

# Draft Slides Urban Service Area Developable/Redevelopable Lands and Growth Through 2050

SPEAR Team

Last Updated: October 25, 2023

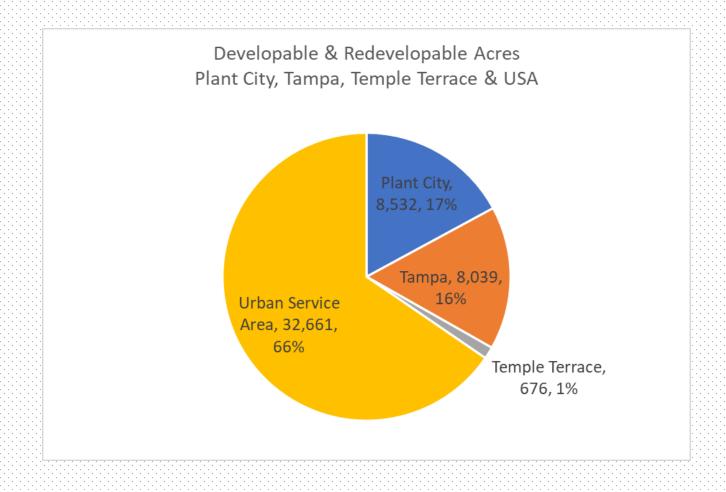


# Developable & Redevelopable Lands

Agricultural, vacant, and built parcels likely to develop by 2050



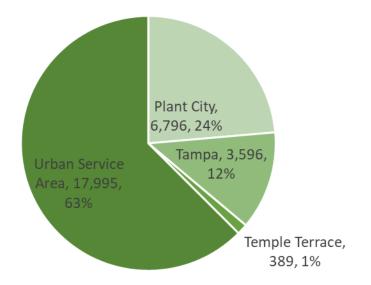
Jurisdiction or Service Area		Share of Total Developable/ Redevelopable Parcels		Share of Total Acreage
Plant City	2,557	5.1%	8,532	4.1%
Tampa	10,748	21.5%	8,039	3.8%
Temple Terrace	458	0.9%	676	0.3%
Urban Service Area	18,414	36.9%	32,661	15.6%
Total	32,177	64.4%	49,907	23.8%
Rural Service Area	17,769	35.6%	159,898	76.2%
Total	49,946	100.0%	209,805	100.0%

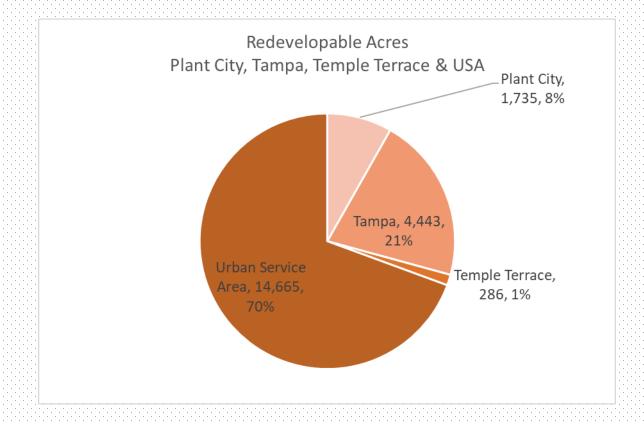




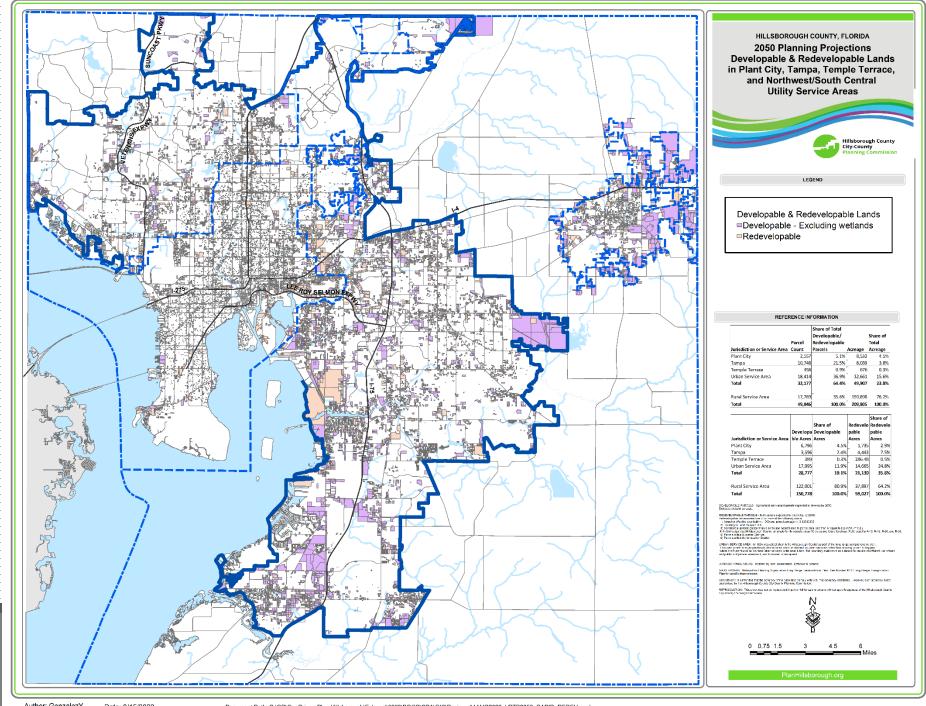
	Developa		Redevelo	Share of Redevelo pable Acres
Plant City	6,796	4.5%	1,735	2.9%
Tampa	3,596	2.4%	4,443	7.5%
Temple Terrace	389	0.3%	286	0.5%
Urban Service Area	17,995	11.9%	14,665	24.8%
Total	28,777	19.1%	21,130	35.8%
Rural Service Area	122,001	80.9%	37,897	64.2%
Total	150,778	100.0%	59,027	100.0%

Developable Acres
Plant City, Tampa, Temple Terrace & USA









Land for Future Development and Redevelopment

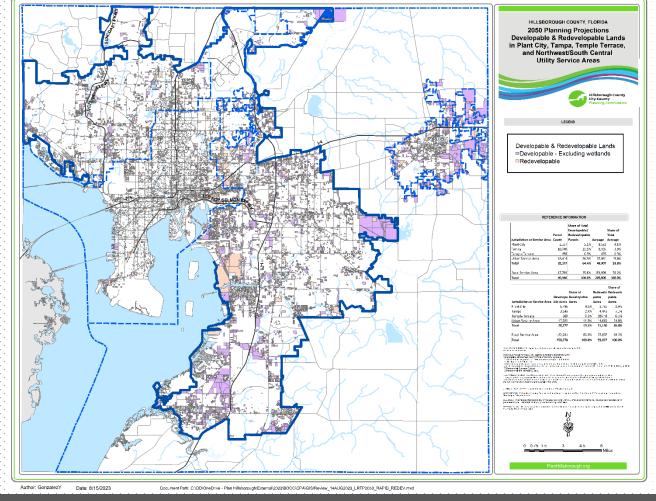
49,907 acres

Developable and redevelopable land within Plant City, Tampa, Temple Terrace, and the Urban Service Area.

