

Hillsborough County City-County Planning Commission

January 26, 2026

Joint Workshop Between the Planning Commission and Plant City's City Commission

Presenters:

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Summary:

This report serves as background information for the January 26 Plant City Joint Workshop between the Planning Commission and Plant City's City Commission. An agenda is provided (see Attachment 1). Plant City and Planning Commission staff kicked off the Plant City Comprehensive Plan update in Spring 2025, starting with a scoping meeting with Plant City departments. Additionally, a status update was presented to both Commissions in August 2025. As an initial step in the update process, a visioning survey ran from August to October 2025 to gather community input and feedback to be used for an updated Vision for Plant City's 2050 Comprehensive Plan. The focus for this workshop is to review results, analysis, and draft vision themes and statements based on the Visioning Survey. Additionally, staff would like further feedback on the overall Comprehensive Plan update (see Attachment 2). The project page for the Plant City Comprehensive Plan update is available here (<https://planhillsborough.org/plant-city-comprehensive-plan-update/>). Full survey results and more detailed information can be found on the project page and linked within this packet (see Attachment 3).



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Tampa, FL, 33602

For the Commissioners' reference, the current adopted Plant City Vision is available within the 2040 Comprehensive Plan (pg. 18) and is as follows: *Plant City is a diverse and vibrant "hometown" community. People work together to solve problems and ensure a better future for their children. Local businesses grow and prosper through innovation and hard work. Local government makes prudent investments in infrastructure and services. The safety and wellbeing of our citizens is a priority.*

Recommended Action:

None. For discussion only.

Attachments:

1 – January 26 Joint Workshop Agenda

2 – January 26 Joint Workshop Presentation

3 – Plant City Visioning Survey Results (English and Spanish)

Attachment 1 – January 26 Joint Workshop Agenda

**Joint Workshop with Hillsborough Planning
Commission and City Commission**

Agenda

Monday, January 26, 2026

3:00 PM

HCC Trinkle Center
2206 E. Cherry Street
Plant City, FL 33563

1. Meeting called to order by Mayor Nathan A. Kilton

2. Introductions.

3. Public Comments.

4. Staff Presentation:

* Click "[here](#)" to be redirected to the Hillsborough Planning Commission site to view information relating to the Plant City Comprehensive Plan update project page

- Report Summary relating to joint Workshop between Hillsborough County City-County Planning Commission and Plant City's City Commission.
- Plant City Comprehensive Plan Update Presentation
- [Plant City Visioning Survey Results](#) (This link redirects you to the Hillsborough Planning Site)
- Adopted Vision and Draft Vision Statement/Themes (Discussion and Feedback).
- Comprehensive Plan Update Process (Discussion and Feedback).
- Upcoming Schedule and Next Steps.

5. Commission Discussion.

6. Adjournment.

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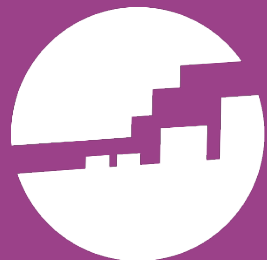
**Attachment 2 – January 26 Joint Workshop
Presentation**

Plant City Comprehensive Plan Update Joint Workshop Visioning Survey Results & Analysis

