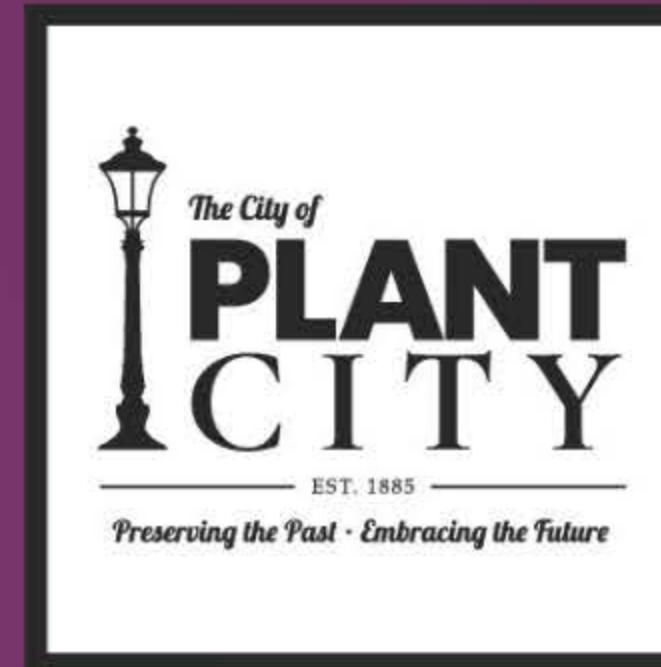




Hillsborough County
City-County
Planning Commission



NORTHEAST PLANT CITY AREA MASTER PLAN MAP UPDATE NORTHEAST PLANT CITY AREA MASTER PLAN MAP UPDATE

Open House / Open House

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For more information,
scan the QR Code to visit
the website.



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the website.

**We look forward to hearing your thoughts on the updated map!
We look forward to hearing your thoughts on the updated map!**

WHAT IS THE PREFERRED LAND USE SCENARIO MAP (REFERRED TO AS THE NEMP MAP)?

This map is the product of the Northeast Plant City Area Master Plan (NEMP), and it illustrates land use patterns that promote the creation of a livable and sustainable “village” environment and the Village Center concept envisioned in the NEMP.

WHY ARE WE UPDATING IT?

The Map was adopted in 2008 along with the NEMP and has not been updated since. Changes over the last 20 years have prompted the need to reassess possible updates to the land uses and development patterns on the Map. The update is focused on enhancing the accuracy of the map and, where appropriate, supporting evolving community priorities and market demands.

¿QUÉ ES EL MAPA DE ESCENARIOS DE USO DE USOS FUTUROS PREFERIDO (DENOMINADO MAPA NEMP)?

Este mapa es el producto del Plan Maestro del Área de Plant City del Noreste (NEMP) e ilustra patrones de uso de suelo que promueven la creación de un entorno habitable y entorno de “aldea” sostenible y el concepto de Centro de Aldea previsto en el NEMP.

¿POR QUÉ ESTAMOS ACTUALIZANDO?

El Mapa fue adoptado en 2008 junto con el NEMP y no se ha actualizado desde entonces. Los cambios ocurridos en los últimos 20 años han generado la necesidad de reevaluar posibles actualizaciones de los usos del suelo y los patrones de desarrollo en el Mapa. La actualización se centra en mejorar la precisión del mapa y, cuando corresponda, respaldar las cambiantes prioridades de la comunidad y las demandas del mercado.

WHAT DO WE WANT TO ACCOMPLISH?

We want to refresh and update the information shown on the NEMP Map. This update is intended to be responsive to current and emerging land use issues, and community and economic development concerns. Your participation, by sharing your thoughts, insights, and concerns at this Open House, is key to identifying the community concerns and will give guidance as the City considers updates to the NEMP Map.

The ultimate goal, with your assistance, is to update this map so it continues to be an informative and effective planning tool for the City’s governing body to use in making land use decisions that further the vision of the northeast area.

HOW DOES IT AFFECT ME?

By providing your input, you are assisting the City in setting land use and infrastructure priorities in the northeast area of Plant City. This is an opportunity for you to provide your thoughts and ideas about how you want your community to look and grow over time and to share what issues are of concern to you and your community.