Source: Planning Commission, August 2023

\*Note: Plant City has annexed 2,110 acres since

2015

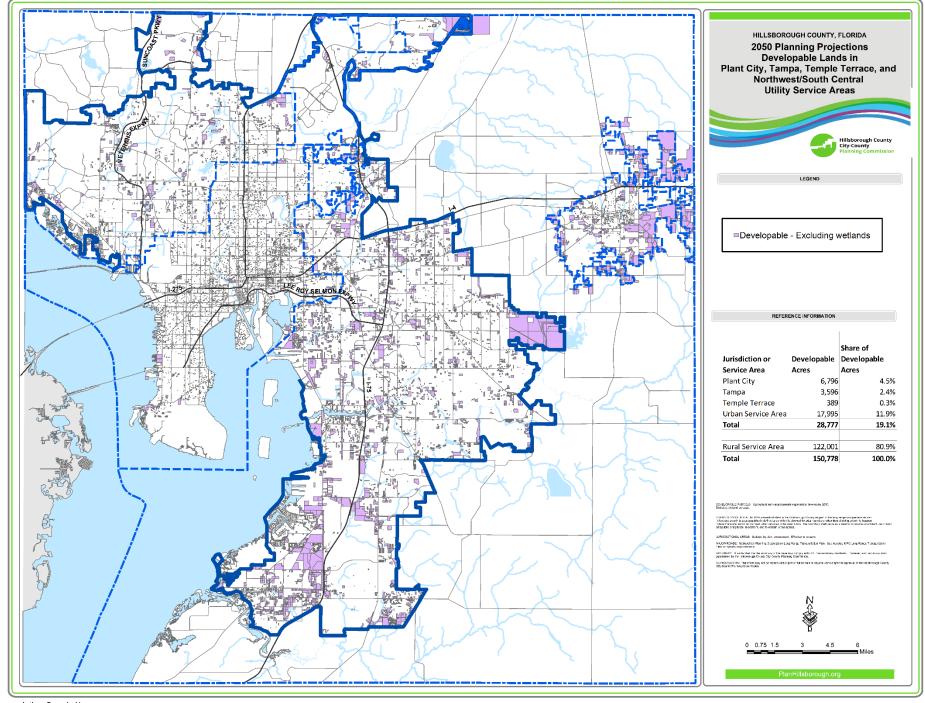




# Developable Lands

Agricultural and vacant parcels for development





Author: GonzalezY

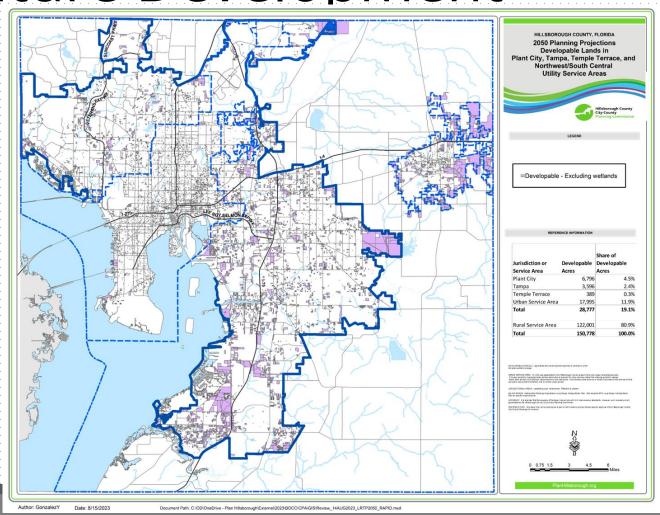
Date: 8/15/2023

# Developable Parcels - Agricultural and Vacant Land for Future Development

28, // // acres

Agricultural and Vacant developable lands in Plant City, Tampa, Temple Terrace, and Urban Service Area.

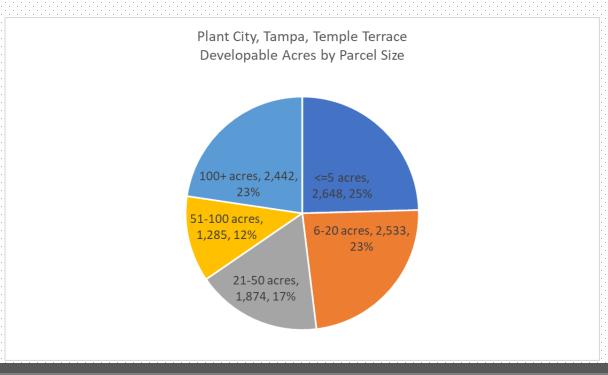
Source: Planning Commission, August 2023





## Plant City, Tampa & Temple Terrace Developable Acres

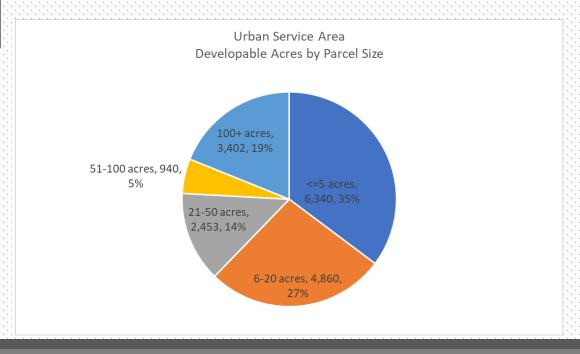
Developable Acreage	Parcels	Percent of Parcels	Acreage	Percent of Total Acreage
<=5 acres	8,764	96.3%	2,648	24.6%
6-20 acres	252	2.8%	2,533	23.5%
21-50 acres	58	0.6%	1,874	17.4%
51-100 acres	21	0.2%	1,285	11.9%
100+ acres	10	0.1%	2,442	22.6%
Total	9,105	100.0%	10,782	100.0%





## Urban Service Area Developable Acres

Developable Acreage	Parcels	Percent of Parcels	Acreage	Percent of Total Acreage
<=5 acres	11,290	94.6%	6,340	35.2%
6-20 acres	535	4.5%	4,860	27.0%
21-50 acres	79	0.7%	2,453	13.6%
51-100 acres	13	0.1%	940	5.2%
100+ acres	17	0.1%	3,402	18.9%
Total	11,934	100.0%	17,995	100.0%