January 26, 2026

Yeneka Mills

Katrina Corcoran, AICP

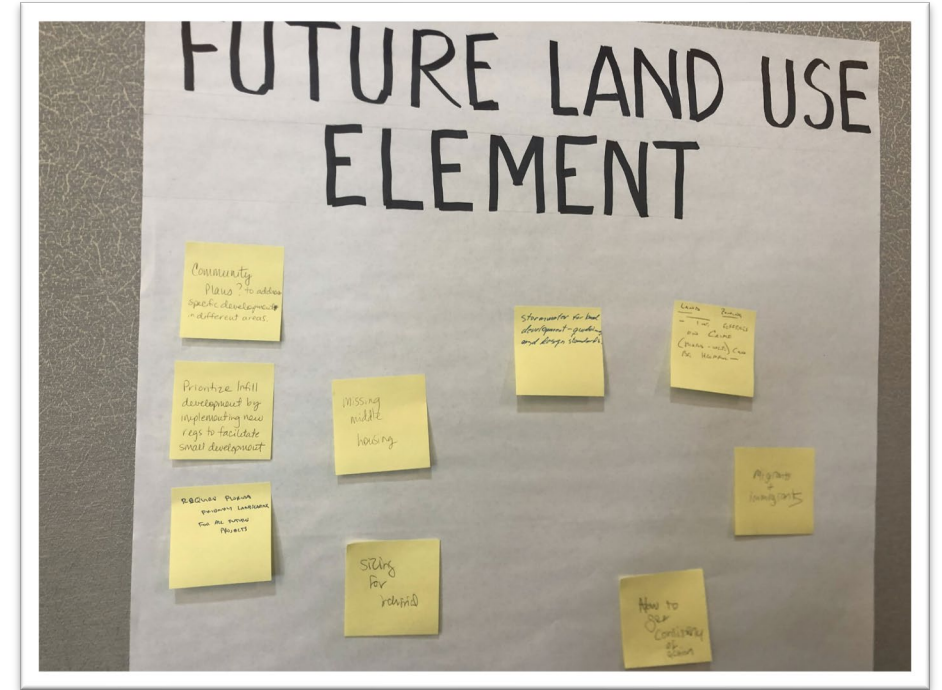


Hillsborough County
City-County
Planning Commission



Context

- Kickoff & initial meetings
 - Met with Plant City Departments in April 2025
 - Scoping for Comprehensive Plan update
 - Status updates for Plant City Commission & Planning Commission in August 2025
- Visioning survey
 - Ran from August to October 2025
 - **Focus for today:**
 - Results, analysis, and draft vision themes
 - Looking for further feedback on vision and overall Comprehensive Plan update



A Comprehensive Plan can:

- **Envision** the appropriate location of future growth by designating growth/preservation areas
- **Provide consistency** of new development with the plan's vision
- **Prioritize funding** by guiding funding toward infrastructure improvements in specific areas and laying a foundation for local governments' grant applications – examples:
 - Hillsborough County's One Water project (\$1.6 billion)
 - Plant City Parks and Recreation Department Community Center
- **Protect resources** by separating incompatible land uses and environmental assets

Plant City Population & Economic Trends

Since 2015:

- Population grew by **15%** and employment by **39%**

Through 2050:

- Population is expected to increase by **82%** and employment is expected to grow by **69%**

Sources: BEBR, BLS, Plan Hillsborough 2050 Long Range Growth Forecasts



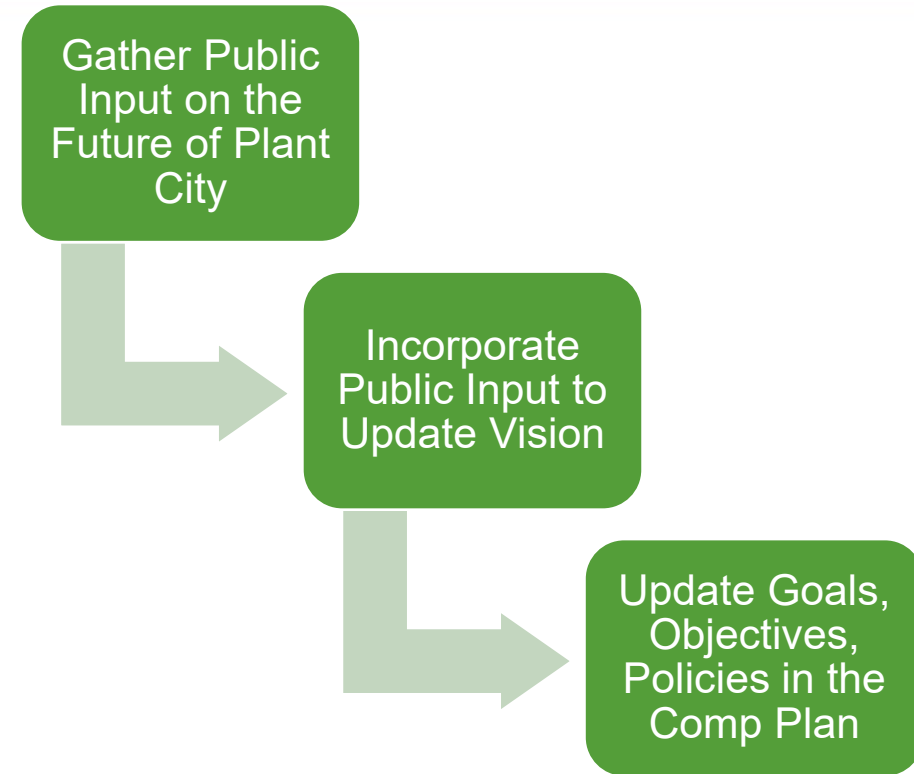
Plan Update Visioning Process

What is a Comprehensive Plan Vision?

