

# KEYSTONE - ODESSA

## COMMUNITY PLAN DATA



REVISED SEPT. 2010

# THE PLANNING COMMISSION

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# Keystone-Odessa Community Plan

## Overview

The Keystone-Odessa Community Planning Area (KOCPA) is located in the northwest portion of Hillsborough County. The area is bounded by Pasco County to the north, Pinellas County to the west, Race Track and Ehrlich Roads to the south, and the Suncoast Parkway to the east.

## Geography

The data presented in the first section, *Demographics* (pp. 5-11), of this document was compiled from the 2000 Census using the smallest geographic level available, the *Census Block*, to match the KOCPA boundary. In addition, building permit data was compiled and population & housing data were estimated for activity falling within the KOCPA. The remaining data (pp. 12-17) was compiled using parcels within the KOCPA and *Census Designated Place* (CDP) profiles. CDPs are geographic areas identified by the US Census, having a local name (e.g. Keystone, Odessa) but lack formal, incorporated boundaries. Since this section relies on data from various geographic areas approximating the KOCPA boundary, users are cautioned in comparing data as geographic areas may differ among them.

## Demographics


Since 2000, the KOCPA experienced growth similar to the unincorporated county. Population increased 28 percent (2,325 persons) and housing units increased 20 percent (810 units). The majority of the increase has been single-family detached units. Ninety-three percent of the units are owner-occupied whereas only 69 percent of units are owner-occupied in the unincorporated county.

The population's racial profile consists primarily of persons defining themselves as *White only* (93 percent). The remaining persons are *Black only* and *Asian only*. Persons of *Hispanic* ethnicity account for 8 percent of the population. Although according to the United States Census's most recent survey, *American Community Survey* (2006-2008) the percentage of persons defining themselves as *Black only* and *Asian only* are increasing, as are the number of persons of *Hispanic ethnicity*.

The age distribution within the KOCPA is slightly different than the unincorporated county. About 9 percent of persons are 65 years or older compared with almost 12 percent in unincorporated county. The largest age group is 35-54 years at 40 percent of the population (30 percent in the unincorporated county).

## Building Activity

Like the unincorporated county, building permit activity in the KOCPA has slowed dramatically since 2006. There were five single-family detached residential permits pulled in 2009 compared with 140 permits at the peak. Non-residential permits are mainly in the retail/wholesale and public categories. However the housing stock is younger than in



the unincorporated county. The majority of homes in the KOCPA were built between the years of 1980 and 1998, whereas the majority of homes built in the unincorporated county were built between 1970-1989.

### **Land Use**

There are three major types of existing land uses in the KOCPA: agricultural (27 percent of land area); public (20 percent of land area); and single-family/mobile home (23 percent of land area). Water areas comprise almost 12 percent of the land in the KOCPA. Similarly, future land uses are primarily agricultural/rural (35 percent) and residential-1 (35 percent).

### **Socioeconomic & Income**

As of the 2000 Census, residents within the KOCPA were more educated than those in the unincorporated county. Twenty-eight percent of residents held a bachelor's degree compared with 17 percent in unincorporated county and 8 percent and 5 percent, respectively, for those with a master's degree. This may account for the majority of workers having management and professional occupations. Only 21 percent of residents within the KOCPA earned a high school diploma in comparison to 27 percent within the unincorporated county.

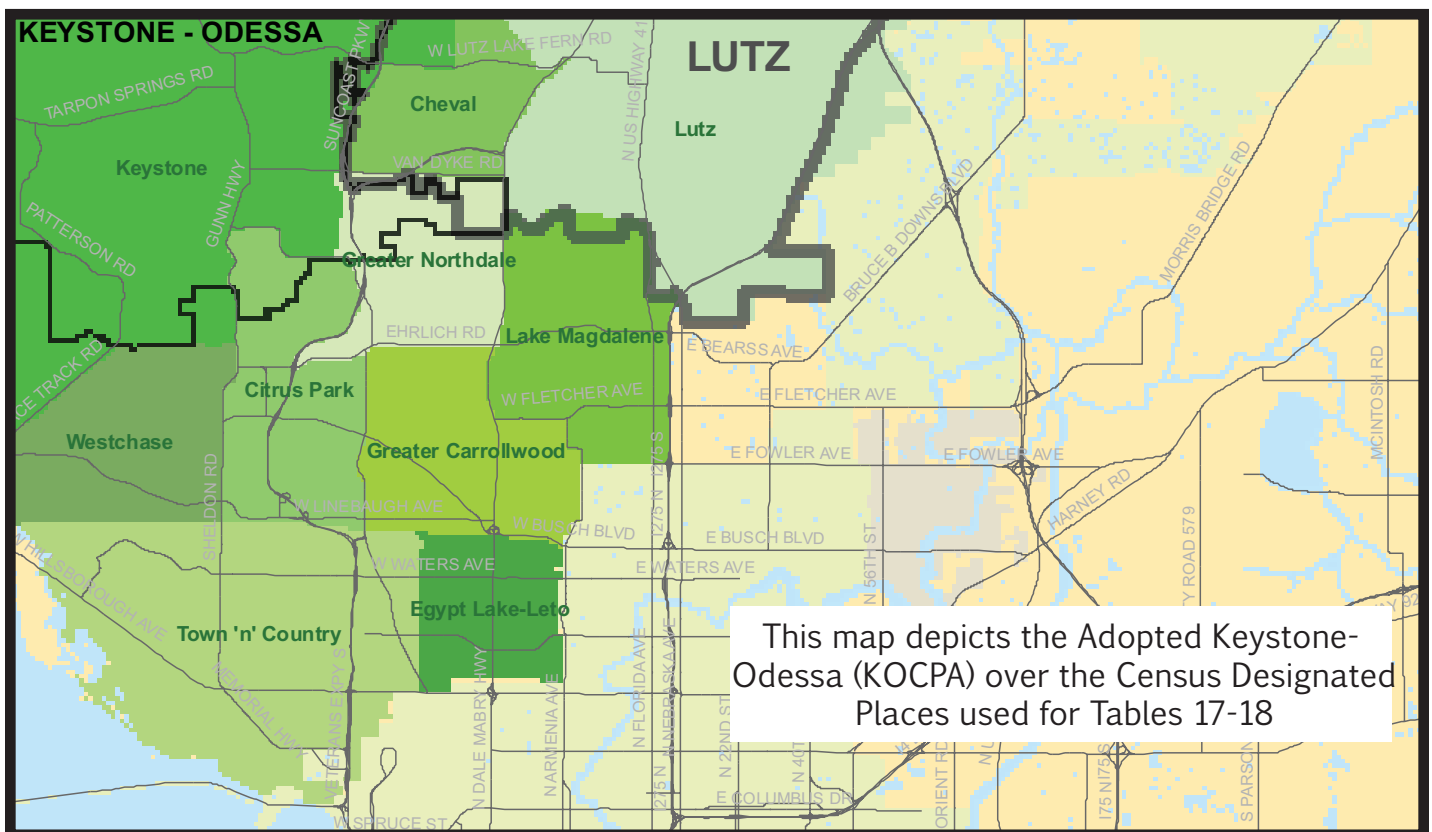
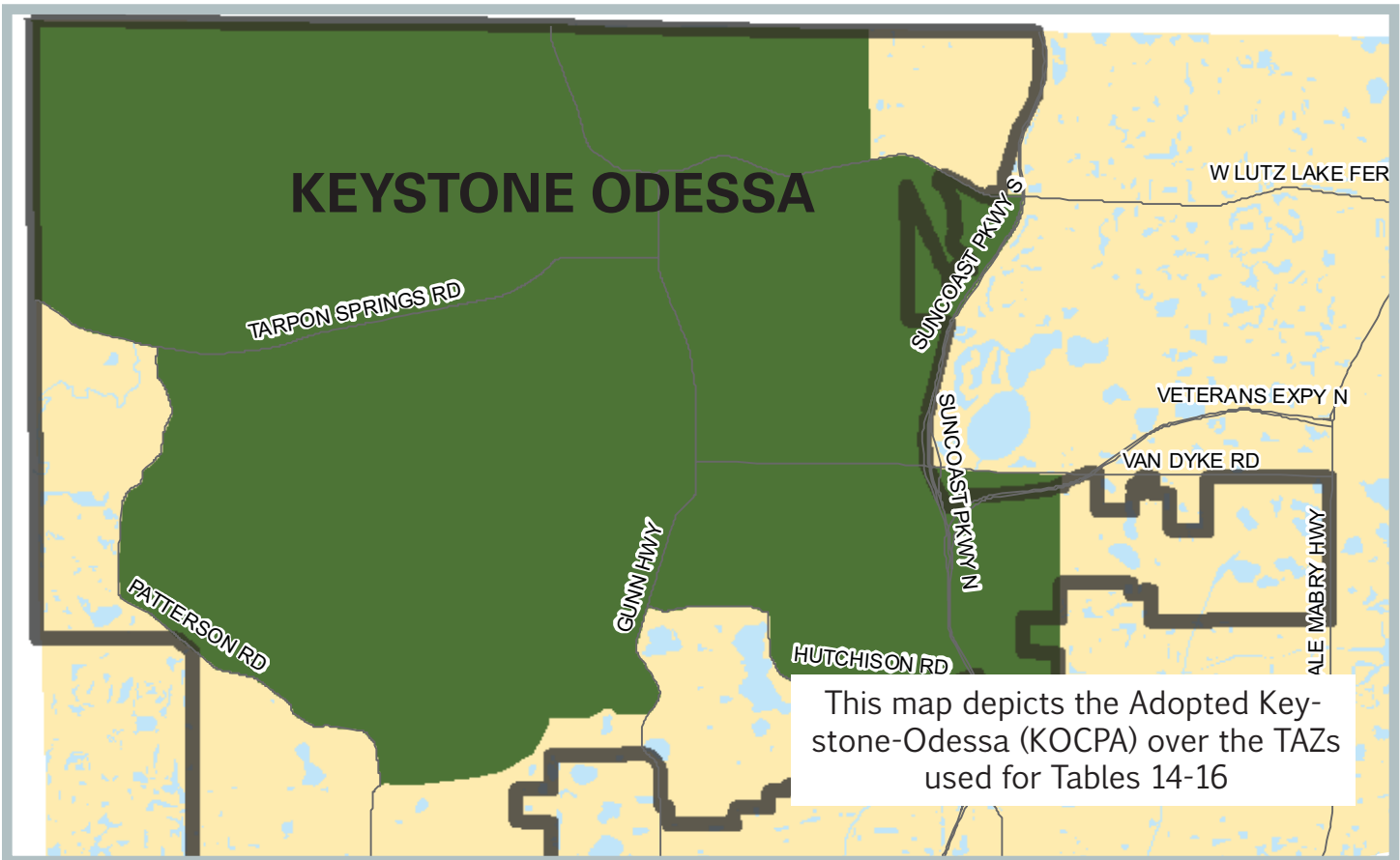
A larger percentage of the working age population was in the labor force than in unincorporated county. Seventy-two percent of the KOCPA adults compared to 67 percent in unincorporated county. This data suggests less retirees and homemakers in the KOCPA. Also, more homes in the KOCPA have two vehicles available (59%) than in the unincorporated county (48%).