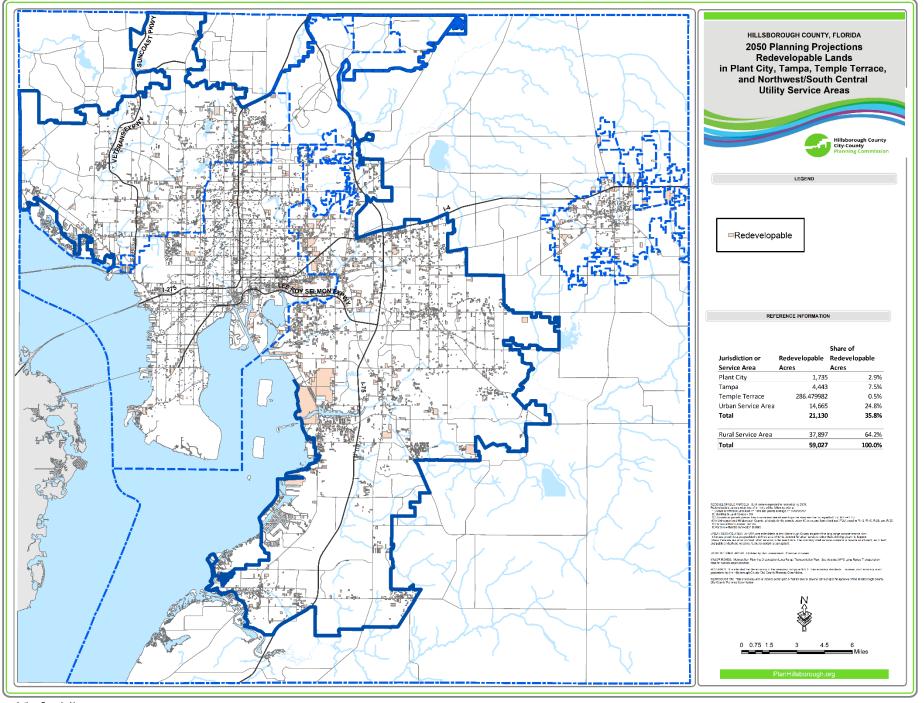


# Redevelopable Parcels

Built parcels for redevelopment. Criteria:

- 1) Actual or effective year built <= 1990 and parcel acreage >= 0.33333333
- 2) Building to Land Values < 0.5
- 3) Commercial parcels greater than 5 acres and heated area to parcel area less than or equal to 0.2 (FAR <= 0.2)
- 4) Parcels within Business Districts
- 5) Parcels within the Innovation District





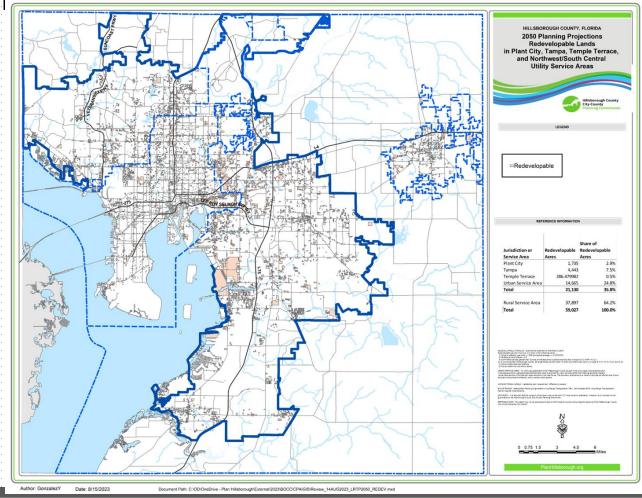


Redevelopable Parcels - Built Land for Future Redevelopment

21,130 acres

Built redevelopable lands in Plant City, Tampa, Temple Terrace, and Urban Service Area.

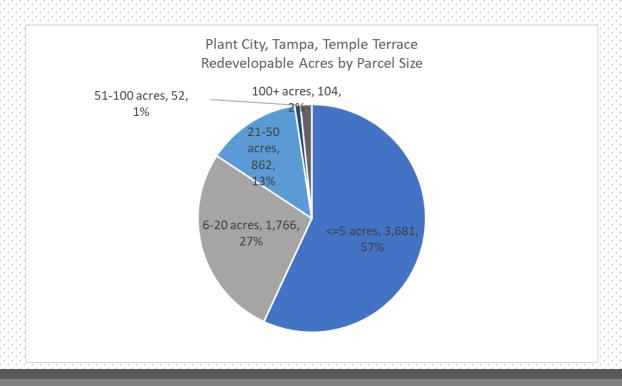
Source: Planning Commission, August 2023





## Plant City, Tampa & Temple Terrace Redevelopable Acres

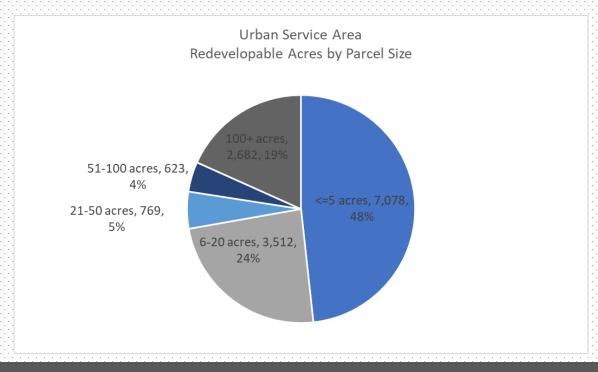
	<u> </u>	<u> </u>	<u> </u>	
Redevelopable Acreage	Parcels	Percent of Parcels	Acreage	Percent of Total Acreage
<=5 acres	4,438	95.3%	3,681	56.9%
6-20 acres	191	4.1%	1,766	27.3%
21-50 acres	27	0.6%	862	13.3%
51-100 acres	1	0.02%	52	0.8%
100+ acres	1	0.02%	104	1.6%
Total	4,658	100.0%	6,465	100.0%





## Urban Service Area Redevelopable Acres

Redevelopable Acreage	Parcels	Percent of Parcels	Acreage	Percent of Total Acreage
<=5 acres	6,029	93.0%	7,078	48.3%
6-20 acres	405	6.3%	3,512	23.9%
21-50 acres	29	0.4%	769	5.2%
51-100 acres	9	0.14%	623	4.2%
100+ acres	8	0.12%	2,682	18.3%
Total	6,480	100.0%	14,665	100.0%