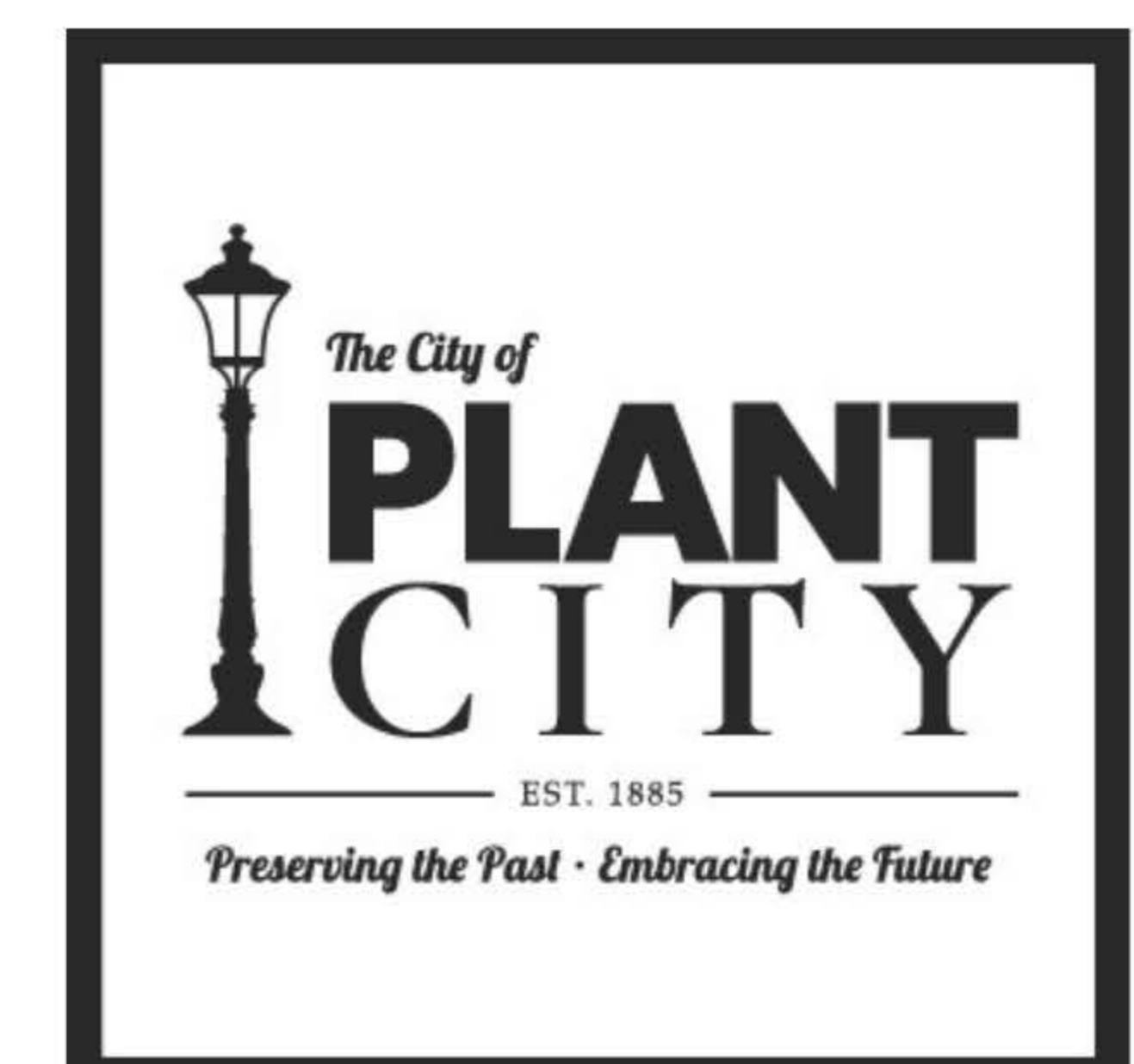
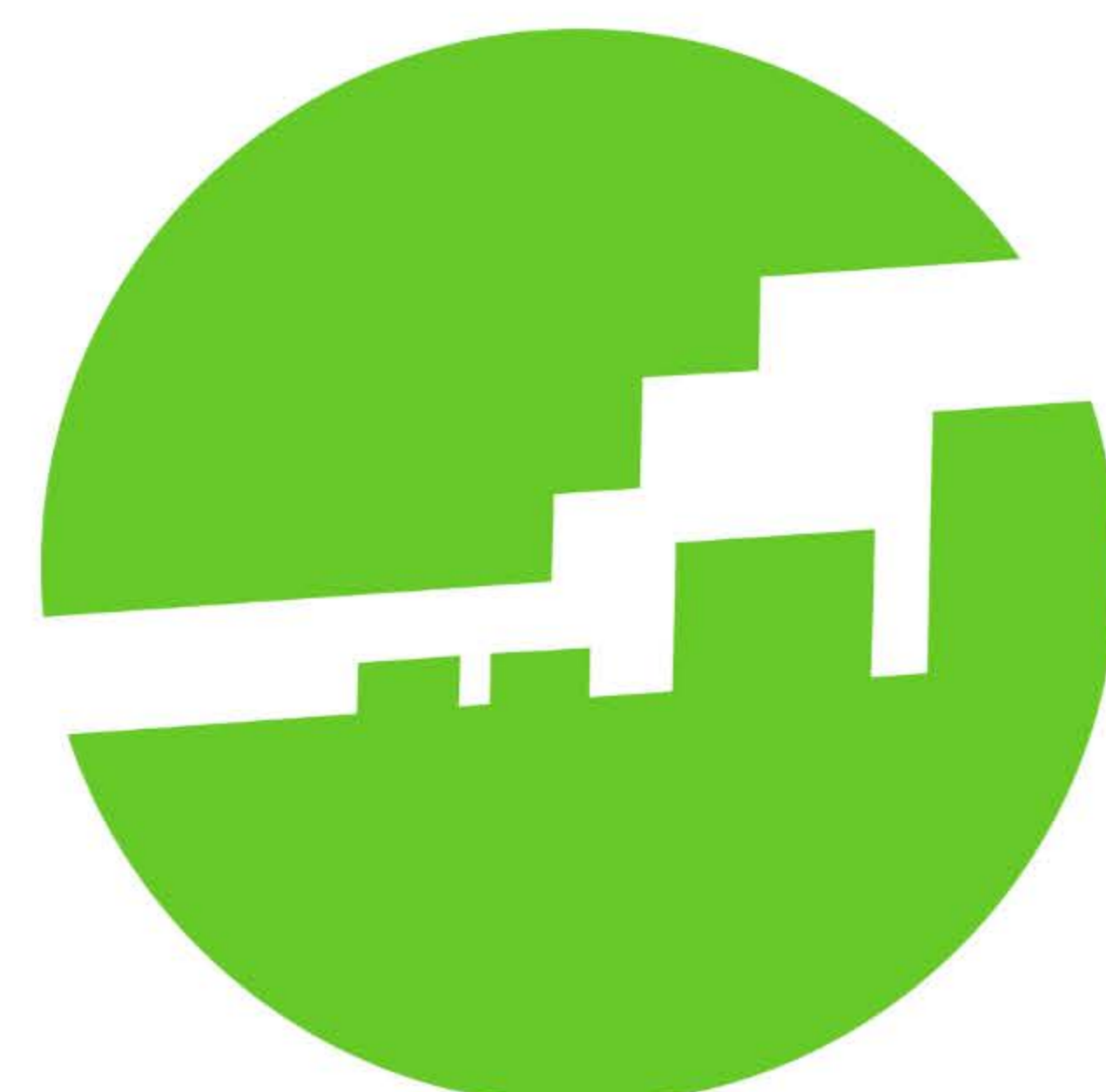
¿QUÉ QUEREMOS LOGRAR?

Queremos actualizar y actualizar la información que se muestra en el mapa NEMP. Esta actualización pretende responder a los problemas actuales y emergentes de uso de la tierra y a las preocupaciones de desarrollo económico y comunitario. Su participación, al compartir sus pensamientos, ideas e inquietudes en esta jornada de puertas abiertas, es clave para identificar las inquietudes de la comunidad y brindará orientación a medida que la ciudad considere actualizaciones del mapa NEMP.

El objetivo final, con su ayuda, es actualizar este mapa para que siga siendo una herramienta de planificación informativa y eficaz para que el órgano rector de la ciudad la utilice al tomar decisiones sobre el uso de la tierra que promuevan la visión del área noreste.

¿CÓMO ME AFECTA?

Al brindar su opinión, está ayudando a la Ciudad a establecer prioridades de infraestructura y uso de suelo en el área noreste de Plant City. Esta es una oportunidad para que usted comparta sus pensamientos e ideas sobre cómo desea que su comunidad se vea y crezca con el tiempo y para discutir qué temas le preocupan a usted y a su comunidad.