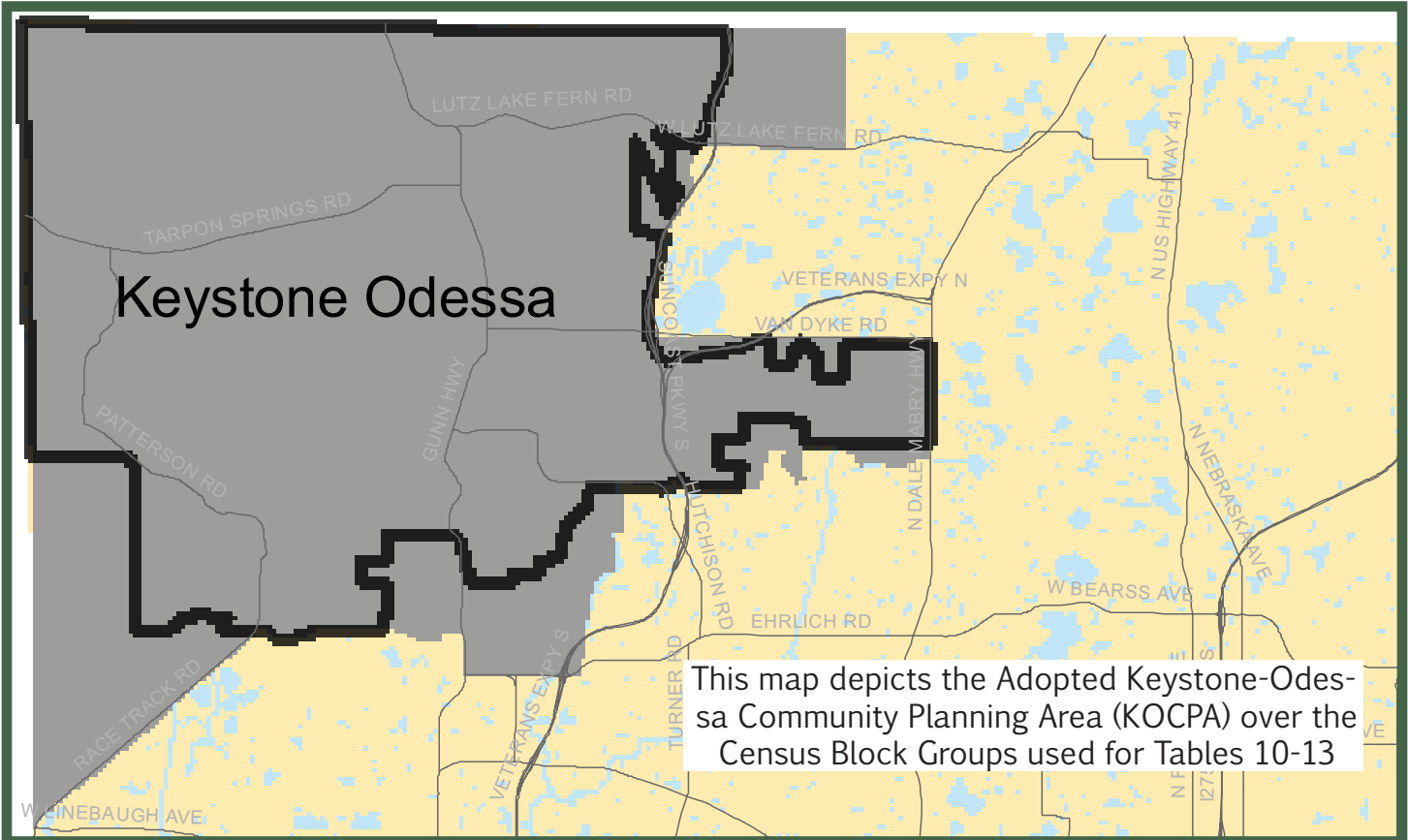
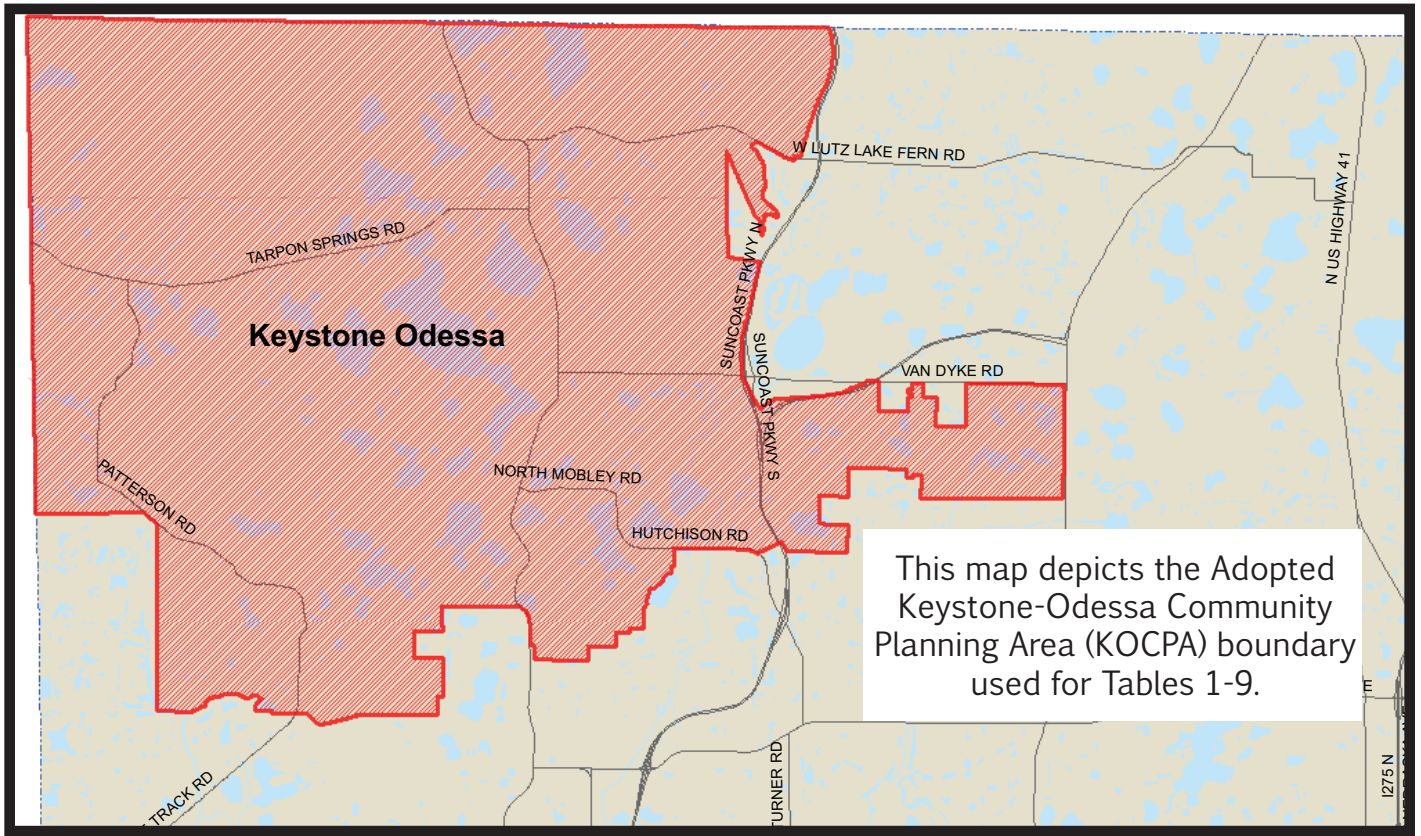
Household and family incomes are significantly higher in the KOCPA area than in unincorporated county. Median household income was \$106,558 (2008 dollars) compared to \$50,384 according to the 2006-2008 American Community Survey. Median family income was \$113,651 and \$61,450 respectively. Only 2 percent of families were categorized as below the poverty level compared to 10 percent countywide.

### **Projections**

Every five years, the Metropolitan Planning Organization prepares a Long Range Transportation Plan (LRTP), forecasting anticipated growth and its impact on traffic. These plans utilize *Traffic Analysis Zones* (TAZ) as their mechanism of analysis. TAZs are discrete geographic areas assigned a number (similar to a zip code but much smaller) and used to forecast population and other socioeconomic data.