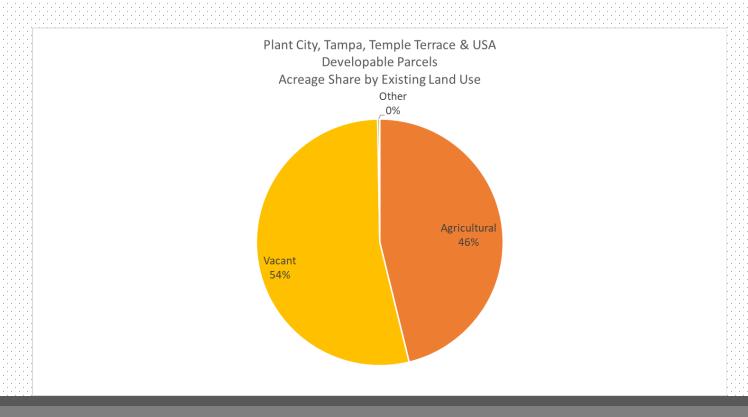


# Developable & Redevelopable Lands Existing Land Uses



## Plant City, Tampa, Temple Terrace & USA Developable Parcels by Existing Land Use

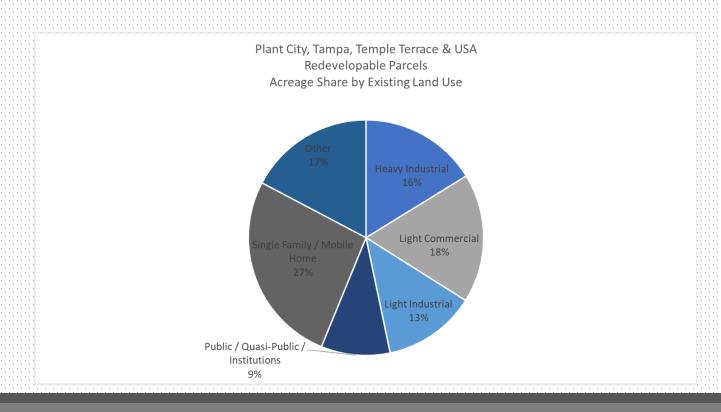
Plant City, Tampa, Temple Terrace an USA Developable Parcels by	Parcel			
Existing Land Use	Count	Percent	Acreage	Percent
Agricultural	870	4.14%	13,288	46.17%
Vacant	20,162	95.83%	15,410	53.55%
Other	7	0.03%	79	0.27%
Total	21,039	100.00%	28,777	100.00%





### Plant City, Tampa, Temple Terrace & USA Redevelopable Parcels by Existing Land Use

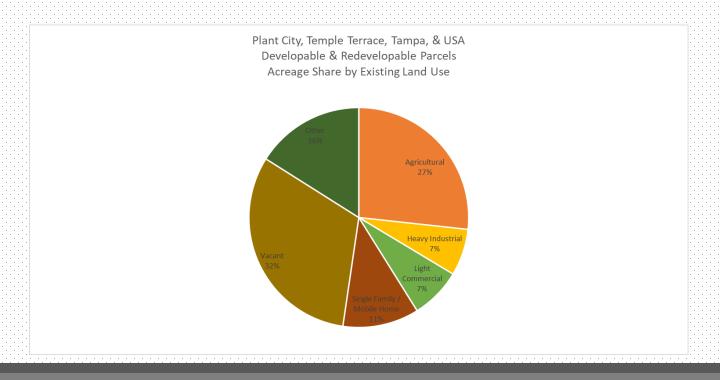
Plant City, Tampa, Temple Terrance & USA Redevelopable Parcels by Existing Land Use	Parcel Count	Percent	Acreage	Percent
Heavy Industrial	331	3%	3,428	16%
Light Commercial	2,276	20%	3,745	18%
Light Industrial	863	8%	2,697	13%
Public / Quasi-Public / Institutions	699	6%	2,004	9%
Single Family / Mobile Home	5,692	51%	5,603	27%
Other	1,277	11%	3,653	17%
Total	11,138	100%	21,130	100%





# Plant City, Tampa, Temple Terrace & USA Developable & Redevelopable Parcels by Existing Land Use

Plant City, Temple Terrace, Tampa, & USA Developable & Redevelopable Parcels by Existing Land Uses	Parcel Count	Percent	Acreage	Percent
Agricultural	873	3%	13,341	27%
Heavy Industrial	331	1%	3,428	7%
Light Commercial	2,276	7%	3,745	8%
Single Family / Mobile Home	5,692	18%	5,603	11%
Vacant	20,286	63%	15,781	32%
Other	2,719	8%	8,009	16%
Total	32,177	100%	49,907	100%



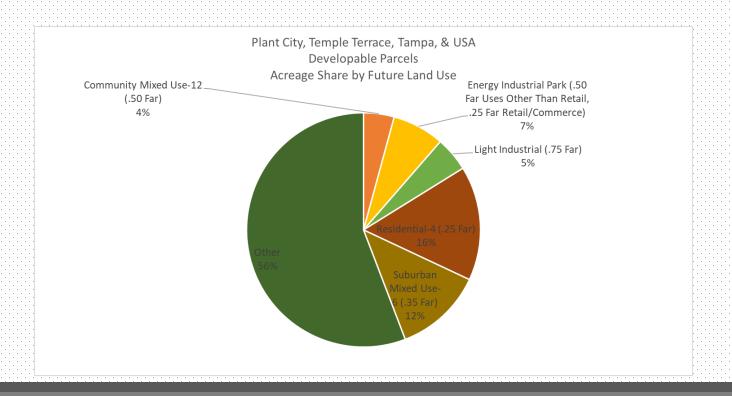


# Developable & Redevelopable Lands Future Land Uses



## Plant City, Temple Terrace, Tampa, & USA Developable Parcels by Future Land Uses

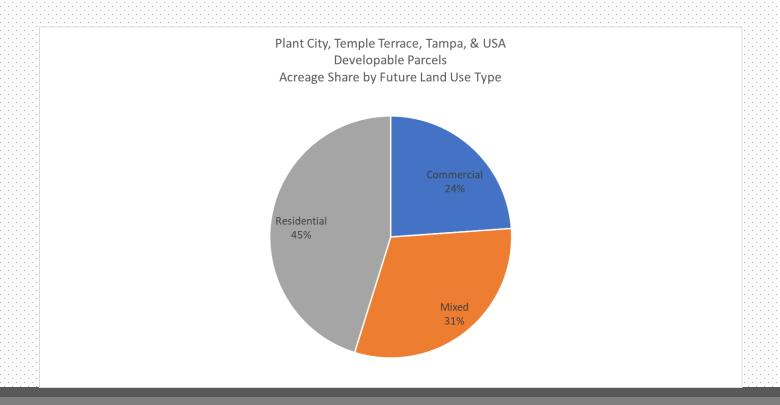
Plant City, Temple Terrace, Tampa, & USA Developable Parcels by Future Land Uses	Parcel Count	Percent	Acreage	Percent
Community Mixed Use-12 (.50 Far)	719	3%	1,217	4%
Energy Industrial Park (.50 Far Uses Other Than Retail, .25 Far		00/	2.055	70(
Retail/Commerce)	14		,	
Light Industrial (.75 Far)	284	1%	1,372	5%
Residential-4 (.25 Far)	3,607	17%	4,547	16%
Suburban Mixed Use-6 (.35 Far)	1,686	8%	3,519	12%
Other	14,729	70%	16,058	56%
Total	21,039	100%	28,777	100%