- Visioning is a community's shared viewpoint on ideas, issues, and opportunities that impact the future of an area
- Community participation throughout the plan update ensures local input, strengthens support, and provides a solid foundation for policies that work for the community

Plant City Vision

- Current plan: 2040 Plant City Vision and Vision Map
- An updated Vision is the first step of many input opportunities throughout the Comprehensive Plan update process



Plan Update Visioning Process

Outreach Summary

- Eight outreach events in Plant City throughout August to October
- Newsletter and social media inclusion
 - Geofenced ad: 30,000+ impressions
- Emails sent to Plant City Commissioners, HOAs, groups and associations (e.g., Plant City Garden Club, Toastmasters, Strawberry Growers Association)
- Update and survey discussed at the Aug. 11 AEDC meeting
- Survey flyers provided to Plant City Library

Survey Details

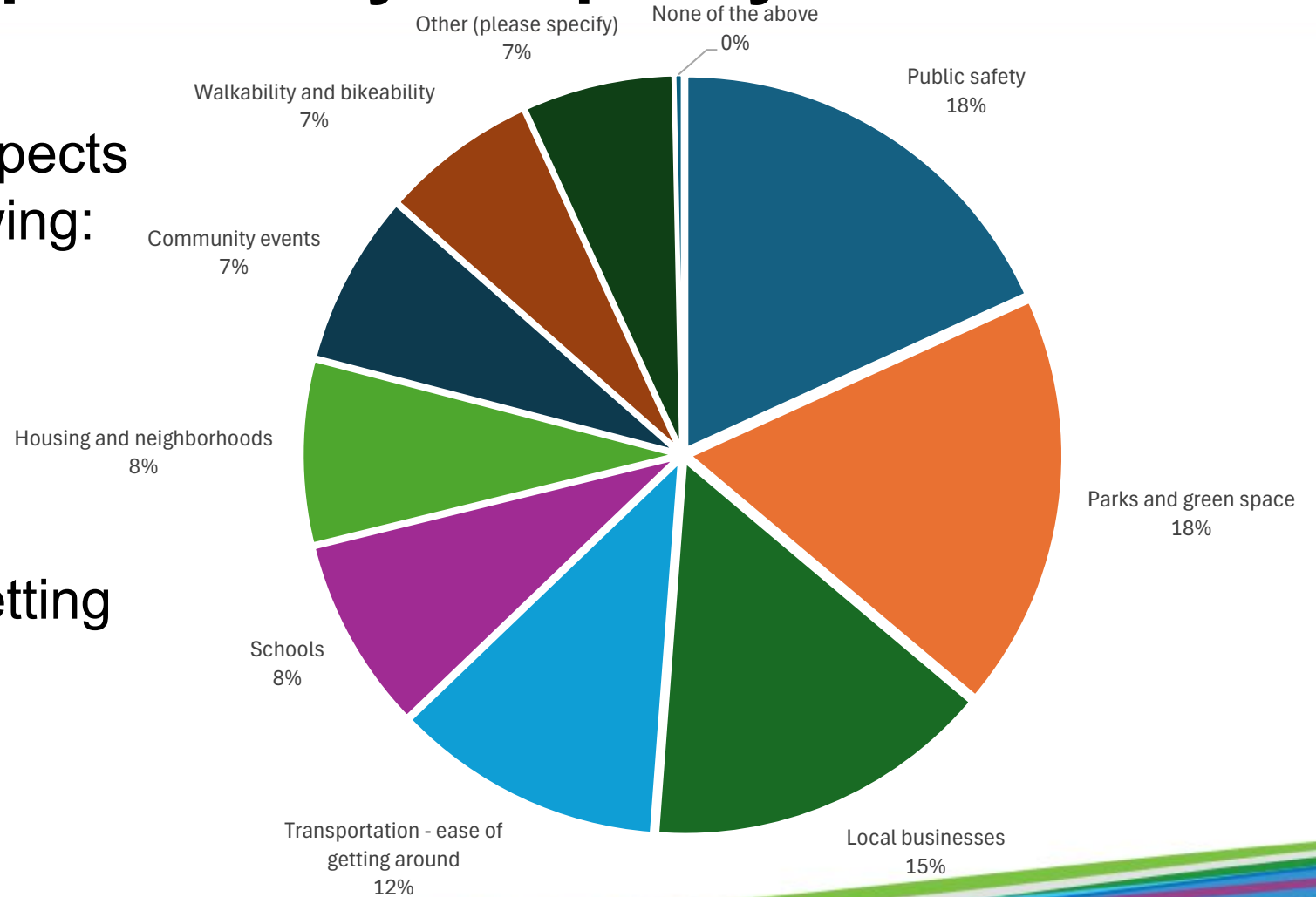
- Survey ran from August 18 through October 17
- 1,771 responses
 - 1,743 responses in English
 - 28 responses in Spanish



Q1: What aspects of Plant City are most important to your quality of life?

The **top four** quality of life aspects most selected were the following:

- Public safety
- Parks and green space
- Local businesses
- Transportation – ease of getting around



Q2: In your own words, what makes Plant City a great place to live?