As part of the most recent LRTP, *The 2035 Long Range Transportation Plan* projections of population, housing, employment, and school enrollment were compiled. Limited growth is expected in the Keystone-Odesa area by 2025. Five percent population growth and 24 percent housing growth compared to 32 and 39 percent countywide. An additional 266 jobs are expected in the area.





## BACKGROUND DOCUMENT RESOURCES

### Land Use Maps

- Keystone Plan Base Map w/ Pasco County Odessa Community
- Keystone Odessa Community Plan Future Land Use Map w/ Pasco County
- Keystone Odessa Community Plan Existing Land Use Map w/ Pasco County
- Keystone Odessa Community Plan Aerial w/ Pasco County
- Keystone Odessa Community Plan Future Land Use Map
- Keystone Odessa Community Plan Existing Land Use Map
- Keystone Odessa Community Plan Aerial
- Keystone Odessa Potable Well-field Protection Areas W/ Agricultural, Vacant and Wetlands

### Transportation

- 2035 LRTP 2006 Deficient Roadways
- 2035 LRTP Constrained Roads in Adopted Keystone Odessa Community Plan Comprehensive Plan
- 2035 LRTP Highway Cost Affordable
- 2035 LRTP Sales Tax Option
- Map 25 HC Corridor Preservation Plan

### Zoning

- Keystone- Odessa Community Plan Rezoning Map
- Keystone- Odessa Community Plan Zoning Map

### Environment

- Keystone- Odessa Community Plan Agriculture and Vacant Lands Map
- Keystone- Odessa Community Plan Amendments and ELAPP Map
- Keystone – Odessa Community Plan ELAPP Map
- Keystone- Odessa Potable Water /Protection Area Map

### Schools

- Keystone- Odessa Community Plan Schools Map

### MISC Maps

- Keystone- Odessa Community Plan Zip Code Map
- Keystone- Odessa Census 2009 Map

### Keystone- Odessa Community Plan Data – December 2009- (Updated May 2010)

#### Demographics

- Population & Housing
- Age & Gender
- Race & Ethnicity
- Occupied Housing Units

#### Building Activity

- Permitted Residential Units
- Value of Non-Residential Units
- Housing Unit Change

#### Land Use

- Existing Land Use
- Future Land Use

#### Data within Block Groups

- Educational Attainment
- Years Structure Built
- Labor Force Status
- Vehicles Available

#### Data within Transportation Analysis Zones

- Population & Housing
- Employment
- School Enrollment

#### Data within Census Designated Areas

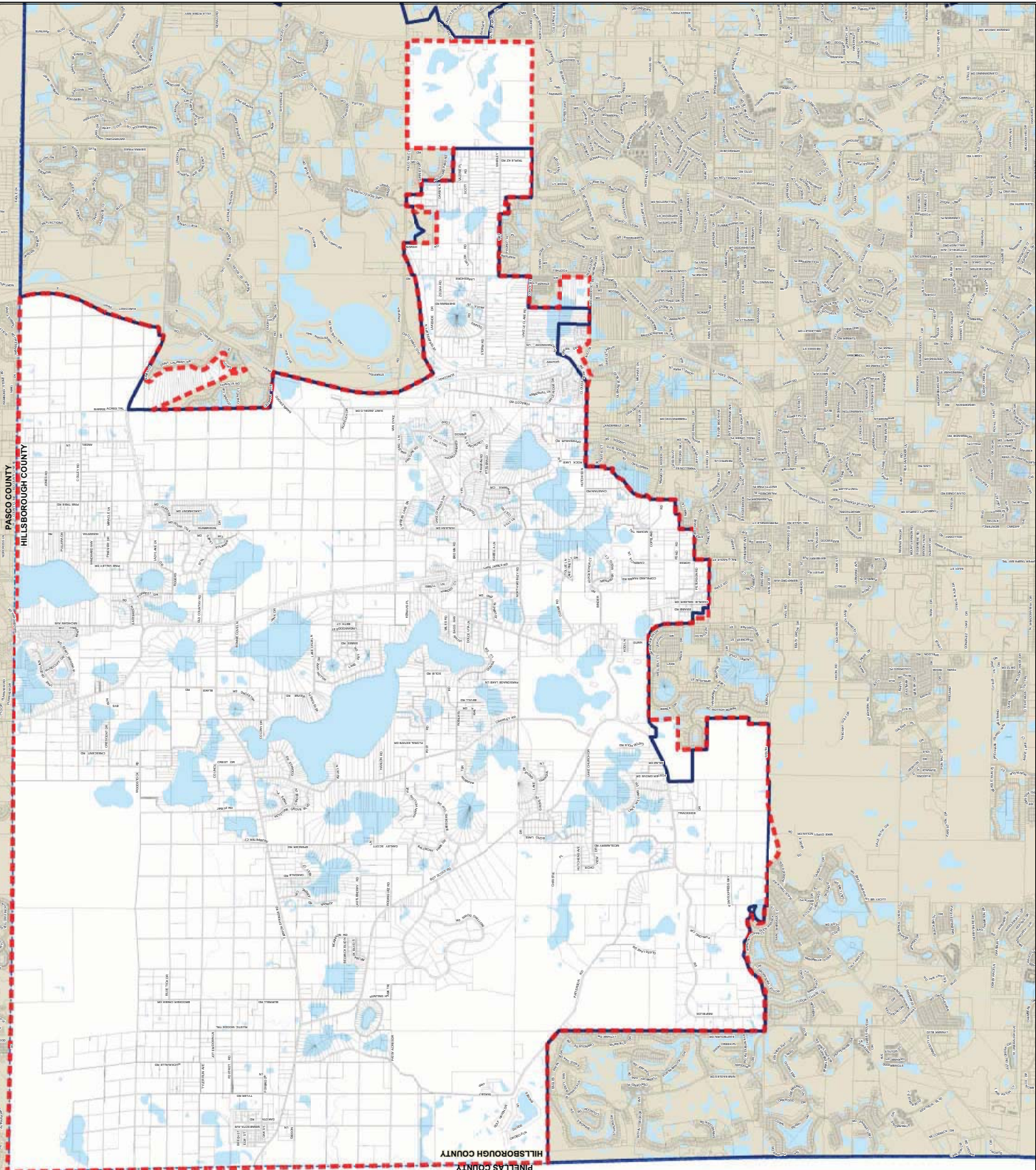
- Household and Family Income
- Poverty Status



**KEYSTONE - ODESSA  
COMMUNITY PLAN  
(WITH PASCO COUNTY)  
ADOPTED BOUNDARY MAP  
2009**

**LEGEND**

-  COMMUNITY PLAN BOUNDARY
-  WATER
- BOUNDARY LINES**
-  COUNTY BOUNDARY
-  JURISDICTION BOUNDARY
-  TAMPA SERVICE AREA
-  URBAN SERVICE AREA





**LOCATOR MAP**



**CREDITS**

2009 CITY PLAN MAP: Hillsborough County Planning Commission, Original Adopted October 21, 1986. Updated with existing plan provisions. "Revised/Amended" City Planning Commission, City of Odessa, 2009.  
2008 PASCO COUNTY MAP: Hillsborough County Planning Commission, City of Odessa, 2009.  
2008 TAMPASERVICE AREA MAP: Hillsborough County Planning Commission, City of Odessa, 2009.  
2008 JURISDICTION MAP: Hillsborough County Planning Commission, City of Odessa, 2009.  
2008 URBAN SERVICE AREA MAP: Hillsborough County Planning Commission, City of Odessa, 2009.  
2008 WATER MAP: Hillsborough County Planning Commission, City of Odessa, 2009.  
2008 COUNTY BOUNDARY MAP: Hillsborough County Planning Commission, City of Odessa, 2009.  
2008 TAMPA SERVICE AREA MAP: Hillsborough County Planning Commission, City of Odessa, 2009.  
2008 URBAN SERVICE AREA MAP: Hillsborough County Planning Commission, City of Odessa, 2009.  
2008 WATER MAP: Hillsborough County Planning Commission, City of Odessa, 2009.  
2008 COUNTY BOUNDARY MAP: Hillsborough County Planning Commission, City of Odessa, 2009.