### Plant City, Temple Terrace, Tampa, & USA Developable Parcels by Future Land Use Types

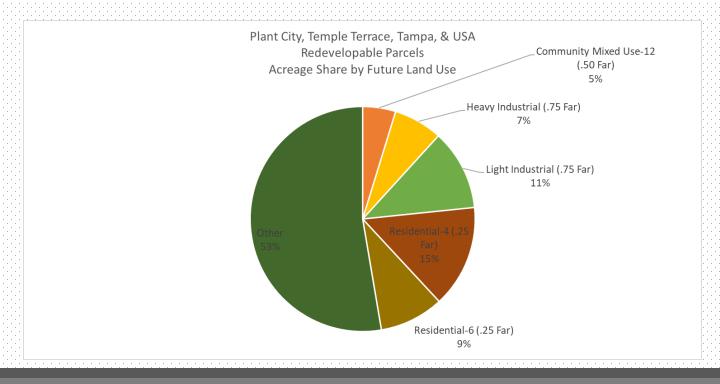
Plant City, Temple Terrace, Tampa, & USA Developable Parcels by Future Land Uses	Parcel Count	Percent	Acreage	Percent
Commercial	2,154	10%	6,871	24%
Mixed	4,357	21%	8,906	31%
Residential	14,528	69%	13,000	45%
Total	21,039	100%	28,777	100%





## Plant City, Temple Terrace, Tampa, & USA Redevelopable Parcels by Future Land Uses

Plant City, Temple Terrace, Tampa, & USA Redevelopable Lands by	Parcel			
Future Land Uses	Count	Percent	Acreage	Percent
Community Mixed Use-12 (.50 Far)	431	4%	1,002	5%
Heavy Industrial (.75 Far)	65	1%	1,482	7%
Light Industrial (.75 Far)	474	4%	2,451	12%
Residential-4 (.25 Far)	1,725	15%	3,115	15%
Residential-6 (.25 Far)	1,350	12%	1,951	9%
Other	7,093	64%	11,129	53%
Total	11,138	100%	21,130	100%

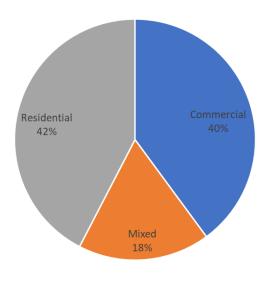




#### Plant City, Temple Terrace, Tampa, & USA Redevelopable Parcels by Future Land Use Types

Plant City, Temple Terrace, Tampa, & USA Redevelopable Lands by				
Future Land Uses	Parcel Count	Percent	Acreage	Percent
Commercial	2,756	25%	8,432	40%
Mixed	1,861	17%	3,743	18%
Residential	6,521	59%	8,956	42%
Total	11,138	100%	21,130	100%

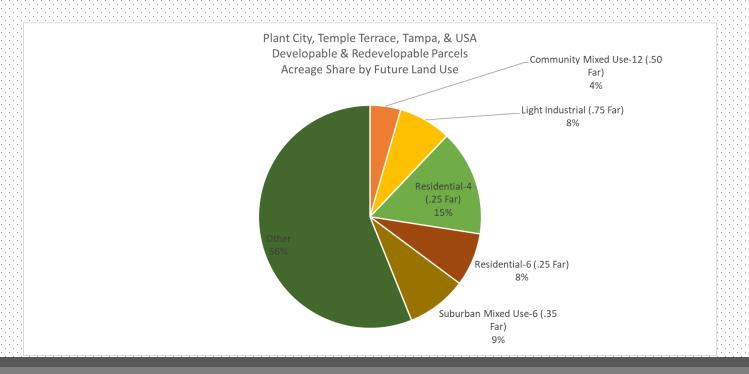






#### Plant City, Temple Terrace, Tampa, & USA Developable and Redevelopable Parcels by Future Land Uses

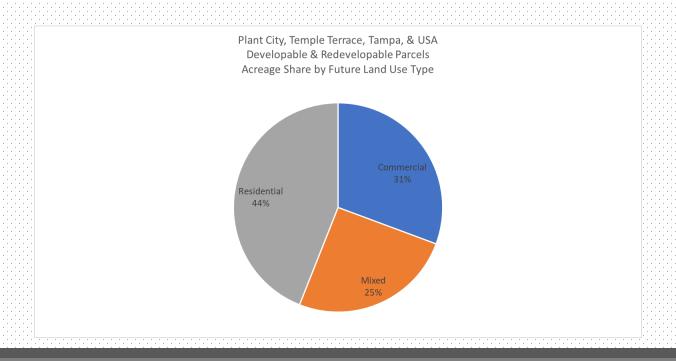
Plant City, Temple Terrace, Tampa, & USA Developable &				
Redevelopable Parcels by Future Land Uses	Parcel Count	Percent	Acreage	Percent
Community Mixed Use-12 (.50 Far)	1,150	4%	2,219	4%
Light Industrial (.75 Far)	758	2%	3,822	8%
Residential-4 (.25 Far)	5,332	17%	7,662	15%
Residential-6 (.25 Far)	3,915	12%	3,853	8%
Suburban Mixed Use-6 (.35 Far)	2,121	7%	4,361	9%
Other	18,901	59%	27,990	56%
Total	32,177	100%	49,907	100%





#### Plant City, Temple Terrace, Tampa, & USA Developable and Redevelopable Parcels by Future Land Use Types

Plant City, Temple Terrace, Tampa, & USA Developable & Redevelopable Parcels by				
Future Land Uses	Parcel Count	Percent	Acreage	Percent
Commercial	4,910	15%	15,303	31%
Mixed	6,218	19%	12,649	25%
Residential	21,049	65%	21,955	44%
Nesidential	==/		,	

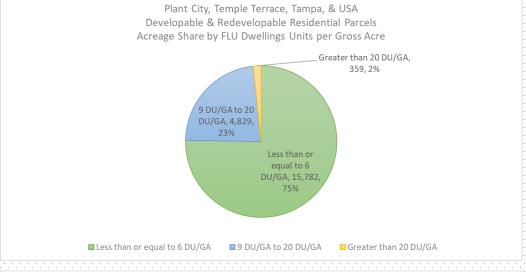


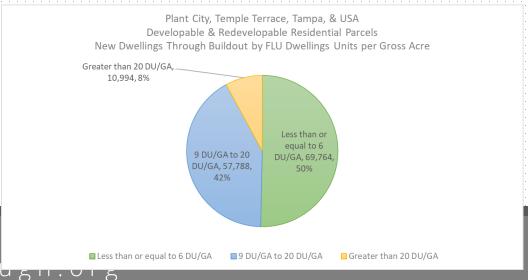


Plant City, Temple Terrace, Tampa, & USA Developable and Redevelopable Parcels by Residential