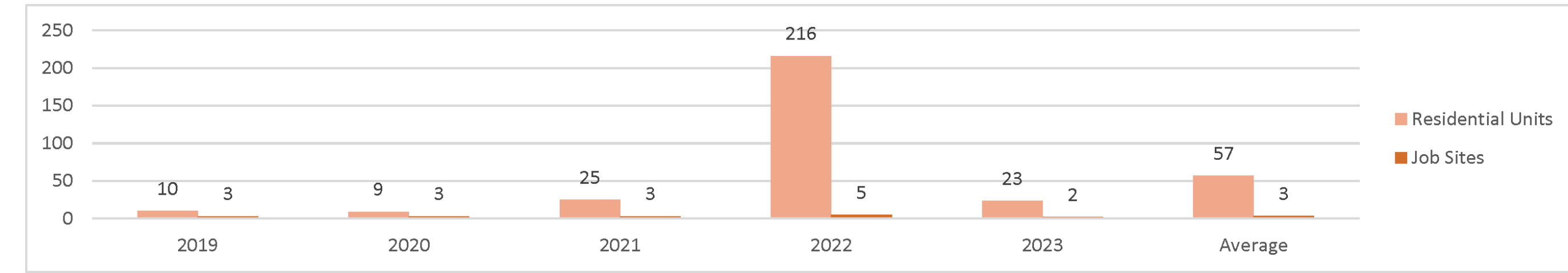


Area: **Northeast Plant City Master Plan Area**



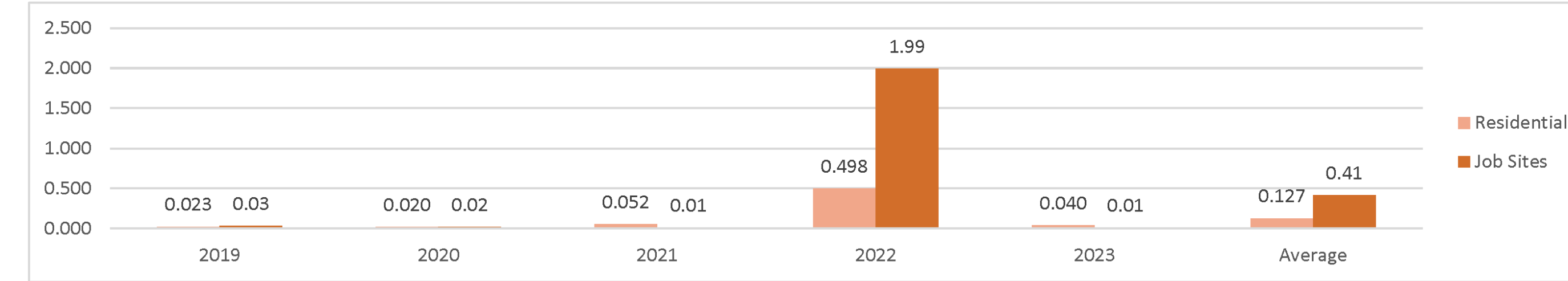
Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	10	9	25	216	23	57
Job Sites	3	3	3	5	2	3



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

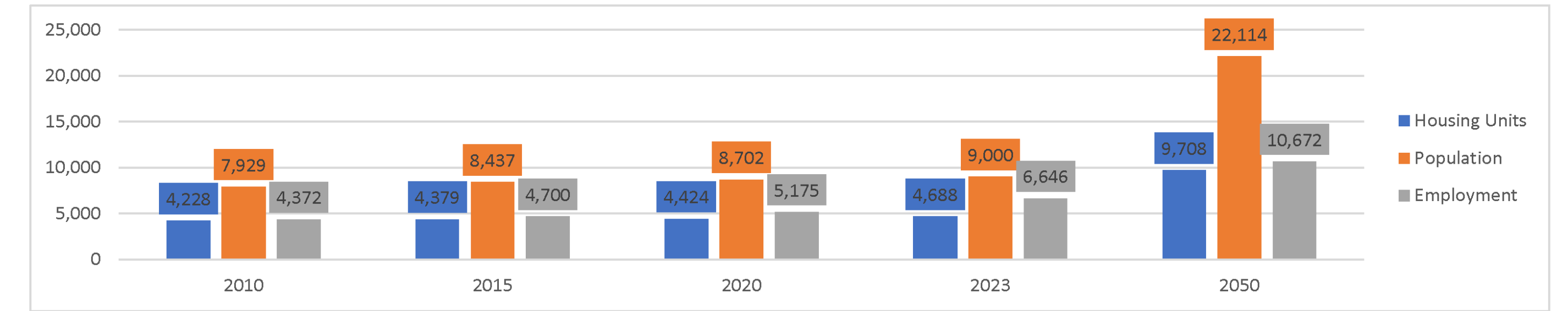
	2019	2020	2021	2022	2023	Average
Residential	0.023	0.020	0.052	0.498	0.040	0.127
Job Sites	0.03	0.02	0.01	1.99	0.01	0.41



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

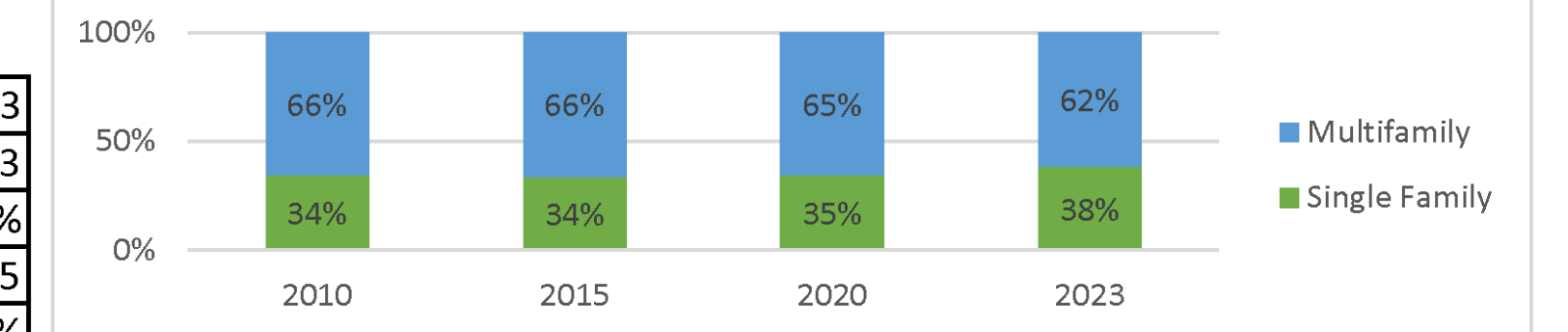


	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	4,228	4,379	4,424	4,688	9,708	5,020	107%	7%
Population	7,929	8,437	8,702	9,000	22,114	13,114	146%	7%
Employment	4,372	4,700	5,175	6,646	10,672	4,027	61%	41%



