration of higher intensity and density mixed uses at its core while leaving spaces in the periphery.

What area is covered by the NEMP Map?

The Northeast Plant City Master Plan (NEMP) Study Area is approximately 20 Square miles and extends east from State Road 39/Paul Buchman Highway to the Hillsborough County/Polk County Line and north from US 92 (between Park Road and County Line Road) to Knights Griffin Road and west of Wilder Road, to the northernmost part of Plant City. The major North-South Roadways are State Road 39/Paul Buchman Highway, Charlie Taylor Road and N. Wilder Road. The major East-West Roadways are US Highway 92, Knights Griffin Road and Interstate 4.

Why does the NEMP Map need to be updated?

The NEMP and Preferred Land Use Scenario Map, were adopted over 16 years ago (2008) to address increasing annexations and anticipated growth, ensure adequate infrastructure, and reduce impacts to I-4 in the northeast quadrant of Plant City. Over this time, emerging development patterns and changes in market demand have prompted the need to review and reassess the appropriateness of the land use patterns shown on the Preferred Land Use Scenario Map. This update is being conducted to revisit the accuracy of the delineated land uses and to refresh the Map based on current economic and environmental considerations and context. The overriding objective of

this update to the Preferred Land Use Scenario Map is to revitalize the effectiveness of the Map as a strategic planning guide for future development in the areas addressed by the NEMP.

Who initiated the update of the NEMP Map?

The City Manager, on behalf of the City Commission to evaluate the effectiveness of the Map to accommodate changes in market conditions, community concerns and emerging land use development trends. The Planning Commission was asked to work jointly with Plant City’s Planning and Zoning staff to review and reassess the Map and propose updates to the Map enhancing the map to reflect existing conditions accurately and to assess the need for additional changes to accommodate emerging development trends, promote economic development and to address growing market demands.

What is the focus of this map update effort?

The update is not intended to reassess the Study Area comprehensively. This effort is designed to:

- Incorporate changes to the map that have resulted from annexations and Plan Amendments since the NEMP Map became effective;
- Remove obsolete land use designations and designating areas to be consistent with the City’s Comprehensive Plan;
- Incorporate the 2018 North Alexander Street Land Use and Market Study’s Recommended Land Use Scenario map for that corridor;
- Target specific target locations that have been noted to be experiencing growth and development incongruent with the Master Plan.

What is the Stakeholders Group, and what is their role?

To assist in the review and assessment of the NEMP Map, a Stakeholder Group, also referred to as the Technical Working Group (TWG), was convened. This group consists of property owners, land use professionals, developers, technical and economic development professionals, and City staff. The purpose and role of the Stakeholder Group is to share their technical, professional and practical perspectives in the process of developing recommended updates to the NEMP Map.

What happens after this Open House?

Following the Open House, final revisions to the maps will be prepared, incorporating the feedback we receive this evening. A workshop with the City Commission to review proposed revisions and updates is anticipated to be scheduled in late March or early April. Recommendations received at the workshop and an updated NEMP Map will be forwarded to the City Commission for their consideration thereafter.

Have Questions: Contact the Project Team

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Plant City	Julie Ham, Planning & Zoning Manager	813-659-4231 jham@plantcitygov.com
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Northeast Master Plan Preferred Land Use Scenerio Map Update Recommendations



Administrative Map Updates

- Incorporates the Recommended North Alexander Street Preferred Land Use Scenario included in the adopted Alexander Land Use and Market Study (2018).
- Incorporates Adopted Plan Amendments and Annexations to match the Comprehensive Plan's Future Land Use Map.
- Recognizes North Park Isle with correct Future Land Use, Residential-6.
- Change areas designated Residential-2.5 to Residential-4 to be consistent with Comprehensive Plan Water and Sewer Policies
- Remove the Agricultural designation from the Legend and add AR-1 and AR-2.
 - Overlay AR-1 over areas designated Agricultural with an underlying County Residential-1 designation.
 - Overlay AR-2 over areas designated Agricultural with an underlying County designation of Agricultural, with the exception of areas with the County designation of Agricultural Estates-1/2.5.
- Removes the floodplain areas buffering the Natural Preservation Areas, these buffer areas were designated Parks, Recreation and Open Space .
- Revise areas designated Parks, Recreation and Open Space to match the Comprehensive Plan Future Land
- Reflect the Adopted Future Land Use Map, PC/CPA 22-15, which is pending an effective date from the State.



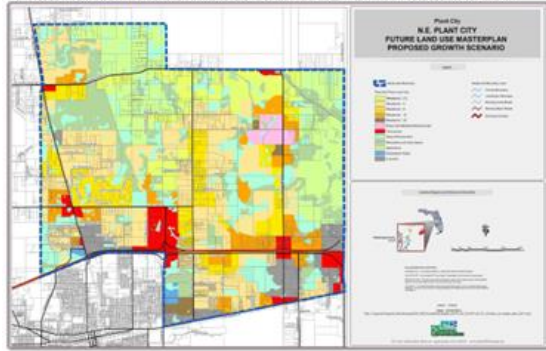
Village Center

- Potential policy to reevaluate the a process for varying form the Master Plan



Stakeholder Areas

- Those areas where the Technical Working Group desire higher densities and intensity of uses or mixed use.



What's Next

Northeast Plant City Area Master Plan:

Preferred Land Use Scenario Map Update Open House February 29, 2024



Thanks for Coming!

Open House

Staff will be incorporating the feedback we receive this evening.

City Commission Workshop(s)

The City Commission to review proposed revisions and finalize updates to the Map (late March or early April)

Comprehensive Plan Amendment to Adopt the Updated Map

Public Hearings to consider adoption of the updated "Preferred Land Use Scenario" Map (TBD)



Planning Commission

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**NEED MORE
INFORMATION?**

CONTACT US!