FLU Dwellings per Gross Acre

	<u>,</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Plant City, Temple						
Terrace, Tampa, & USA					New	
Developable &					Housing	
Redevelopable Parcels					Units	
by Residential Future	Parcel				Through	
Land Uses	Count	Percent	Acreage	Percent	Buildout	Percent
Less than or equal to 6 DU/GA	11 401	56%	15,782	75%	69.764	50%
DU/GA······	11,401		15,7.62	1.1.1.1.1.75%	09,704	50%
9 DU/GA to 20 DU/GA	8,151	40%	4,829	23%	57,788	42%
Greater than 20 DU/GA	640	3%	359	2%	10,994	8%
Total	20,192	100%	20,970	100%	138,547	100%





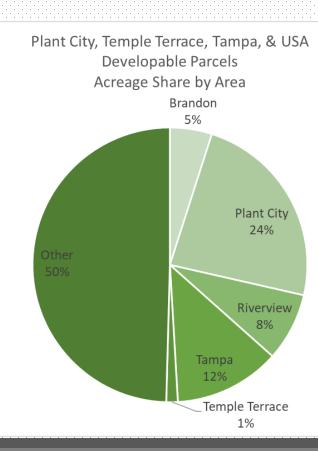


# Developable & Redevelopable Acreage by Area



## Developable Acreage by Area

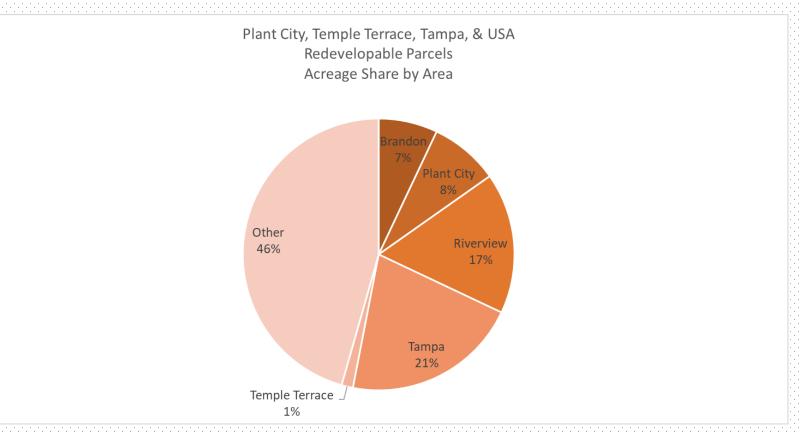
Area	Parcel Count	Percent	Acreage	Percent2
Apollo Beach	1,614			9%
Balm	1	0%	0	0%
Boyette	101	0%	343	1%
Brandon	1,109	5%	1,421	5%
Citrus Park Village	242	1%	71	0%
East Lake Orient Park	752	4%	745	3%
East Rural	78	0%	2,323	8%
Egypt Lake	363	2%	142	0%
Gibsonton	330	2%	753	3%
Greater Carrollwood Northdale	622	3%	526	2%
Greater Palm River	761	4%	1,395	5%
Keystone Odessa	2	0%	3	0%
Lutz	191	1%	401	1%
Northwest Hillsborough	369	2%	466	2%
Plant City	1,742	8%	6,796	24%
Riverview	1,392	7%	2,309	8%
Ruskin	1,011	5%	1,602	6%
Seffner Mango	466	2%	526	2%
South Rural	0	0%	0	
Sun City Center	425	2%	276	1%
Tampa	7,030	33%	3,596	12%
Temple Terrace	333	2%	389	1%
Thonotosassa	332	2%	319	1%
Town And Country	321	2%	303	1%
University Area Community	259	1%	210	1%
Valrico	392	2%	567	2%
Wimauma	801	4%	732	-:::::::3%
Total for Developable Parcels	21,039	100%	28,777	100%





# Developable & Redevelopable Acreage by Area

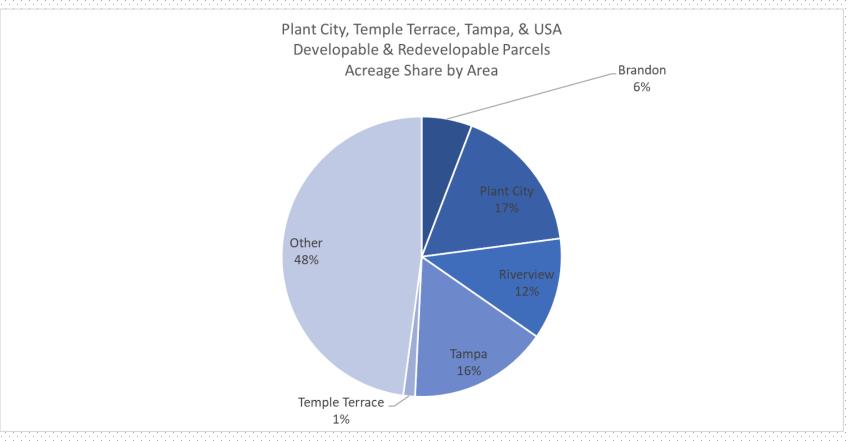
Area	Parcel Count	Percent	Acreage	Percent
Apollo Beach	62	1%	192	19
Balm	0	0%	0	09
Boyette	22	0%	28	09
Brandon	801	7%	1,484	79
Citrus Park Village	24	0%	25	0%
East Lake Orient Park	641	6%	1,736	89
East Rural	16	0%	117	19
Egypt Lake	272	2%	363	2%
Gibsonton	453	4%	1,172	6%
Greater Carrollwood Northdale	587	5%	1,049	5%
Greater Palm River	589	5%	1,210	6%
Keystone Odessa	1	0%	3	0%
Lutz	51	0%	80	09
Northwest Hillsborough	193	2%	423	29
Plant City	815	. 7%	1,735	89
Riverview	764	7%	3,547	179
Ruskin	359	3%	504	29
Seffner Mango	392	4%	636	3%
South Rural	0 ::::::::::	0%	0 : : : : :	09
Sun City Center	22	0%	46	09
Tampa	3,718	33%	4,443	219
Temple Terrace	125	1%	286	19
Thonotosassa	95	1%	145	19
Town And Country	353	3%	756	49
University Area Community	344	3%	489	29
Valrico	287	3%	466	29
Wimauma	152	1%	196	19
Total for Developable Parcels	11,138	8%	21,130	8%





# Developable & Redevelopable Acreage by Area

Area	Parcel Count	Percent	Acreage	Percent
Apollo Beach	1,676	5.21%	2,756	5.52%
Balm	1	0.00%	0	0.00%
Boyette	123	0.38%	371	0.74%
Brandon	1,910	5.94%	2,905	5.82%
Citrus Park Village	266	0.83%	96	0.19%
East Lake Orient Park	1,393	4.33%	2,480	4.97%
East Rural	94	0.29%	2,440	4.89%
Egypt Lake	635	1.97%	504	1.01%
Gibsonton	783	2.43%	1,925	3.86%
Greater Carrollwood Northdale	1,209	3.76%	1,575	3.16%
Greater Palm River	1,350	4.20%	2,604	5.22%
Keystone Odessa	3	0.01%	6	0.01%
Lutz	242	0.75%	481	0.96%
Northwest Hillsborough	562	1.75%	889	1.78%
Plant City	2,557	7.95%	8,532	17.09%
Riverview	2,156	6.70%	5,857	11.73%
Ruskin	1,370	4.26%	2,105	4.22%
Seffner Mango	858	2.67%	1,162	2.33%
South Rural	00	0.00%	0	0.00%
Sun City Center	447	1.39%	322	0.64%
Tampa	10,748	33.40%	8,039	16.11%
Temple Terrace	458	1.42%	676	1.35%
Thonotosassa	427	1.33%	464	0.93%
Town And Country	674	2.09%	1,059	2.12%
University Area Community	603	1.87%	698	1.40%
Valrico	679	2.11%	1,032	2.07%
Wimauma	953	2.96%	928	1.86%
Total for Developable Parcels	32,177	12.36%	49,907	12.28%