**REFERENCE INFORMATION**

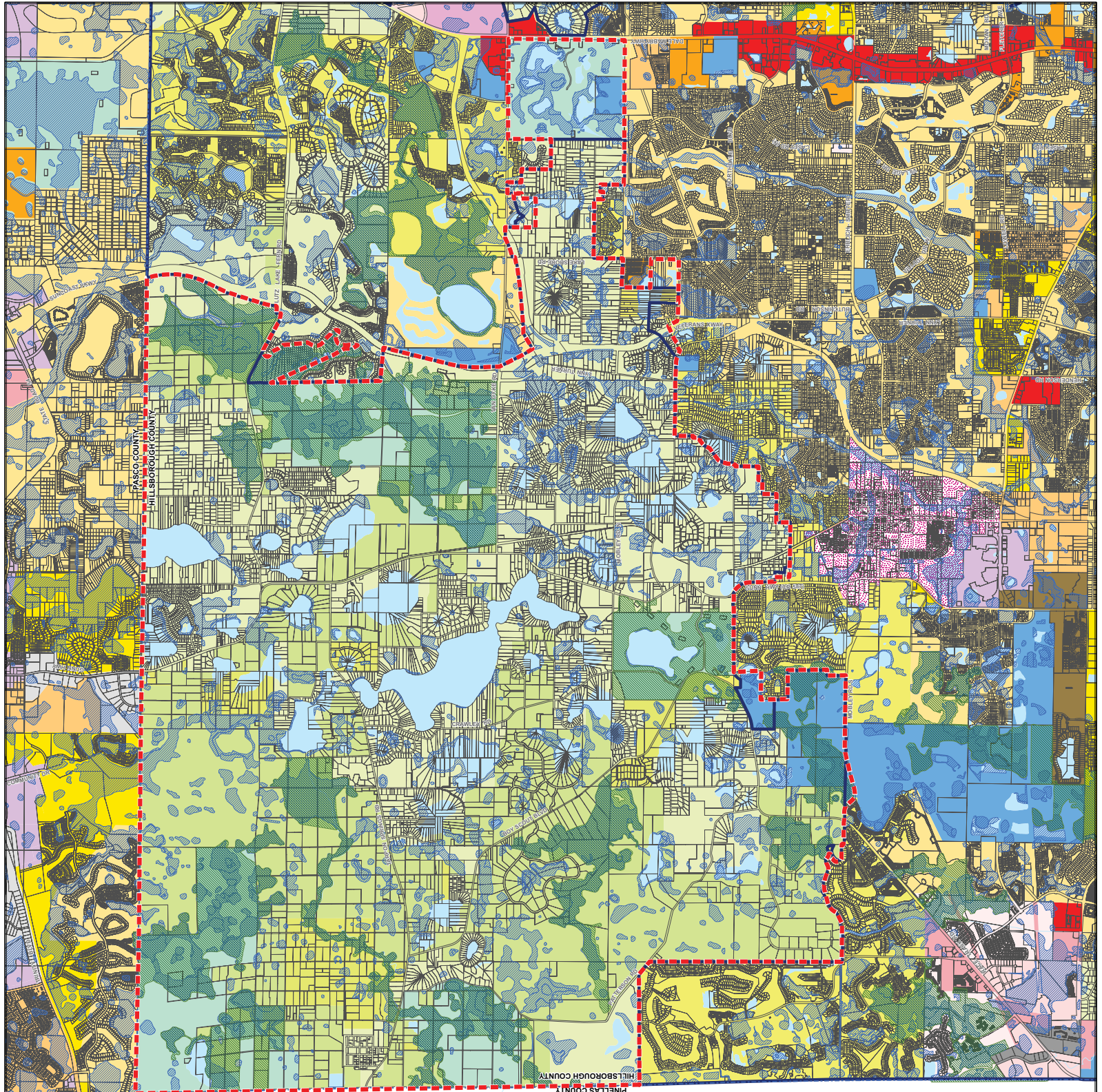
PROJECT CO-SPONSOR: City of Odessa and Pasco County  
DATE: 10/15/09  
PROJECT CO-SPONSOR: City of Odessa and Pasco County  
DATE: 10/15/09

# KEYSTONE - ODESSA COMMUNITY PLAN (WITH PASCO COUNTY)

## ADOPTED 2025 FUTURE LAND USE

### LEGEND

- COMMUNITY PLAN BOUNDARY
- UNINCORPORATED HILLSBOROUGH COUNTY
- AGRICULTURAL, AGENS - 12B
- AGRICULTURAL, 11B
- AGRICULTURAL, 10B
- PLANNED ENVIRONMENTAL COMMUNITY - 12
- AGRICULTURAL USE, 12B
- RESIDENTIAL - 1
- RESIDENTIAL - 2
- RESIDENTIAL PLANNED - 2
- RESIDENTIAL - 4
- RESIDENTIAL - 5
- RESIDENTIAL - 9
- RESIDENTIAL - 12
- RESIDENTIAL - 16
- RESIDENTIAL - 18
- RESIDENTIAL - 20
- RESIDENTIAL MEDIUM DENSITY - 4B
- SUBURBAN MEDIUM DENSITY - 6
- COMMUNITY MEDIUM DENSITY - 12
- URBAN MEDIUM DENSITY - 20
- OFFICE COMMERCIAL - 20
- RESEARCH CORPORATE PARKS - 17B
- LIGHT INDUSTRIAL PLANNED - 19
- LIGHT INDUSTRIAL - 19
- HEAVY INDUSTRIAL - 19
- PUBLIC QUAD PUBLIC
- WINDMILL USE RESIDENTIAL - 2
- NATURAL PRESERVATION
- OPEN SPACE (Wetlands, Riparian, Sub-Aquatic)
- WATER
- PASCO COUNTY
- RESIDENTIAL - 3
- RESIDENTIAL - 4
- RESIDENTIAL - 9
- RESIDENTIAL - 12
- RETAIL OFFICE RESIDENTIAL
- BARK COUNTY CENTER
- INDUSTRIAL LIGHT
- INDUSTRIAL
- CONSERVATION LANDS
- ENVIRONMENTALLY SENSITIVE AREAS
- BIOPRODUCT VALUE-ADDED HABITAT
- WETLANDS
- ROADS AND BOUNDARY LINES
- COUNTY BOUNDARY
- JURISDICTION BOUNDARY
- TRAMA SERVICE AREA
- URBAN SERVICE AREA



### LOCATOR MAP



### CREDITS

2025 FUTURE LAND USE: Hillsborough County Planning Commission, Original Author - July 18, 2020, Updated with community plan revisions. Environmental Services, Hillsborough County Planning Commission, Revised July 2020.

2025 FUTURE LAND USE: Hillsborough County Planning Commission, Original Author - July 18, 2020, Updated with community plan revisions. Environmental Services, Hillsborough County Planning Commission, Revised July 2020.

2025 FUTURE LAND USE: Hillsborough County Planning Commission, Original Author - July 18, 2020, Updated with community plan revisions. Environmental Services, Hillsborough County Planning Commission, Revised July 2020.

### REFERENCE INFORMATION

0 0.25 0.5 1 1.5 2 Miles

AUTHOR: G. WELSH  
PROJECT: [www.pascofla.gov/CommunityPlanning/KeystoneOdesaCommunityPlan\\_Pasco\\_FL\\_2020.html](http://www.pascofla.gov/CommunityPlanning/KeystoneOdesaCommunityPlan_Pasco_FL_2020.html)



# KEYSTONE - ODESSA COMMUNITY PLAN (WITH PASCO COUNTY) EXISTING LAND USE

## LEGEND

- EXISTING LAND USE**
- COMMUNITY PLAN BOUNDARY
  - SINGLE FAMILY / MOBILE HOME
  - TWO FAMILY
  - MULTI-FAMILY
  - MOBILE HOME PARK
  - VACANT
  - PUBLIC / QUASIPUBLIC / INSTITUTIONS
  - PUBLIC COMMUNICATIONS / UTILITIES
  - RIGHT OF WAY/ROADS/HIGHWAYS
  - EDUCATIONAL
  - HEAVY COMMERCIAL
  - LIGHT COMMERCIAL
  - HIGH INDUSTRIAL
  - LIGHT INDUSTRIAL
  - MINING
  - RECREATION / OPEN SPACE
  - AGRICULTURAL
  - NATURAL
  - WATER
  - UNKNOWN
  - NOT CLASSIFIED
- ROADS AND BOUNDARY LINES**
- COUNTY BOUNDARY
  - JURISDICTION BOUNDARY
  - TAMPA SERVICE AREA
  - URBAN SERVICE AREA

## LOCATOR MAP



## CREDITS

EXISTING LAND USE: Hillsborough County City-County Planning Commission. © Black & Veatch  
 URBAN SERVICE AREAS: BLACK & VEATCH, Hillsborough County City-County Planning Commission. Black & Veatch  
 MAPS AND DATA: Metropolitan Planning Commission (City of Tampa). Planning Commission. Black & Veatch  
 ACCURACY: We warrant that the accuracy of the drawings and data used in this document is, to the best of our knowledge, true and correct. However, we do not warrant the accuracy of the drawings and data used in this document. We are not responsible for any errors or omissions in this document. We warrant that the drawings and data used in this document are the property of Black & Veatch and are not to be reproduced or used in any other project without the written approval of Black & Veatch.