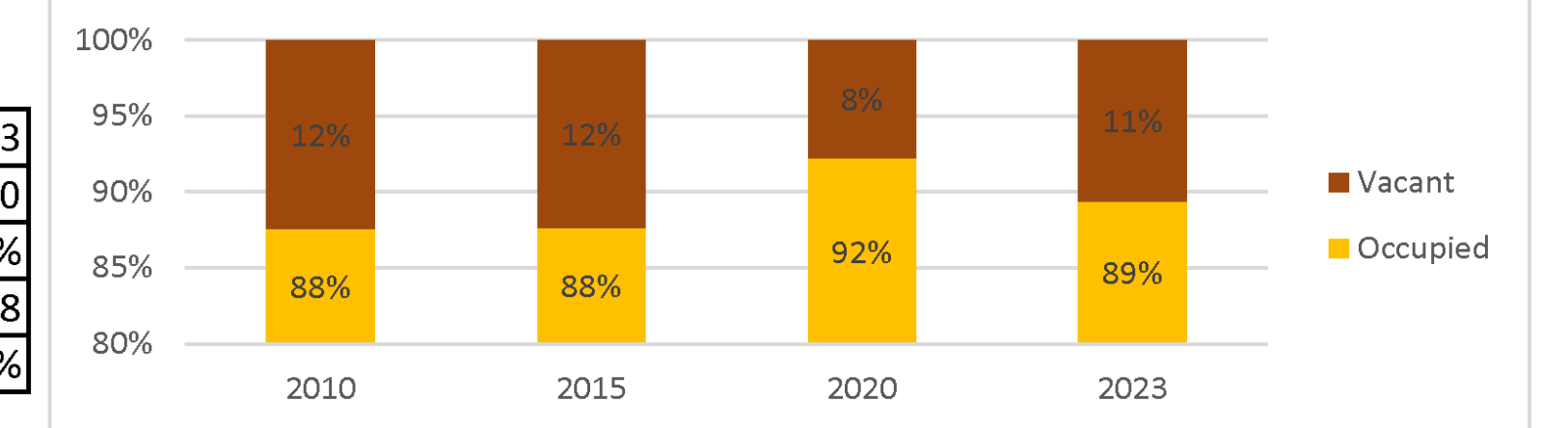
Residential Units by Type

	2010	2015	2020	2023
Single Family	1,458	1,484	1,529	1,793
Single Family	34%	34%	35%	38%
Multifamily	2,770	2,895	2,895	2,895
Multifamily	66%	66%	65%	62%



Occupied and Vacant Housing Units

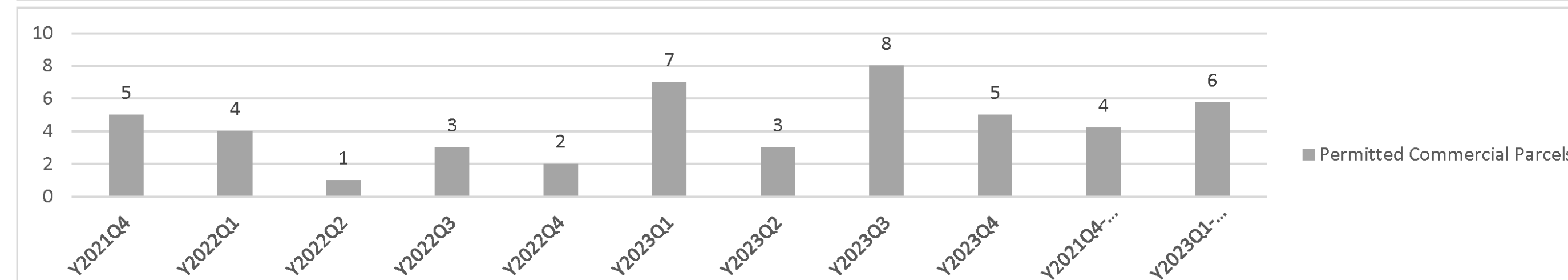
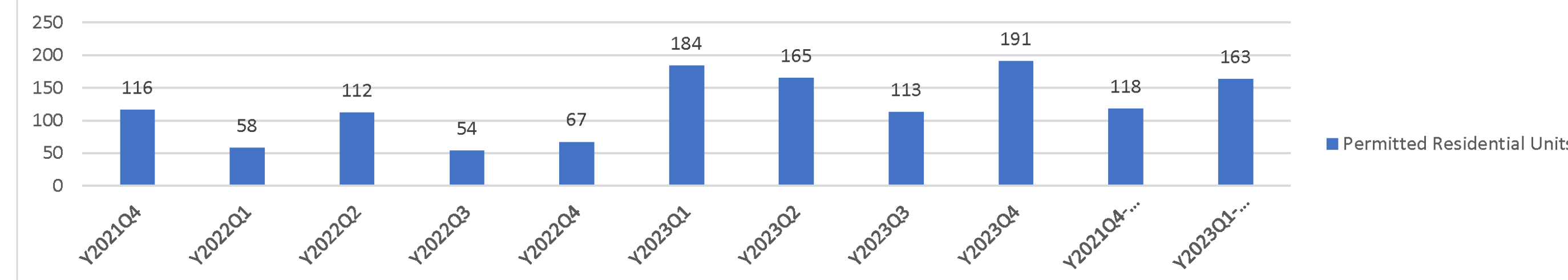
	2010	2015	2020	2023
Occupied	3,702	3,838	4,080	4,190
Occupied	88%	88%	92%	89%
Vacant	526	541	344	498
Vacant	12%	12%	8%	11%



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



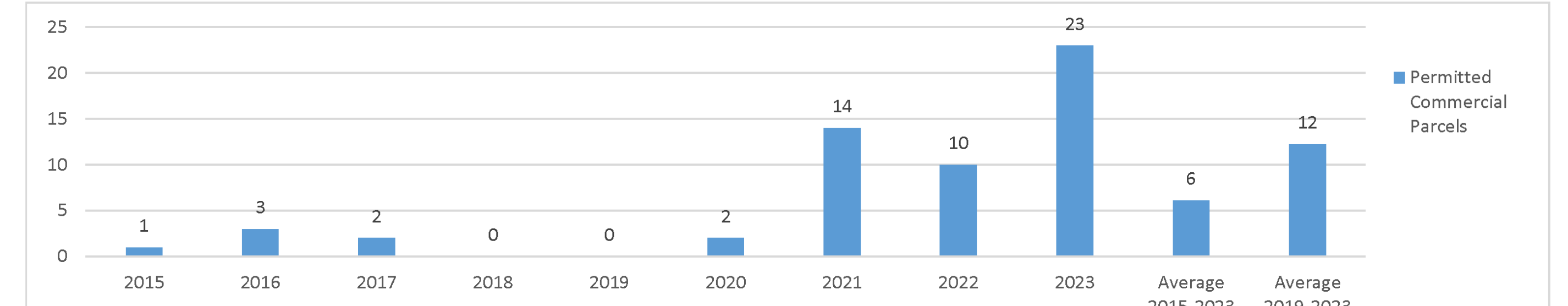
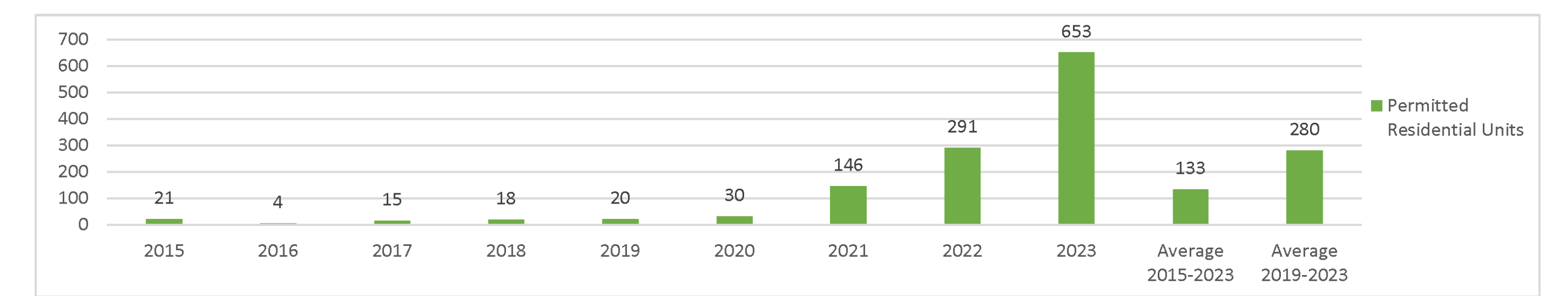
Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	116	58	112	54	67	184	165	113	191	118	163
Permitted Commercial Parcels	5	4	1	3	2	7	3	8	5	4	6
Total Building Permits	121	62	113	57	69	191	168	121	196	122	169