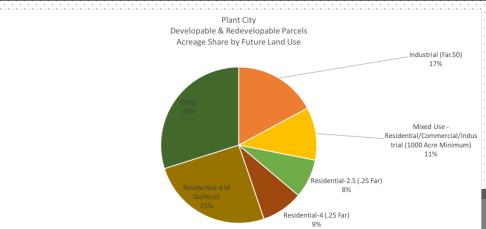


# Developable and Redevelopable Lands by FLU by Jurisdiction

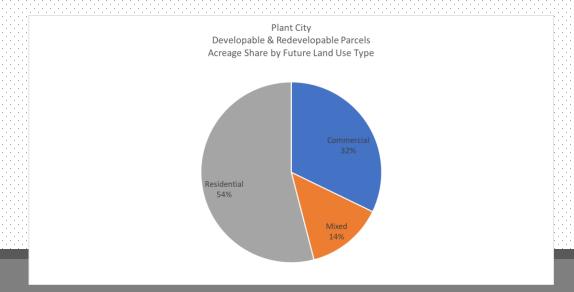


# Plant City Developable and Redevelopable Lands by FLU

Plant City Developable & Redevelopable Parcels by Future Land Uses	Parcel Count	Percent	Acreage	Percent
Industrial (Far.50)	283	11%	1,464	17%
Mixed Use -				
Residential/Commercial/Industrial				
(1000 Acre Minimum)	22	1%	934	11%
Residential-2.5 (.25 Far)	17	1%	686	8%
Residential-4 (.25 Far)	139	5%	735	9%
Residential-4 (4 Du/Acre)	563	22%	2,165	25%
Other	1,533	60%	2,548	30%
Total	2,557	100%	8,532	100%



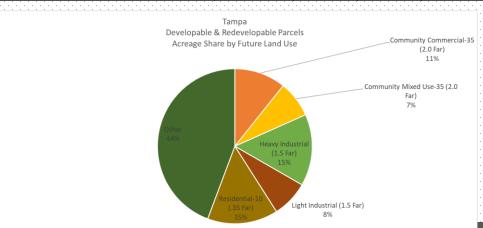
Plant City Developable &				
Redevelopable Parcels by				
Future Land Uses	Parcel Count	Percent	Acreage	Percent
Commercial	660	26%	2,746	32%
Mixed	141	6%	1,176	14%
Residential	1,756	69%	4,610	54%
Total	2,557	100%	8,532	100%



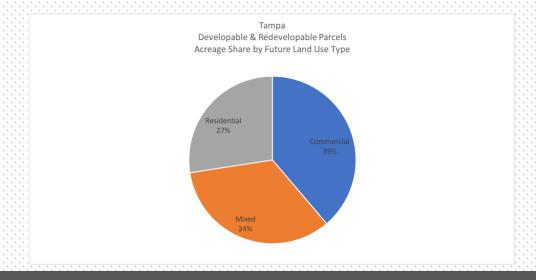


## Tampa Developable and Redevelopable Lands by FLU

Tampa Developable &				
Redevelopable Parcels by Future Land Uses	Parcel Count	Percent	Acreage	Percent
Community Commercial-35 (2.0 Far)	1,079		· · · · · · · · · · · · · · · · · · ·	
Community Mixed Use-35 (2.0 Far)	985			8%
Heavy Industrial (1.5 Far)	295		1,203	
Light Industrial (1.5 Far)	525		,	
Residential-10 (.35 Far)	3,987	37%	1,186	15%
Other	3,877	36%	3,560	44%
Total	10,748	100%	8,039	100%



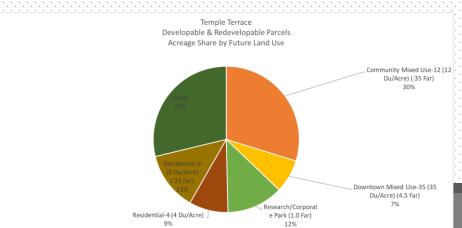
Tampa Developable &				
Redevelopable Parcels by				
Future Land Uses	Parcel Count	Percent	Acreage	Percent
Commercial	2,255	21%	3,116	39%
Mixed	1,956	18%	2,717	34%
Residential	6,537	61%	2,206	27%
Total	10,748	100%	8,039	100%



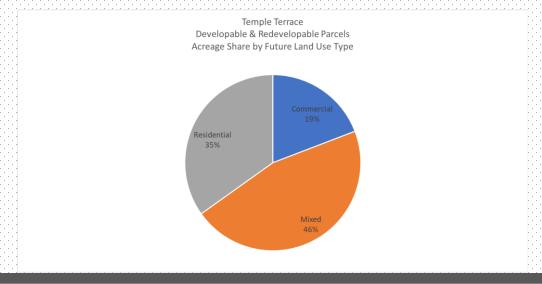


## Temple Terrace Developable and Redevelopable Lands by FLU

Temple Terrace Developable & Redevelopable Parcels by Future Land Uses	Parcel Count	Percent	Acreage	Percent
Community Mixed Use-12 (12 Du/Acre) (.35 Far)	14	3%	201	30%
Downtown Mixed Use-35 (35 Du/Acre) (4.5 Far)	46	10%	50	7%
Research/Corporate Park (1.0 Far)	23		84	12%
Residential-4 (4 Du/Acre)	191	42%	58	9%
Residential-9 (9 Du/Acre) (.25 Far)	86	19%	88	13%
Other	98	21%	195	29%
Total	458	100%	676	100%



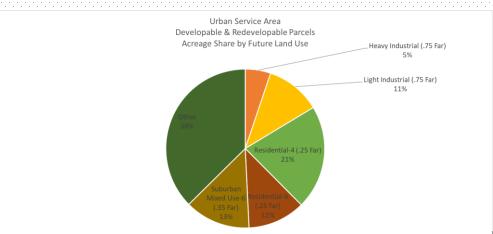
Temple Terrace Developable &				
Redevelopable Parcels by				
Future Land Uses	Parcel Count	Percent	Acreage	Percent
Commercial	63	14%	130	19%
Mixed	76	17%	311	46%
Residential	319	70%	236	35%
Total	458	100%	676	100%