## REFERENCE INFORMATION

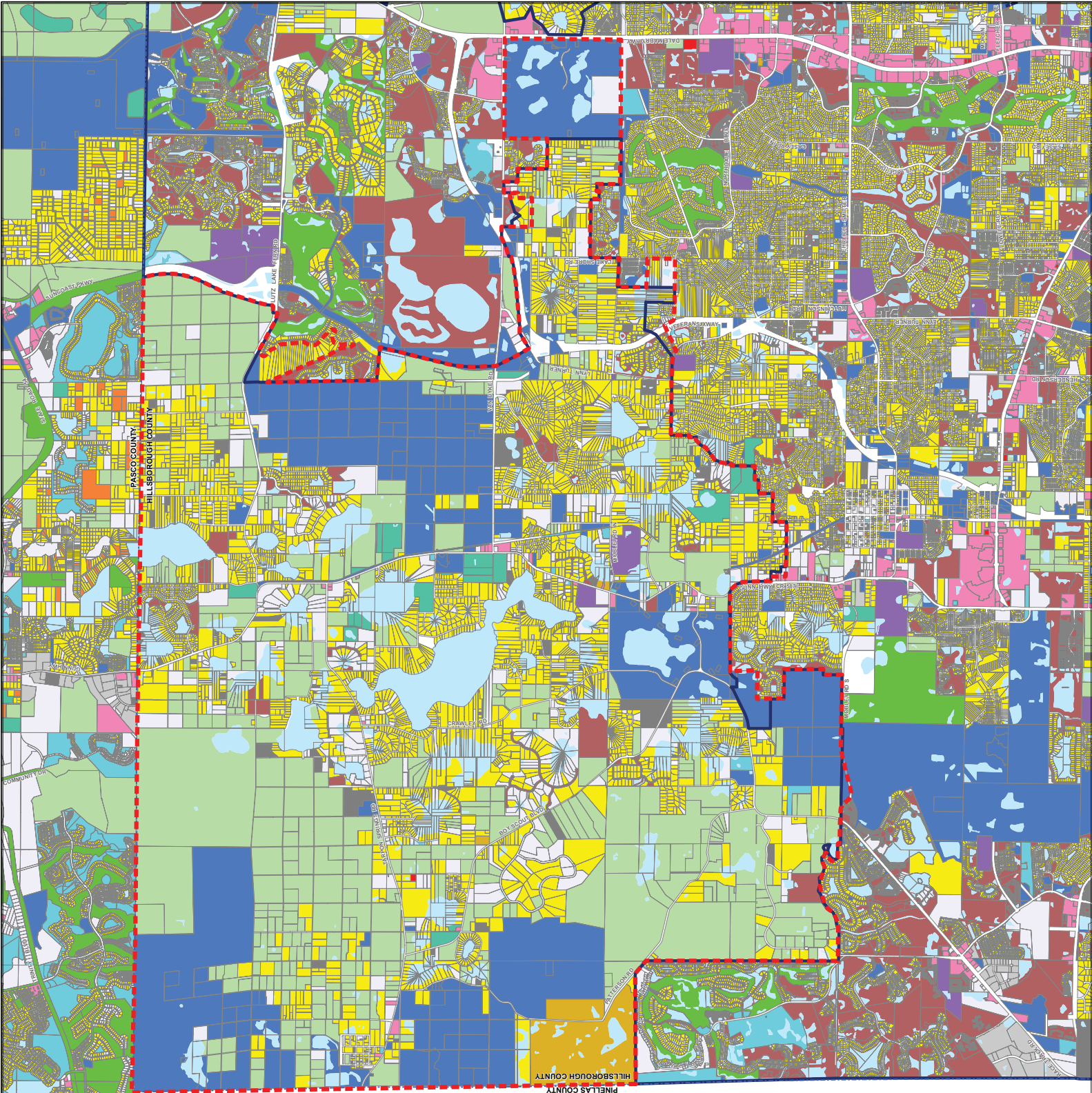


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Miles

AUTOPLOK, CLEVELAND  
 DATE: 08/07/10

PROJECT: C:\projects\keystone\community-plan\maps\keystone-odessa-community-plan-existing-land-use-2010.mxd

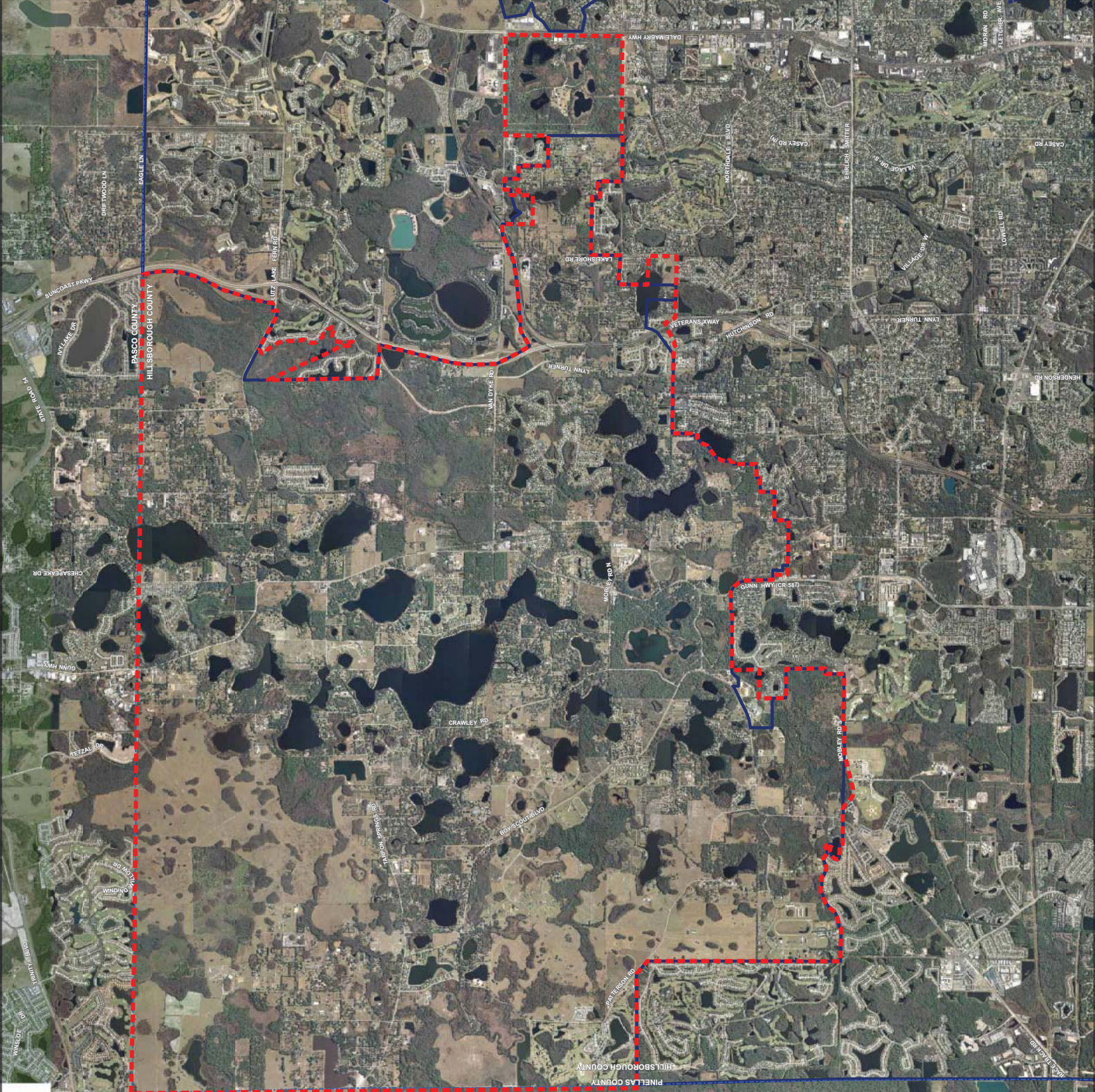
For more information about our organization visit website: [www.theflamingcommission.org](http://www.theflamingcommission.org)



# KEYSTONE - ODESSA COMMUNITY PLAN AERIAL PHOTOGRAPHY

## LEGEND

-  COMMUNITY PLAN BOUNDARY
-  BOUNDARY LINES
-  COUNTY BOUNDARY
-  JURISDICTION BOUNDARY
-  TAMPA SERVICE AREA
-  URBAN SERVICE AREA



## LOCATOR MAP



## CREDITS

2008 AERIAL PHOTOGRAPHY: LANDSAT/SPOT5 AND AIRPHOTOS. HILLSBOROUGH COUNTY: Planning and Development, Ethics & Finance. PASCO COUNTY: Planning and Development, Ethics & Finance. HILLOFT DEVELOPMENT: Hillsborough County Planning and Development, Ethics & Finance. HES/CHES: Southwest Florida Water Management District. Information from all sources is provided "AS IS" without warranty. Planning and Development, Ethics & Finance. TAMPA SERVICE AREA: Hillsborough County Planning and Development, Ethics & Finance. URBAN SERVICE AREA: Hillsborough County Planning and Development, Ethics & Finance. This document is the property of the Hillsborough County Planning and Development, Ethics & Finance. It is not to be distributed outside of Hillsborough County.

## REFERENCE INFORMATION



PROJECT: Keystone-Odesa Community Plan  
DATE: 10/15/10  
ALDRICH C. WELLS, JR.  
PLANNING COMMISSION











For more information about our organization visit website: [www.theflamingcommission.org](http://www.theflamingcommission.org)



# KEYSTONE - ODESSA COMMUNITY PLAN

Potable Water Wetfield Protection Areas  
with  
Agricultural, Vacant Lands and Wetlands

## LEGEND

-  Keystone-Odeessa Community Plan Boundary
-  Potable Wells
-  Potable Wells Protection Area - 500 Foot Buffer
- LAND USE CATEGORY**
  -  Agricultural
  -  Vacant
  -  Wetlands
- BOUNDARY LINES**
  -  County Boundary
  -  Jurisdiction Boundary
  -  Tampa Service Area
  -  Urban Service Area

## LOCATOR MAP



**CREDITS**

EXISTING LAND USE: Data from Property Appraiser's Office and HALL COUNTY CODES, Hillsborough County City Planning Commission  
 WETLANDS: Sonnetek Parks Water Management District (2016/2018)  
 URBAN SERVICE AREA BOUNDARIES: Hillsborough County City Planning Commission, Effects of Transit  
 POTABLE WELLS: Hillsborough County Property Appraiser  
 POTABLE WELLS PROTECTION AREAS: Data from Property Appraiser's Office, 500-foot buffer around wells  
 JURISDICTION BOUNDARIES: Hillsborough County City Planning Commission  
 COUNTY BOUNDARIES: Hillsborough County City Planning Commission  
 CITY OF ODESSA: City Planning Commission