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



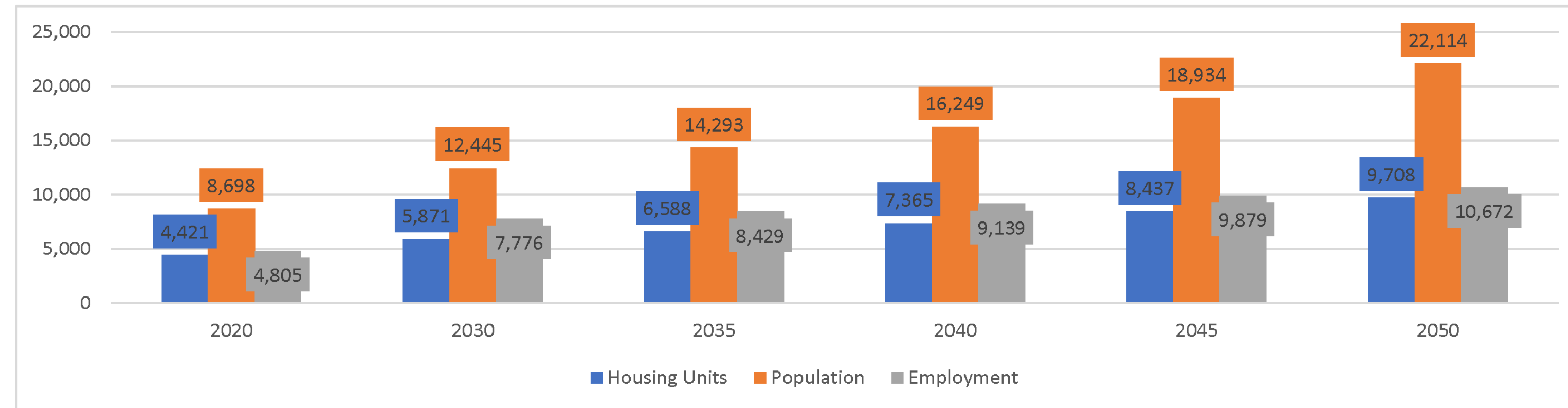
Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	21	4	15	18	20	30	146	291	653	133	280
Permitted Commercial Parcels	1	3	2	0	0	2	14	10	23	6	12
Total Building Permits	22	7	17	18	20	32	160	301	676	139	292