Prominent Themes:

- Small town feel
- Community
- Environment
- Location

Example Comments:

- *Lifelong friends, the people and sense of community*
- *Plant City is a great place to live, because it has a wonderful small town feel*
- *It used to be the green spaces, cow pastures, etc.*
- *Proximity to Lakeland and Tampa*

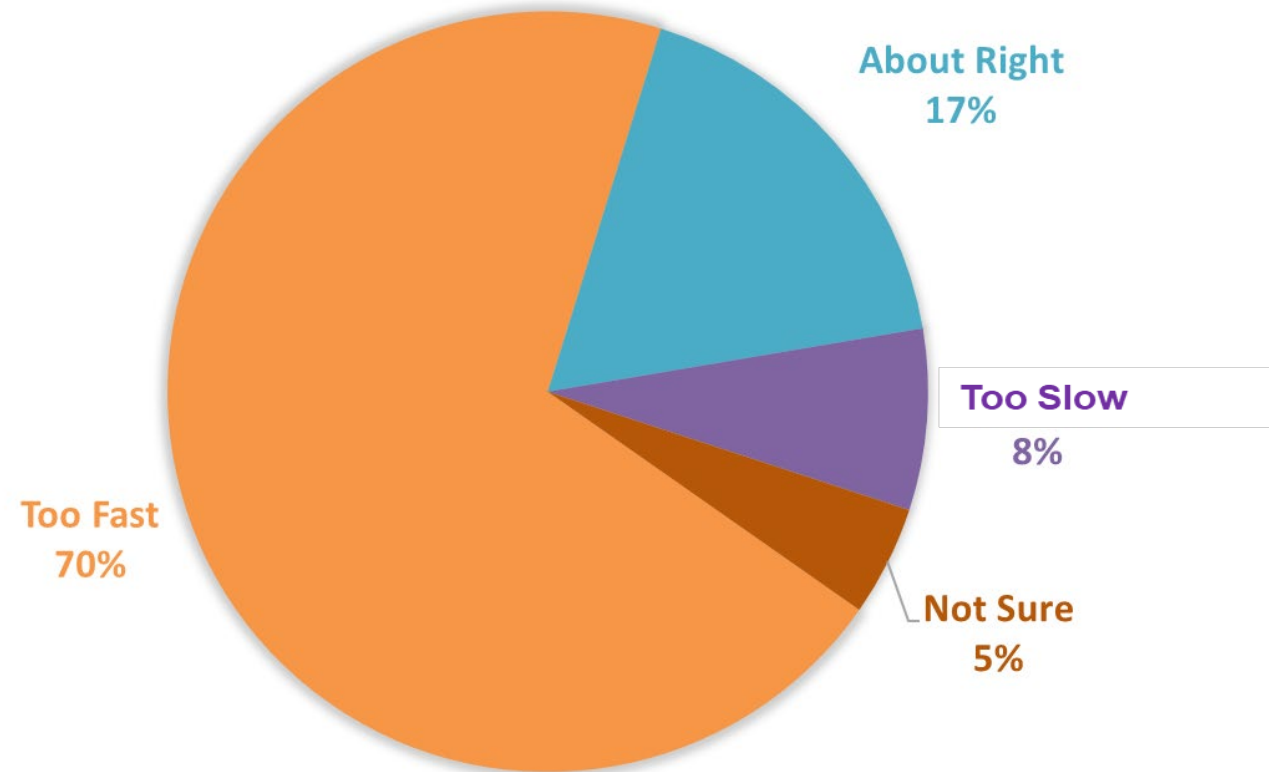
Q3: Ranking Essential Components of “Hometown Charm” from the Adopted Plan

- Low crime, effective police department and good place to raise a family were selected **most times as essential**
- A sense of belonging and churches that provide a strong community foundation were selected **least times as essential**
- **Other component write in suggestions** included less housing & development, good business climate, and clean city/infrastructure.

Components of "Hometown Charm"	Rank based on Weighted Score
Low crime rate, effective police department	1
Good place to raise a family	2
Excellent hospital, schools, fire protection, library and parks	3
Center for the surrounding farming community	4
Historic downtown and neighborhoods	5
Good business climate	6
Diversity and friendliness of its people	7
History, honoring its past and celebrating its heritage	8
Historic schools and other educational facilities	9
A sense of belonging	10
Churches that provide a strong community foundation	11

Q4: What is your opinion on the pace of development in Plant City over the last three years?