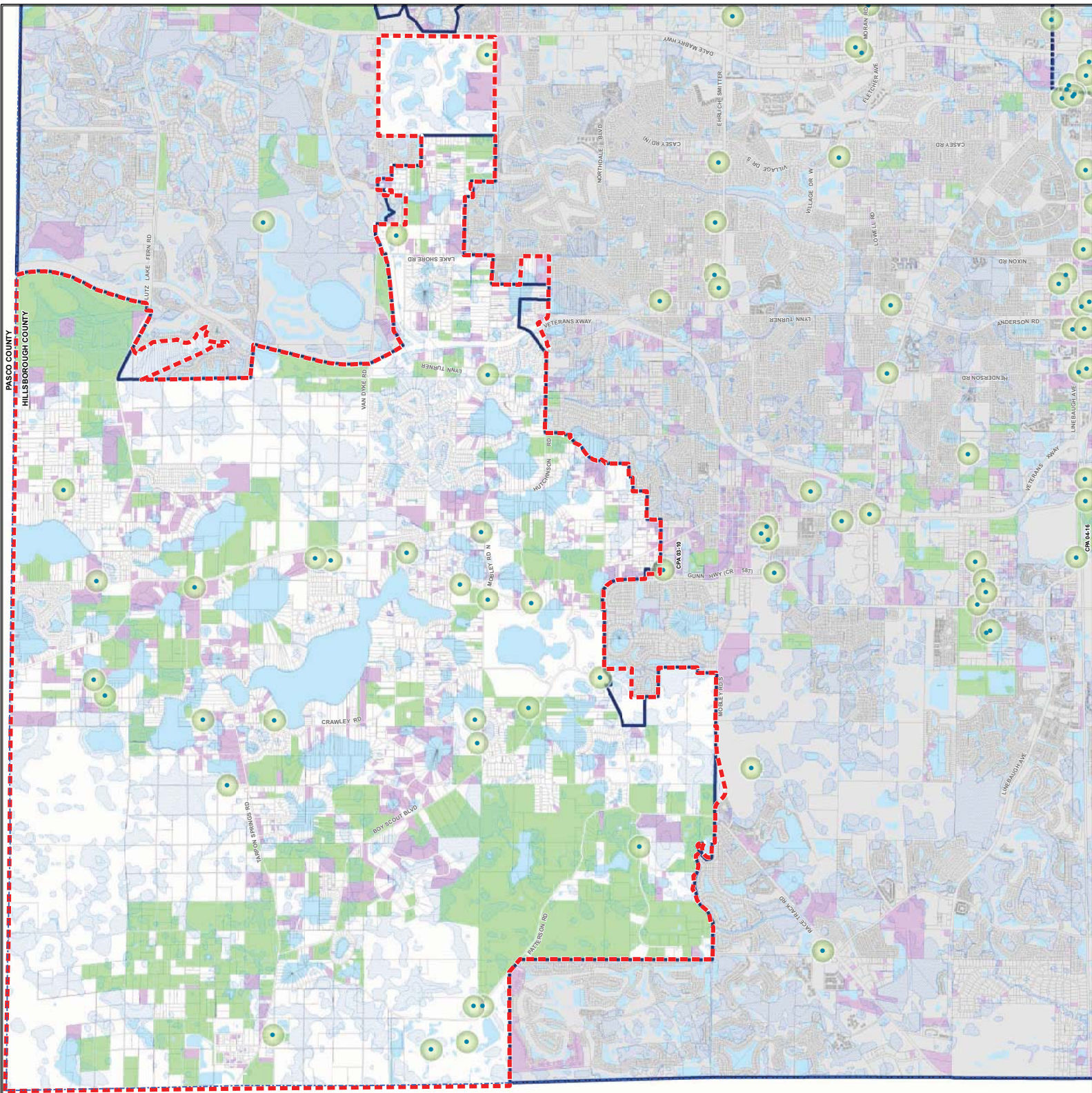
## REFERENCE INFORMATION



PROJECT COORDINATOR: City Planning Commission and Community Planning Services/Community Plan Area, WFLAP, PhotoSource  
 AUTHOR: GWL/BA



For more information about our organization, visit our website: [www.theplanningcommission.org](http://www.theplanningcommission.org)



# Hillsborough County MPO 2035 Long Range Transportation Plan Map 8-2 2006 Deficient Roads



www.hillsboroughmpo.org  
Hillsborough MPO  
County Center, 601 E. Kennedy Blvd., 18th Fl.  
P.O. Box 110 Tampa, Florida 33601-1110  
813-272-3560 / 813-361-7172 fax

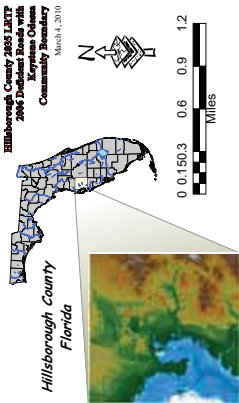


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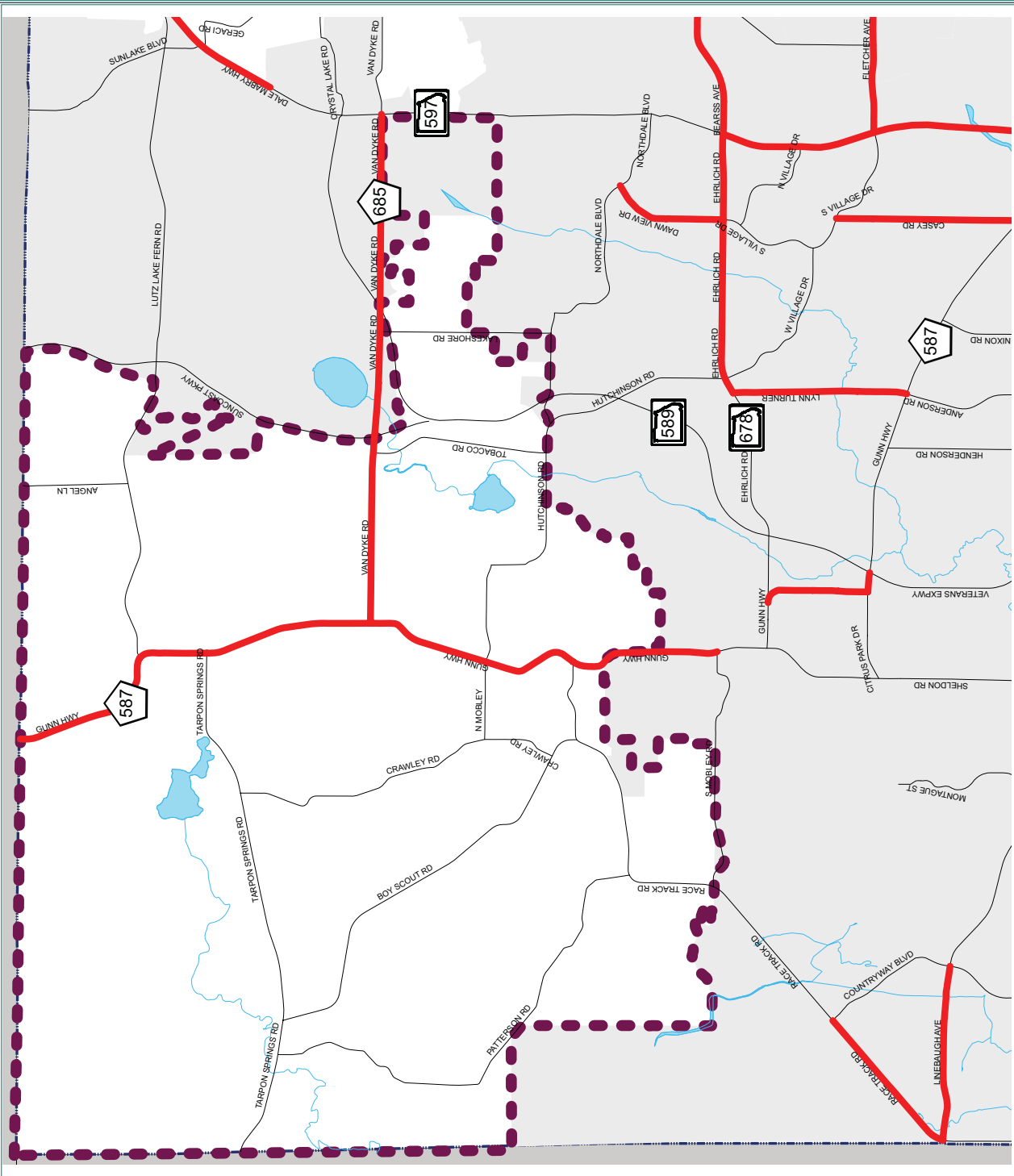
- ROADS**
- Deficient Roads
  - Keyframe Corridor
- PLANNING AREAS**
- Urban Service Area
  - Hillsborough County
  - Other Counties
  - Water and Bay
  - Streams/Rivers
  - County Boundary
  - Major Roads

**ADOPTED:**  
**December 9, 2009**

## Locator Map



DATA SOURCES: Shaded in black, based on Hillsborough County's Planning Commission Parcel Lines and Data from Hillsborough County Property Appraiser. Major roads shown in black. Stream and Water bodies obtained from Planning and Development Management. ROADWAY CONDITION: This map was prepared as part of LRTP for which no specific geographic approval of the Hillsborough County Planning Commission. ACCURACY: It is intended that the accuracy of this document comply with US National Map Accuracy Standards. However, such accuracy may vary for the most current data and information. Use for appropriate source. Hillsborough MPO is a non-profit organization. Hillsborough MPO is not a government agency. Author: Roger W. Walker, GIS Analyst





# Hillsborough County MPO 2035 Long Range Transportation Plan Map 10-4 2035 Highway Cost Affordable



Hillsborough County MPO  
County Center, 600 E. Kennedy Blvd., 18th Fl.  
P.O. Box 1110 Tampa, Florida, 33601-1110  
www.hillsboroughmtpo.org



## Legend

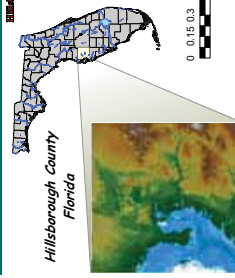
- LANEAGE**
- 2 Lanes - Planned Projects (after 2014)
  - 2 Lanes - Committed Projects (by 2014)
  - 4 Lanes - Planned Projects (after 2014)
  - 4 Lanes - Committed Projects (by 2014)
  - 6 Lanes - Planned Projects (after 2014)
  - 6 Lanes - Committed Projects (by 2014)
  - 8 Lanes - Planned Projects (after 2014)
  - 8 Lanes - Committed Projects (by 2014)
  - 10 Lanes - Planned Projects (after 2014)
  - 10 Lanes - Committed Projects (by 2014)
  - 12 Lanes - Planned Projects (after 2014)
  - 12 Lanes - Committed Projects (by 2014)
- PLANNING AREAS**
- Keystone Odessa