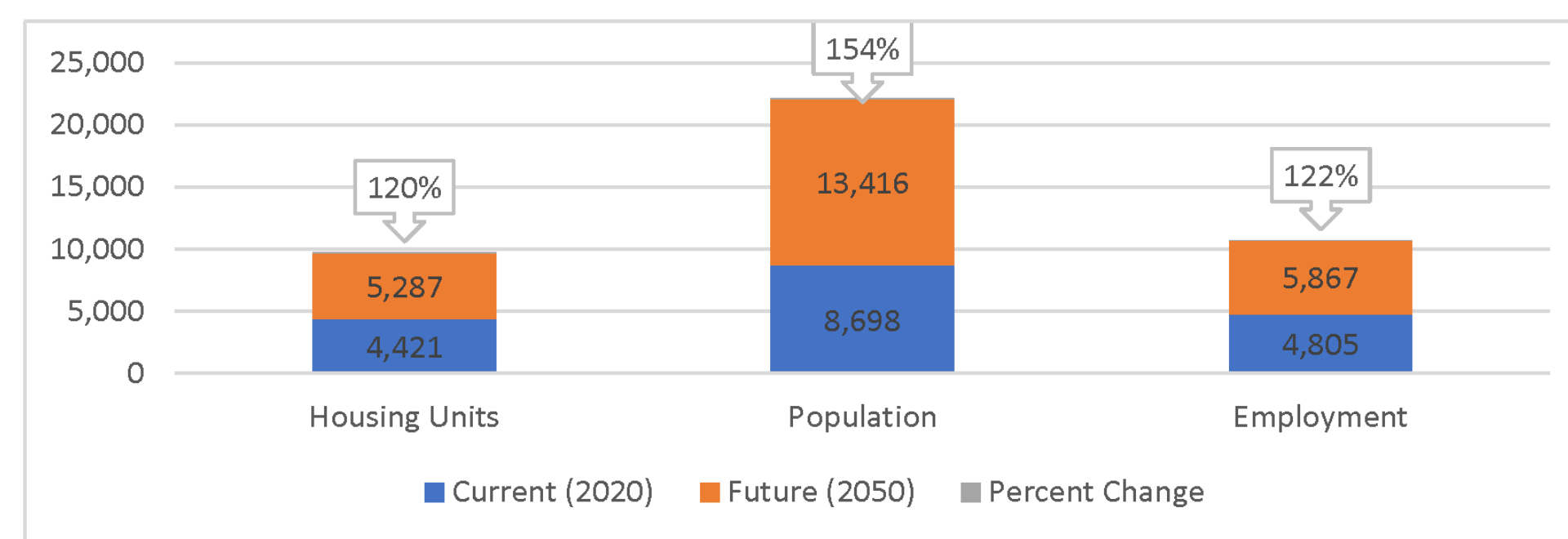


Area: Northeast Plant City Master Plan Area

	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%

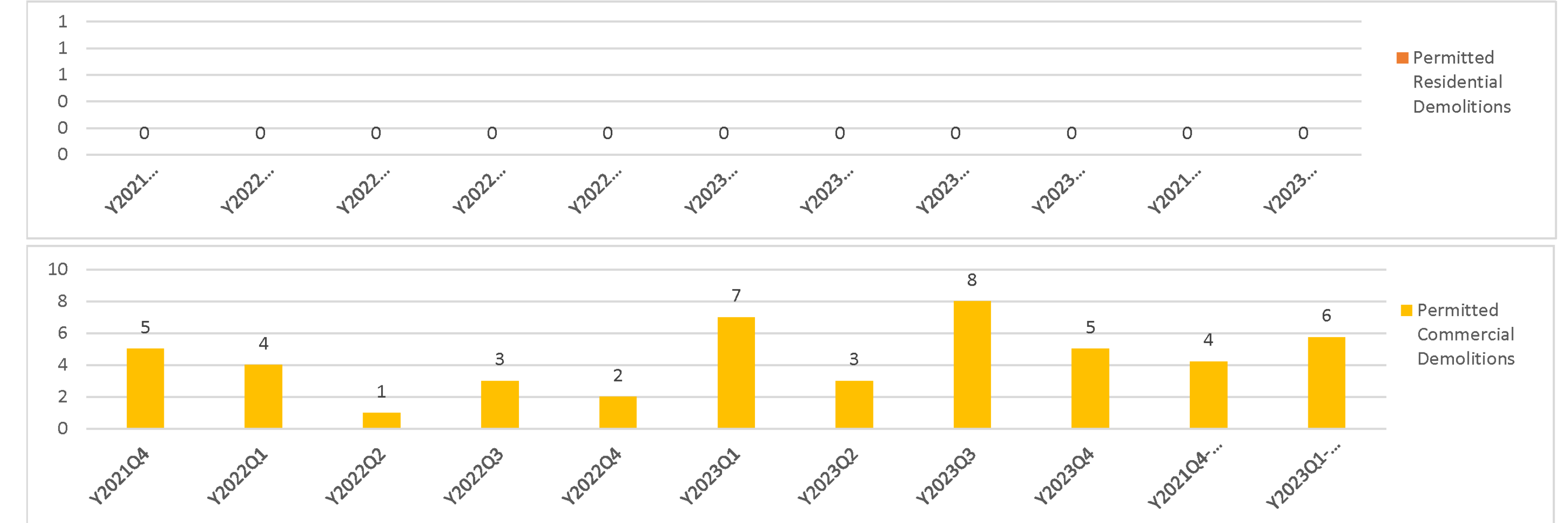


	Current (2020)	Future (2050)	Percent Change
Housing Units	4,421	5,287	120%
Population	8,698	13,416	154%
Employment	4,805	5,867	122%



Area: Northeast Plant City Master Plan Area

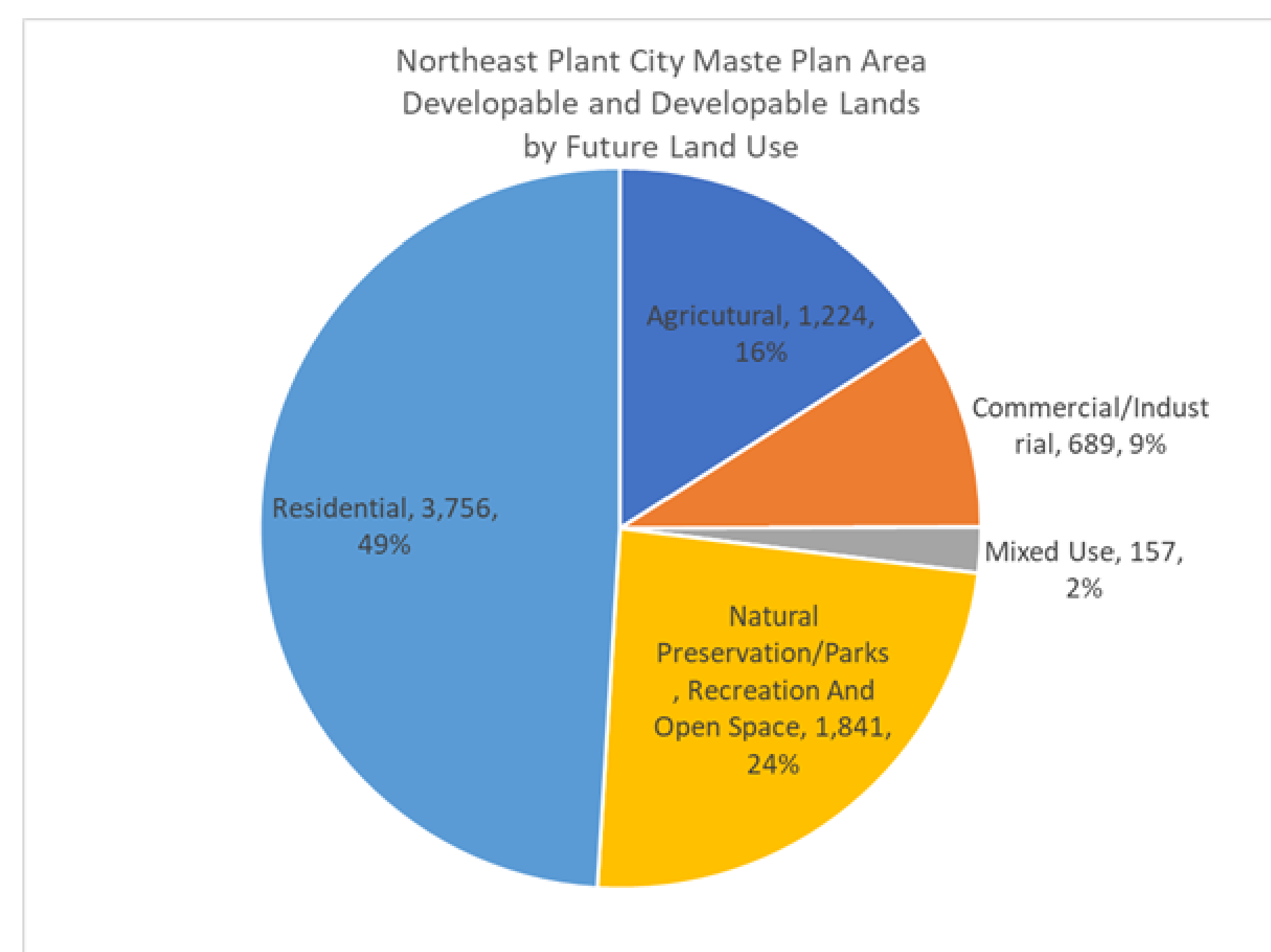
	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Demolition Permits											
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	5	4	1	3	2	7	3	8	5	4	6
Total Permitted Demolitions	5	4	1	3	2	7	3	8	5	4	6



Northeast Plant City Master Plan Area Developable + Redevelopable Lands by Future Land Use