- 70% say growth is **too fast**
- 17% say growth **about right**
- 8% say growth is **too slow**



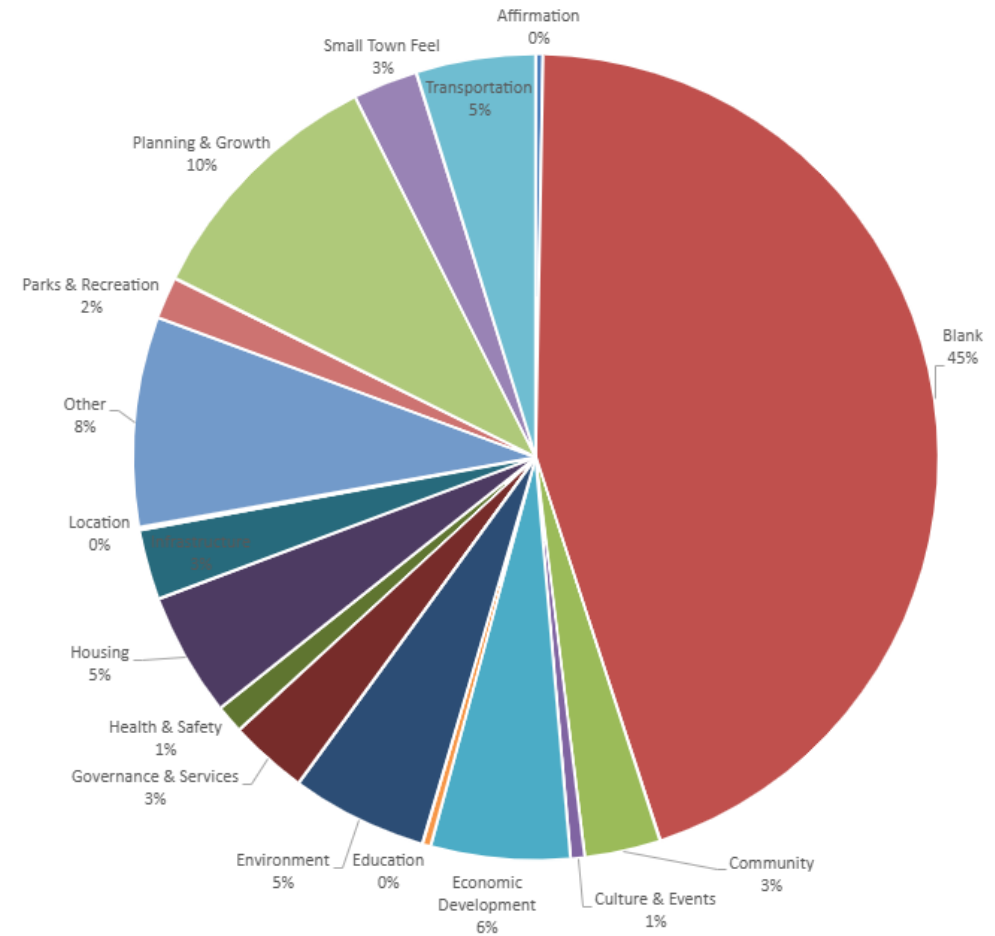
Q5: Ranking Priorities for the Future of Plant City

- Preserving open space, reducing traffic congestion, and upgrading infrastructure were selected most as **top three priorities**
- Providing a variety of housing options and affordability and increasing public transportation options were most consistently selected as **last two priorities**