**ADOPTED:**  
**December 9, 2009**

Water and Bay  
Streams/Rivers  
County Boundary  
Major Roads

Urban Service Area  
Hillsborough County  
Other Counties

## Locator Map



Hillsborough County 2035 L RTP  
Highway Cost Affordable  
Commitment  
March 9, 2009



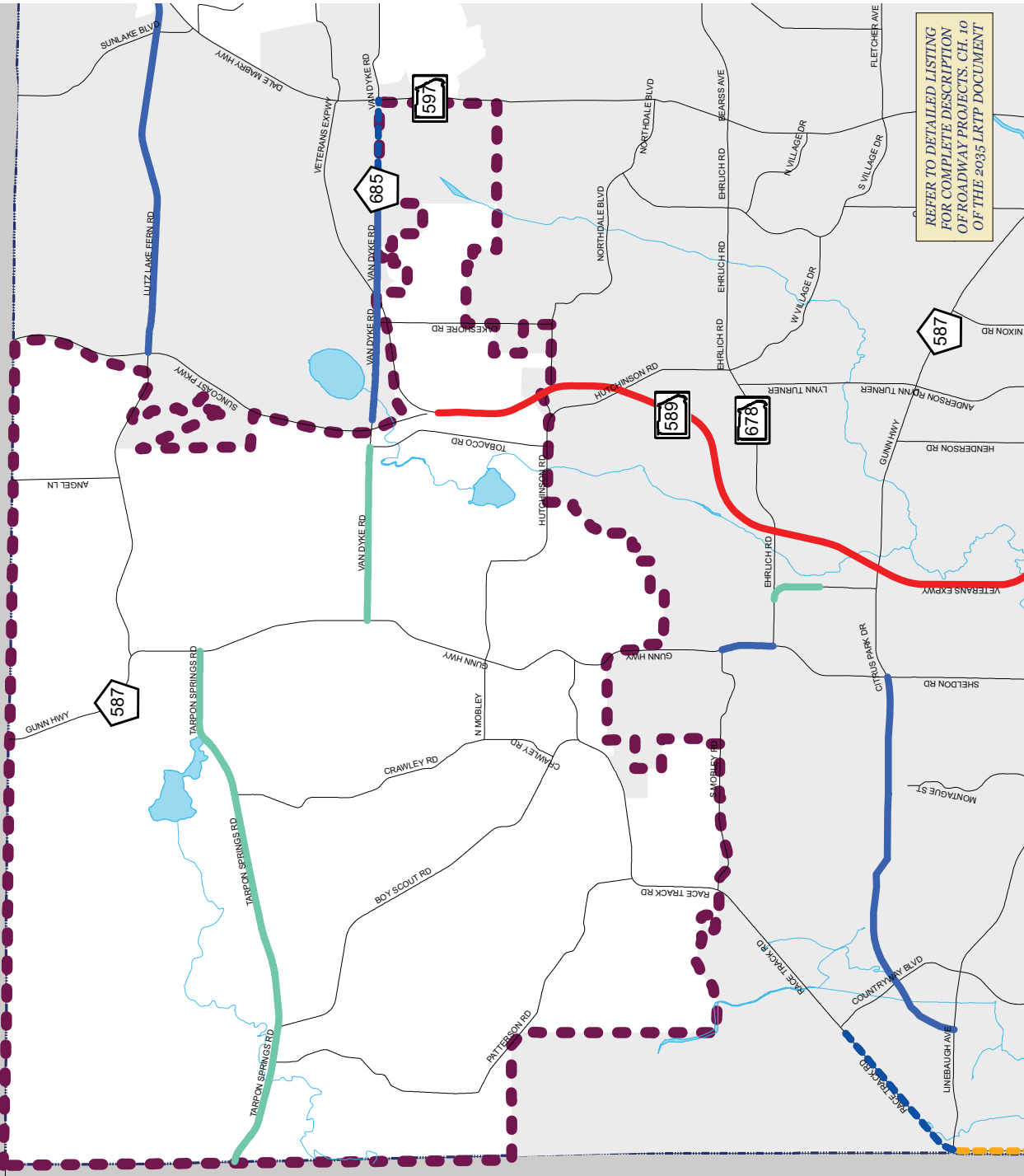
**DATA SOURCES:** Boundaries include the Hillsborough County, City, County Planning Committee, Rural Land Use Acticles, Hillsborough County Property Appraiser, National Aerial Imagery, Statewide Wetlands Inventory from Planning and Development Management, and other sources. Only wetlands present in the year specified.

**ANALYSIS:** This map was prepared in part or full for use to approve or disapprove of the Hillsborough County CIP, County Planning Committee.

**ACCURACY:** It is intended that the accuracy of this document comply with U.S. National Map Accuracy Standards. However, such accuracy is not guaranteed. For the most current data and information, visit the appropriate sources.

**FILE LOCATION:** G:\transportation\Highway Cost Affordable Plan Maps

**AUTHOR:** Roger W. Walker - GIS Analyst





**Hillsborough County MPO 2035  
Long Range Transportation Plan  
Sales Tax Option with  
Keystone Odessa Community Boundary**



Hillsborough County MPO  
County Center, 600 E. Kennedy Blvd., 18th Fl.  
P.O. Box 1110 Tampa, Florida, 33601-1110  
www.hillsboroughmop.org



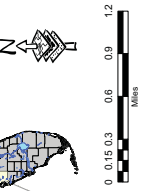
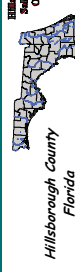
**Legend**

- NON-TRANSIT PROJECTS**
- Roadways
  - Trails
  - Intersections
- BUS AND PARA TRANSIT**
- New Express Bus Routes
  - New & Enhanced Local Bus Routes
  - More Services on Existing Bus Routes
  - New Fleets Service
- RAPID TRANSIT**
- MetroRapid
- PLANNING AREAS**
- Keystone Odessa

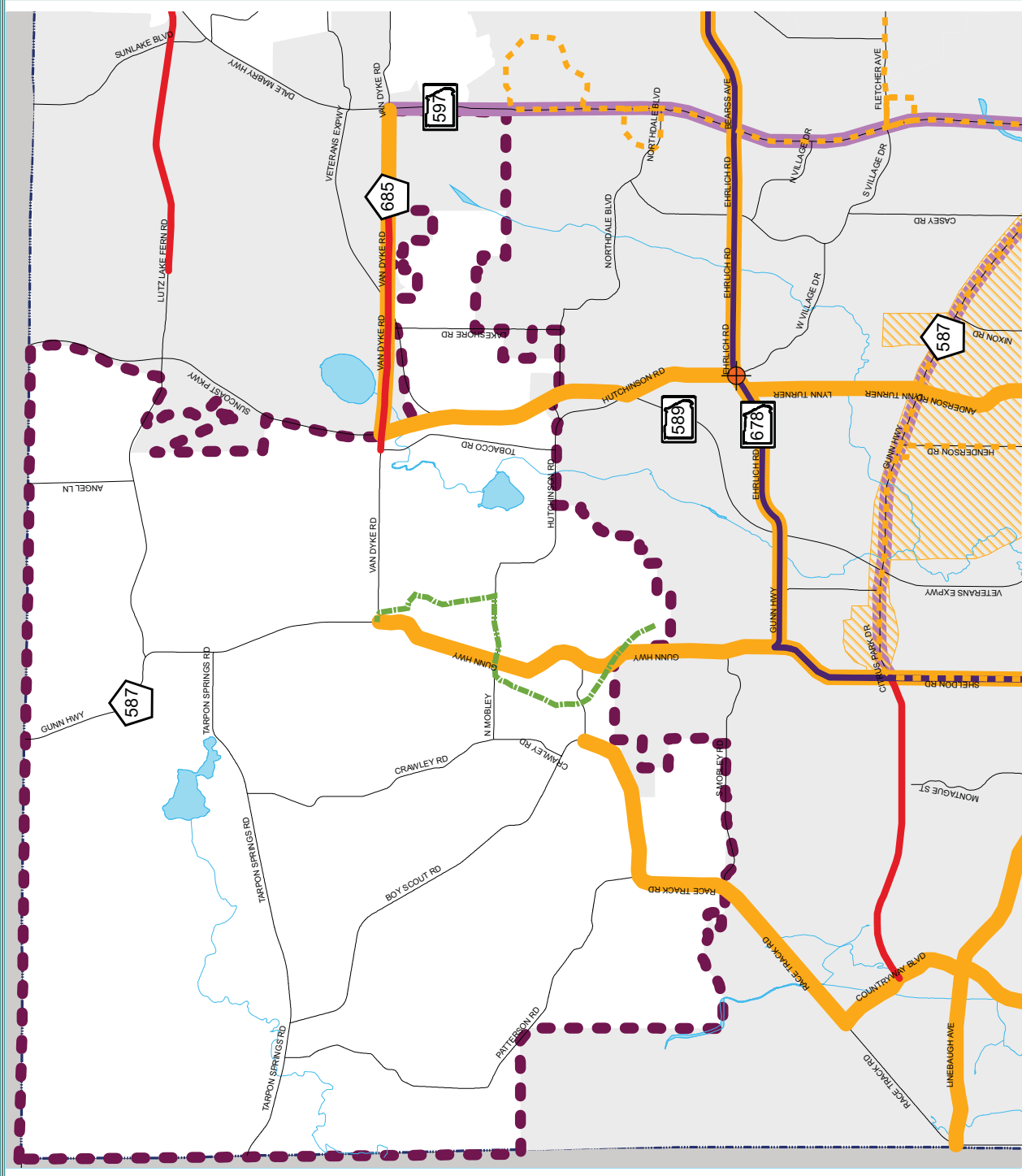
**ADOPTED  
December 9, 2009**

- Urban Service Area
- Hillsborough County
- Other Counties
- Water and Bay
- Streams/Rivers
- County Boundary
- Major Roads