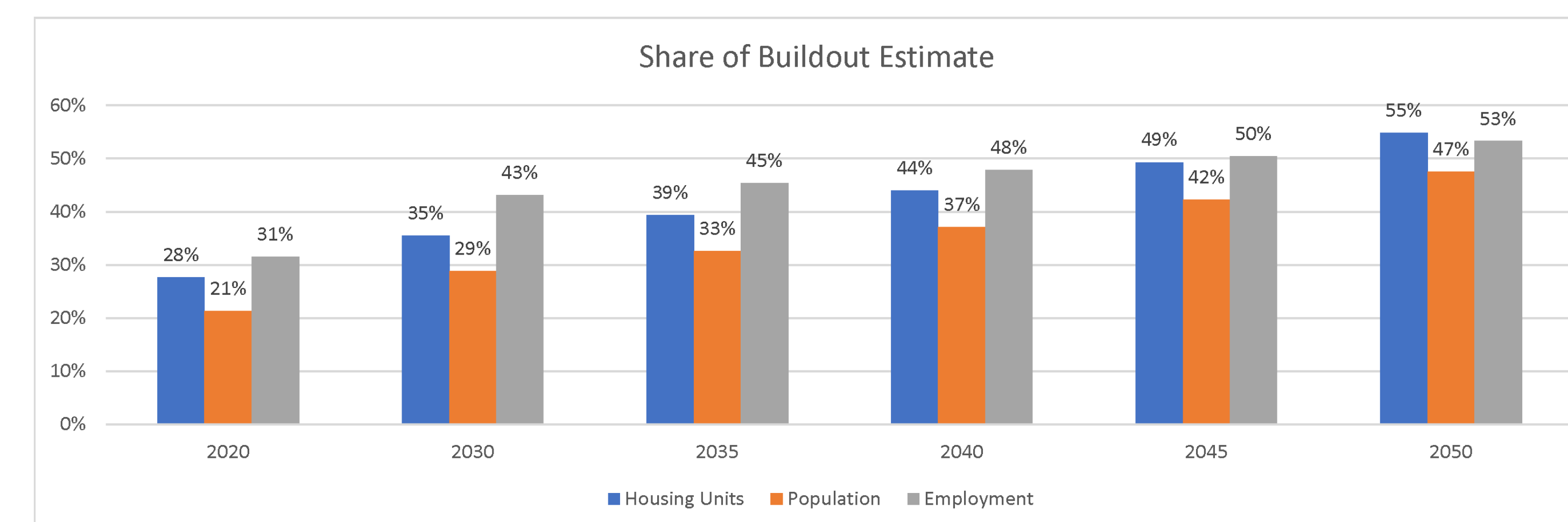
Future Land Use Type	Developable FLU Category Acreage	Percent	Redevelopable FLU Category Acreage	Percent	Developable + Redevelopable Acreage	Percent
Agricultural	1,173	20%	51	3%	1,224	16%
Commercial/Industrial	312	5%	377	20%	689	9%
Mixed Use	157	3%	0	0%	157	2%
Natural Preservation/Parks, Recreation And Open Space	892	15%	949	50%	1,841	24%
Residential	3,235	56%	522	27%	3,756	49%
Total	5,768	100%	1,898	100%	7,666	100%



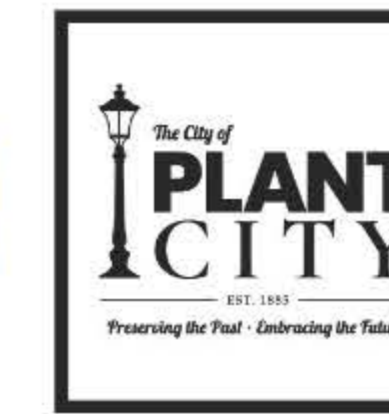
Area: Northeast Plant City Master Plan Area

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%



POPULATION ESTIMATES AND PROJECTIONS



POPULATION POPULATION

2010-2020: grew to 8,702 (+10%)
2050: projected to be 22,114 (+146%)

2010-2020: grew to 8,702 (+10%)
2050: projected to be 22,114 (+146%)



EMPLOYMENT EMPLOYMENT

2010-2020: grew to 5,175 (+18%)
2050: projected to be 10,672 (+61%)

2010-2020: grew to 5,175 (+18%)
2050: projected to be 10,672 (+61%)



BUILDING PERMITS BUILDING PERMITS

2023: 653 residential and 23 commercial permits.

2019-2023: 280 residential and 12 nonresidential permits (average).

2023: 653 residential and 23 commercial permits.

2019-2023: 280 residential and 12 nonresidential permits (average).



COMMERCIAL SPACE COMMERCIAL SPACE

2018-2022: increased by 2.06 million sq. ft.

This represents 92% and 30% of the quadrant's and city's commercial space, respectively

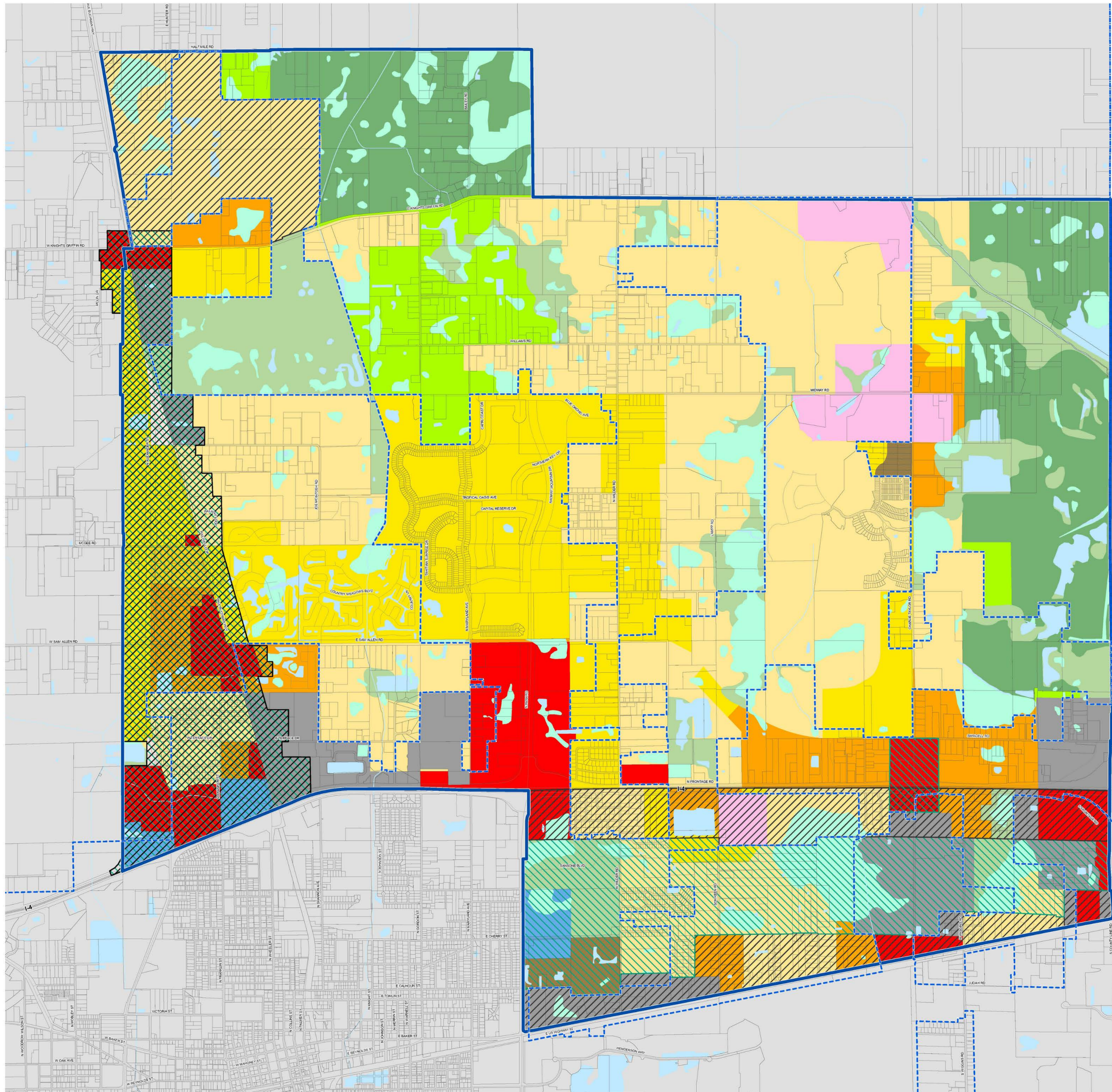
2018-2022: increased by 2.06 million sq. ft.