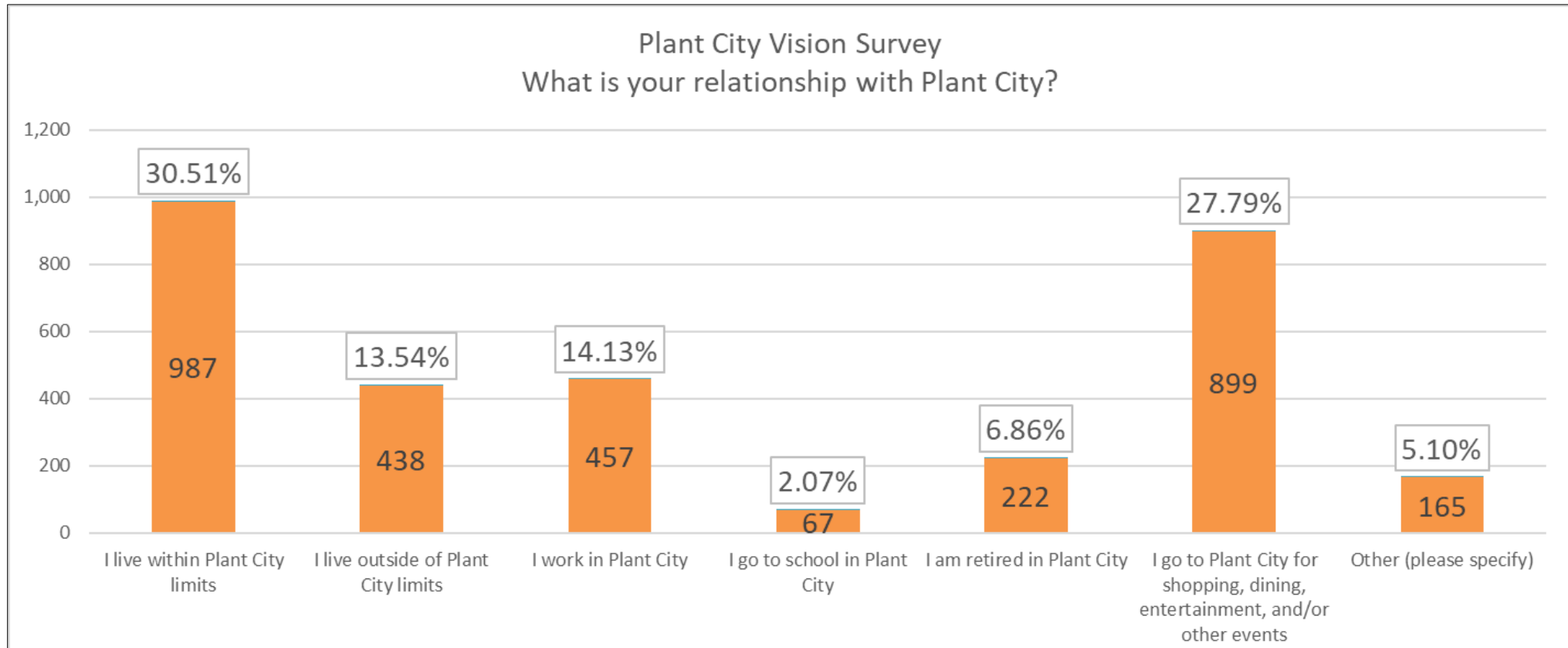
Priorities for the Future of Plant City	Rank based on Weighted Score
Preserving open space	1
Reducing traffic congestion	2
Upgrading infrastructure	3
Convenient access to daily needs (goods/services)	4
Attracting new jobs	5
Maintaining and creating bike lanes and trails	6
Providing a variety of housing options and affordability	7
Increasing public transportation options	8

Optional Q6: Additional comments on the future of Plant City or the Comprehensive Plan process

- Responses varied, largest categories include planning & growth and economic development
- “Other” includes many varied responses, but often discussed perceived overdevelopment and infrastructure planning
- Comment example: *Plan the infrastructure before building anything further. Fix existing infrastructure issues.*