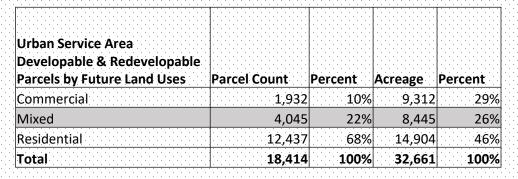


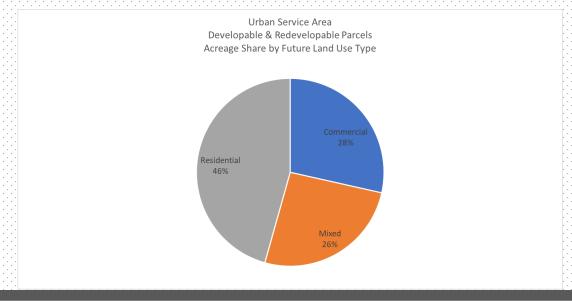


# Urban Service Area Developable and Redevelopable Lands by FLU

Urban Service Area Developable &				
Redevelopable Parcels by Future Land Uses	Parcel Count	Percent	Acreage	Percent
Heavy Industrial (.75 Far)	127	1%		5%
Light Industrial (.75 Far)	748			11%
Residential-4 (.25 Far)	5,185	28%		21%
Residential-6 (.25 Far)	3,886	21%	3,819	12%
Suburban Mixed Use-6 (.35 Far)	2,121	12%	4,361	13%
Other	6,347	34%	12,218	37%
Total	18,414	100%	32,661	100%









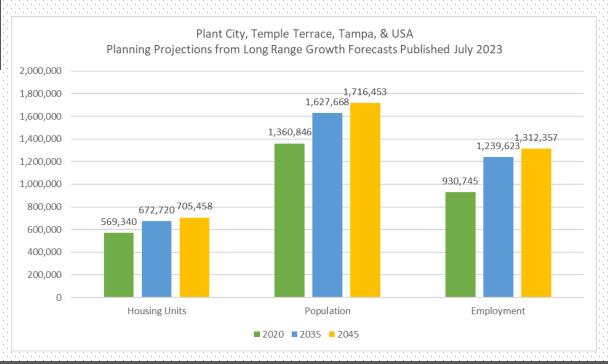
# Long Range Growth Forecasts 2050

2035 and 2045



# Plant City, Temple Terrace, Tampa, & USA 2035 and 2045 Planning Projections

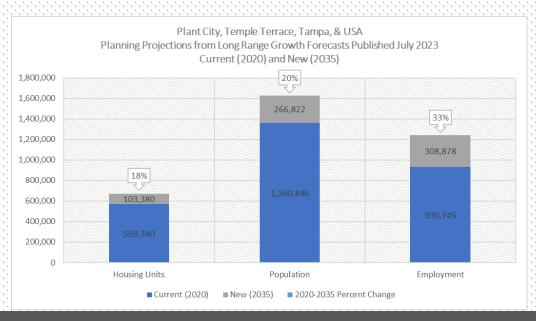
					2020-		2020-
Plant City, Temple				2020-	2035	2020-	2045
Terrace, Tampa, &				2035	Percent	2045	Percent
USA	2020	2035	2045	Change	Change	Change	Change
Housing Units	569,340	672,720	705,458	103,380	18%	136,118	24%
Population	1,360,846	1,627,668	1,716,453	266,822	20%	355,607	26%
Employment	930,745	1,239,623	1,312,357	308,878	33%	381,612	41%

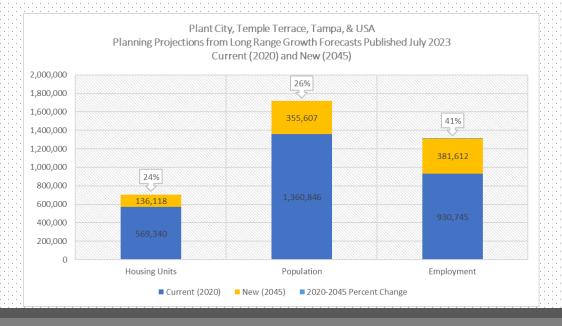




Plant City, Temple Terrace, Tampa, & USA 2035 and 2045 Planning Projections

			2020-		2020-
Plant City, Temple			2035		2045
Terrace, Tampa, &	Current	New	Percent	New	Percent
USA	(2020)	(2035)	Change	(2045)	Change
Housing Units	569,340	103,380	18%	136,118	24%
Population	1,360,846	266,822	20%	355,607	26%
Employment	930,745	308,878	33%	381,612	41%

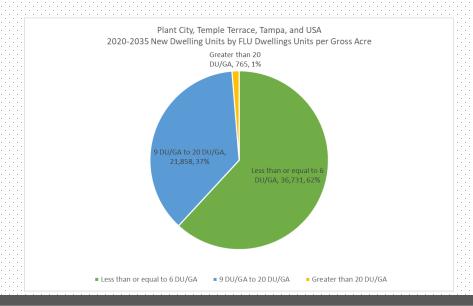


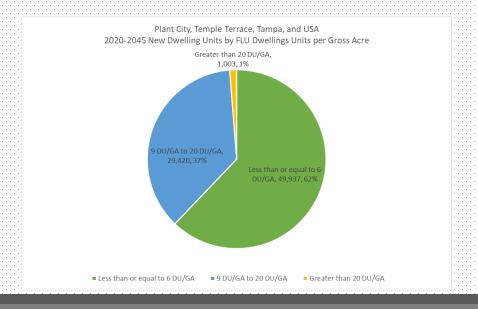




### Plant City, Temple Terrace, Tampa, & USA New Dwelling Units by Residential FLU Dwellings per Gross Acre

	Plant City, Temple Terrace, Tampa, &	2035 New Dwelling		2045 New Dwelling	
	USA	Units	Percent	Units	Percent
ij	Less than or equal to 6 DU/GA	36,731	61.89%	49,937	62.14%
ì	9 DU/GA to 20 DU/GA	21,858	36.83%	29,420	36.61%
	Greater than 20 DU/GA	765	1.29%	1,003	1.25%
j	Total	59,354	100.00%	80,360	100.00%







# Policy 1.1.11

1.1.11: Privately initiated expansions of the USA shall include Full Cost Recovery to the County for the services needed by the new development in perpetuity



## "Full Cost Recovery"

- At a minimum, be cost-neutral to government infrastructure and services
  - Demonstrated in advance through a fiscal analysis
- CIP has been working with a consultant on development of a fiscal analysis tool to be used in-house
  - TPC staff and others have been contributing to this effort.
  - Excel tool will be used to assess fiscal impact of expanding services beyond the USA boundary
  - Per usual, assumptions and calculations will be part of the public record
- Alternatively, applicants could submit their own fiscal impact analysis for evaluation by County and TPC staff