This represents 92% and 30% of the quadrant's and city's commercial space, respectively



Tell us where you'd like to see more intense uses (industrial, mixed-use projects, higher density, etc.).

Díganos dónde le gustaría ver usos más intensos (industrial, proyectos de uso mixto, mayor densidad, etc.).





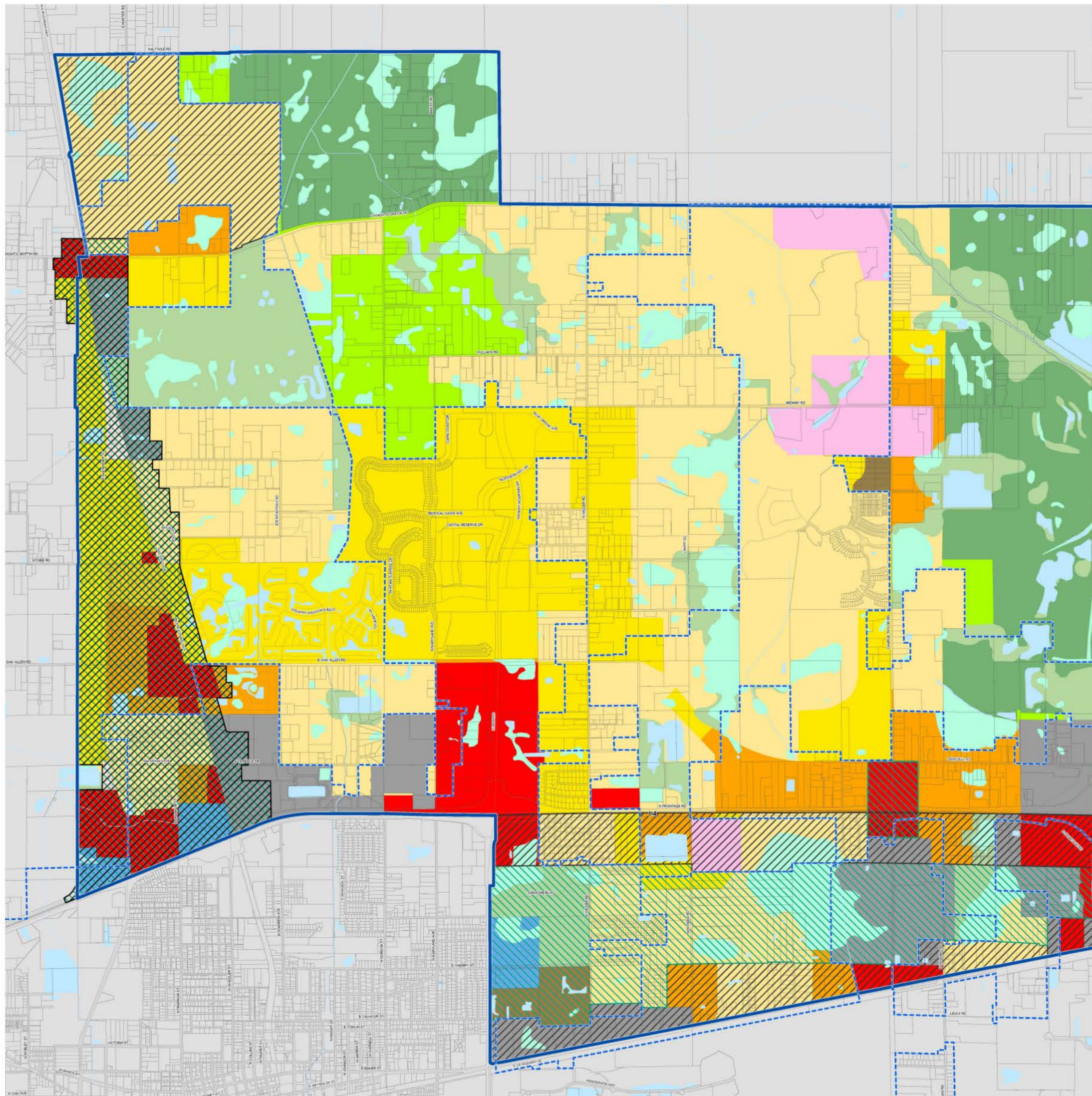
Use this space to write on or place post-it notes.
Utiliza este espacio para escribir o colocar notas adhesivas.

What are we missing?

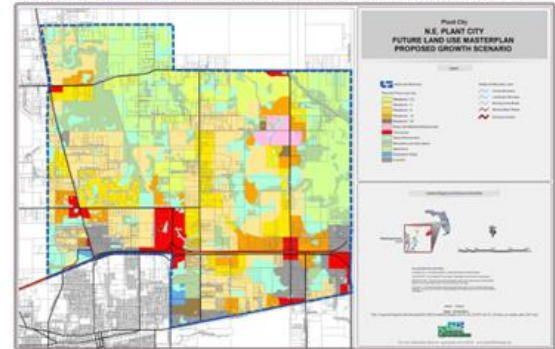
Write your comments in the box or on post-it notes. Share your priorities, concerns, and questions.

¿Qué nos falta?

Escribe tus comentarios en el cuadro o en las notas post-it (los papeles adhesivos). Compartir sus prioridades, preguntas, y preocupaciones.



A large, empty rectangular area with a dashed black border, intended for participants to write their comments or place post-it notes.



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!