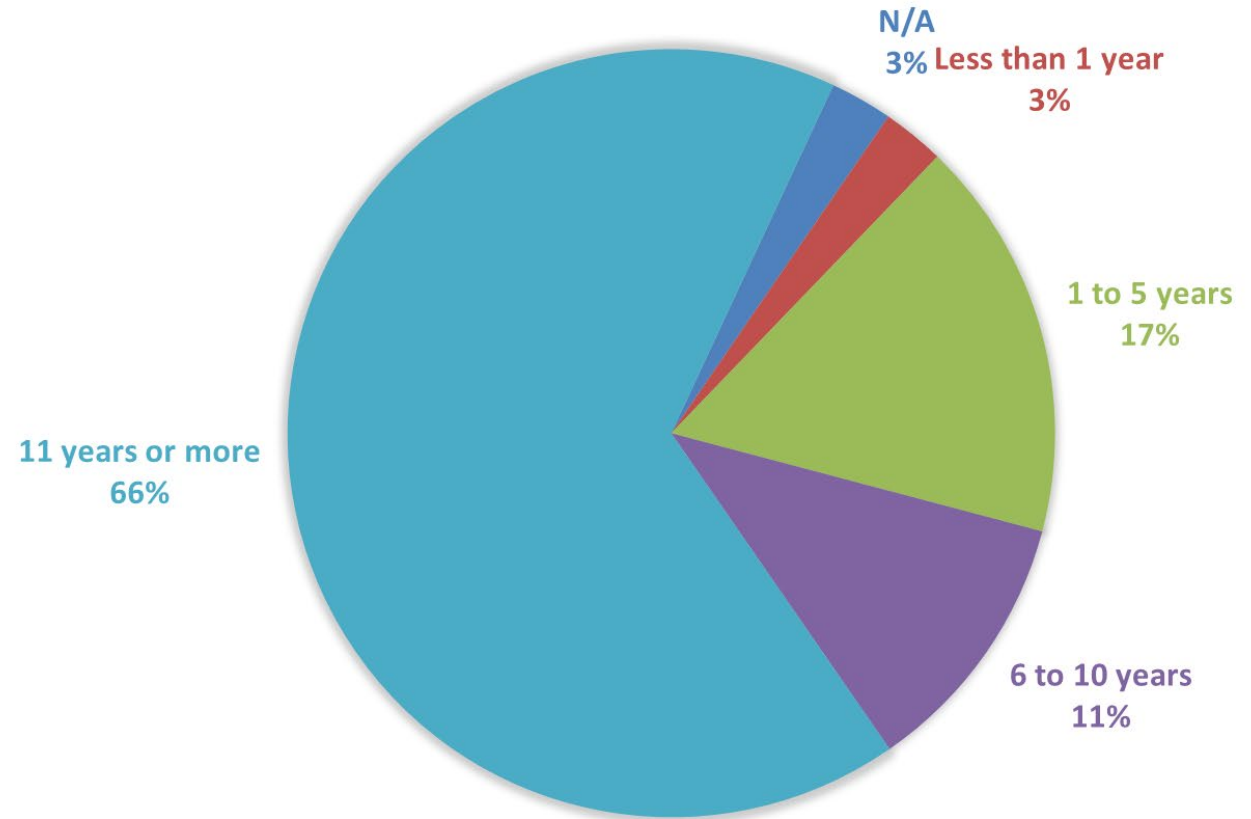


Optional Demographics Q7: What is your relationship to Plant City?



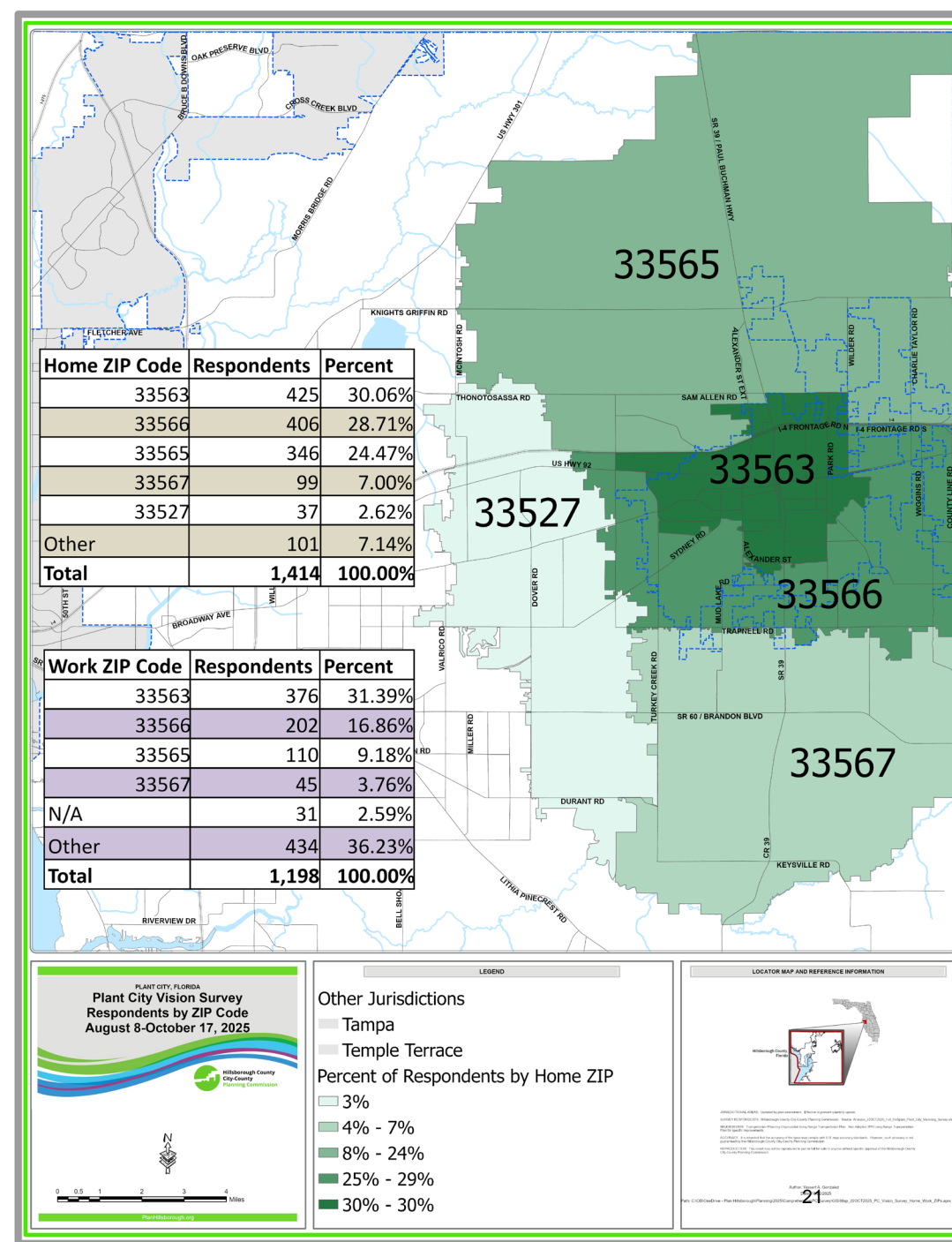
Optional Demographics Q8: How long have you lived in the area?

- 66% of respondents have lived in the area for **11 years or more**
- 77% of respondents have lived in the area **at least 6 years**



Optional Demographics Q9 and 10:

- The majority of home zip codes provided were 33563, 33566, and 33565
 - See graphic on the right
- The majority of work zip codes provided were 33563 and 33566



Survey Results and the Comprehensive Plan Update

Scoping Discussion with Departments

Similar themes to survey results:

- Environmental protection
- Parks – walkability, amenities, programs
- Access to open space
- Maintaining and improving infrastructure
- Mobility – parking
- Future of Downtown Plant City

Unique themes from Departments:

- Education for public on Department roles
- Intergovernmental coordination
- Density in rural areas
- Infill development
- Missing middle and affordable housing
- Mobility – walkability, public transportation
- Water resources – septic to sewer, stormwater

Adopted Vision & Update

Current Adopted Plant City Vision:

“Plant City is a diverse and vibrant “hometown” community. People work together to solve problems and ensure a better future for their children. Local businesses grow and prosper through innovation and hard work. Local government makes prudent investments in infrastructure and services. The safety and wellbeing of our citizens is a priority.”

Update:

Central vision (like adopted) with detailed vision statements based on themes.

Draft Central Vision Statement

Central Vision:

- In 2050, Plant City is a welcoming hometown community where neighbors work together to build a safe, vibrant, and prosperous future. It utilizes its strategic location to support economic prosperity and regional connectivity. Plant City's community assets and historic character are maintained, while responsibly guiding growth through thoughtful planning, strong infrastructure, and quality housing. Through continuous investment and excellent public services, Plant City preserves its heritage and enhances the quality of life for all who live, work, and visit.

Draft Themes & Vision Statements

- **Hometown / Community:** The City's unique character is maintained in a way that fosters the richness of the City's culture and history.
- **Parks and Greenspace:** Parks and open spaces are prioritized, protected, and utilized by the City's residents.
- **Environment:** The natural environment is monitored and preserved for future generations, highlighting the City's agricultural and rural roots.
- **Resiliency:** Resiliency efforts empower recovery from and mitigation of the impacts of extreme weather events and other hazards.
- **Economic Development / Local Businesses:** Economic development is strengthened through support for local businesses and events, which provide jobs, services, and amenities for residents.

Draft Themes & Vision Statements

- **Infrastructure / Services / Public Safety:** Infrastructure and services are efficient and connected, providing dependability and consistency. Services include essential public needs such as police, fire, sanitation, public works, utilities, and community services.
- **Transportation:** Transportation is safe and convenient, emphasizing timely maintenance and connectivity to local and regional destinations.
- **Historic Preservation:** Historic buildings are preserved and remembered, accentuating small-town identity even as Plant City continues to strategically grow.
- **Housing and Neighborhoods:** Development provides a variety of housing types and focuses on infill and strategic expansion, so growth is directed to where it is desired and maintainable.

Discussion: Thoughts and feedback?

Comprehensive Plan Update Process

Policy Considerations: How do we balance community desires with needs?

- Survey results show that growth, infrastructure, and related impacts are top concerns
- However, housing remains a community need
 - Consideration of projected future growth
 - Types and affordability
- Input shows a strong community response, but also a need for education on roles
 - SB 180 and other legal considerations
- **Discussion: How to address in the Plan, especially within Future Land Use?**
 - Incentives / tools to direct growth
 - Urban to rural transition
 - Other thoughts?

Upcoming Schedule & Next Steps

February/March (TBD):

- Incorporation of today's feedback and refinement of draft vision
- Letter of support for vision from the Planning Commission
- Final vision adoption with Plant City Commission
- Start of Comprehensive Plan policy language revisions

2050 Plant City Comprehensive Plan Update Project Page

<https://planhillsborough.org/plant-city-comprehensive-plan-update/>

NEXT STEPS

Attachment 3 – Plant City Visioning Survey Results (English and Spanish)

Due to packet space constraints, full survey results are available on the Plant City Comprehensive Plan update project page (<https://planhillsborough.org/plant-city-comprehensive-plan-update/>) under Visioning Materials at the bottom of the page.

Direct links to the materials are also noted below:

- Plant City Visioning Survey Results (English): <https://planhillsborough.org/wp-content/uploads/2025/12/Plant-City-Visioning-Survey-Results-English.pdf>
- Plant City Visioning Survey Results (Spanish): <https://planhillsborough.org/wp-content/uploads/2025/12/Plant-City-Visioning-Survey-Results-Spanish.pdf>

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