**Locator Map**



DATE: 08/25/09. Revision made for Hillsborough County City Center Planning Committee. Parcel lines include Hillsborough County Property Appraiser's boundaries from 8/15/09. Significant WMA habitat from Planning and Development Management. 2035 LRTT is a long-range plan. Only the transit projects that are shown are shown. This map is for informational purposes only. ACCURACY: It is intended that the accuracy of this document comply with U.S. National Map Accuracy Standards. However, such accuracy is not guaranteed. For the most current data and information, visit the appropriate web sites. Hillsborough County MPO. Author: Roger W. Walker - GIS Analyst

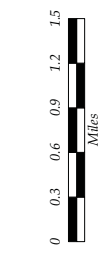


# HILLSBOROUGH COUNTY COMPREHENSIVE PLAN Map 25 HC CORRIDOR PRESERVATION PLAN

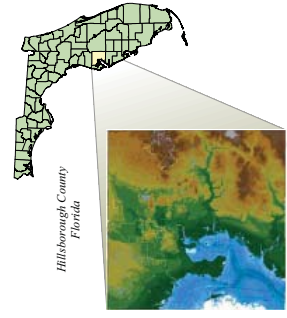


## Legend

- CORRIDORS**
- 2 Lanes
  - 3 Lanes
  - 4 Lanes
  - 6 Lanes
  - 8 Lanes
  - 10 Lanes
  - 2 Lane Frontage Roads Enhanced
- INTERSECTIONS**
- Grade Separation
  - Reconfiguration
- Other Features**
- Keystone Odessa Community Boundary
  - Tampa Service Area
  - Urban Service Area
  - Tampa
  - Hillsborough County
  - Water and Bay
  - Streams/Rivers
  - County Boundary
  - Major Roads
  - Local Roads
  - Active Railroad



## Locator Map



**Hillsborough County  
Map 25 Corridor Preservation Plan  
with Keystone Odessa Community Boundary**  
March 4, 2010

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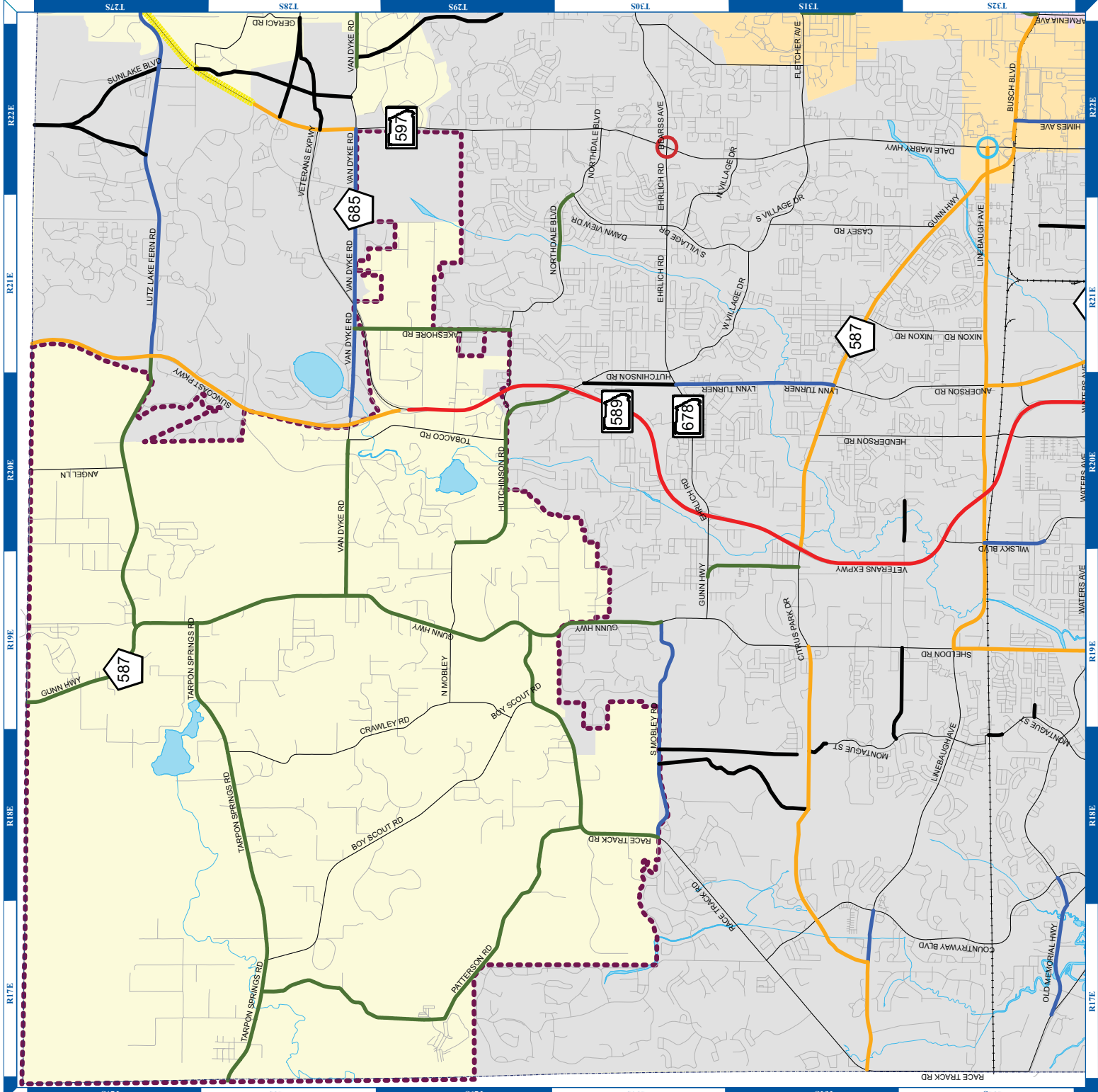
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FILE LOCATION: G:\gis\work\projects\map\map025\Community Plan Map1\Map 25 Corridor Preservation Plan.mxd

DATE: 3/4/10

APPRAISER: Matt W. Moore, CDA, Assistant Planner with Keystone Odessa Community Boundary and



**KEYSTONE - ODESSA  
COMMUNITY PLAN**  
*Hillsborough County Zoning*

**LEGEND**



- Zoning Districts**
- Agricultural**
- AA - Agricultural
  - AR - Agricultural Reserve
  - AS-1A - Agricultural Single-Family Estate - 1 Acre to 2.94 Acres
  - AS-1B - Agricultural Single-Family - 1 Acre to 2.94 Acres
  - AS-1C - Agricultural Single-Family Convert - 1 Acre to 2.94 Acres
  - AM - Agricultural Medium Density
  - AP - Agricultural Planned Development
- Commercial Office/Industrial**
- CO - Office Professional
  - CO-1 - Business, Professional Office
  - CO-2 - Business, Professional Office
  - CO-3 - Business, Professional Office
  - CO-4 - Business, Professional Office
  - CO-5 - Commercial General
  - CO-6 - Commercial General
  - C - Commercial
  - M - Manufacturing
- Community-Based Office/Professional**
- CB - Community Office/Professional
  - CP - Community Professional
  - LD - Downtown Center
  - LDC - Downtown Center
  - LD-1 - Downtown Center - 1 District
  - LD-2 - Downtown Center - 2 Districts
  - LD-3 - Downtown Center - 3 Districts
  - LD-4 - Downtown Center - 4 Districts
  - LD-5 - Downtown Center - 5 Districts
  - LD-6 - Downtown Center - 6 Districts
  - LD-7 - Downtown Center - 7 Districts
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- Planned Development**
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  - PD-46 - Planned Development
  - PD-47 - Planned Development
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  - PD-50 - Planned Development
- Special Public Interests**
- SP-1 - Historic Preservation
  - SP-2 - Historic Preservation
  - SP-3 - Historic Preservation
  - SP-4 - Historic Preservation
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  - SP-46 - Historic Preservation
  - SP-47 - Historic Preservation
  - SP-48 - Historic Preservation
  - SP-49 - Historic Preservation
  - SP-50 - Historic Preservation
- Residential**
- R-1 - Single-Family Detached - 1 Unit
  - R-2 - Single-Family Detached - 2 Units
  - R-3 - Single-Family Detached - 3 Units
  - R-4 - Single-Family Detached - 4 Units
  - R-5 - Single-Family Detached - 5 Units
  - R-6 - Single-Family Detached - 6 Units
  - R-7 - Single-Family Detached - 7 Units
  - R-8 - Single-Family Detached - 8 Units
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  - R-94 - Single-Family Detached - 94 Units
  - R-95 - Single-Family Detached - 95 Units
  - R-96 - Single-Family Detached - 96 Units
  - R-97 - Single-Family Detached - 97 Units
  - R-98 - Single-Family Detached - 98 Units
  - R-99 - Single-Family Detached - 99 Units
  - R-100 - Single-Family Detached - 100 Units

- Boundary Lines**
- County Boundary
  - Jurisdiction Boundary
  - Tripartite Service Area
  - Urban Service Area
- Zoning Overlay Districts**
- HO-1B Historic Overlay District
  - HO-2B Historic Overlay District
  - HO-3B Historic Overlay District
  - HO-4B Historic Overlay District
  - HO-5B Historic Overlay District
  - HO-6B Historic Overlay District
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  - HO-100B Historic Overlay District

**LOCATOR MAP**

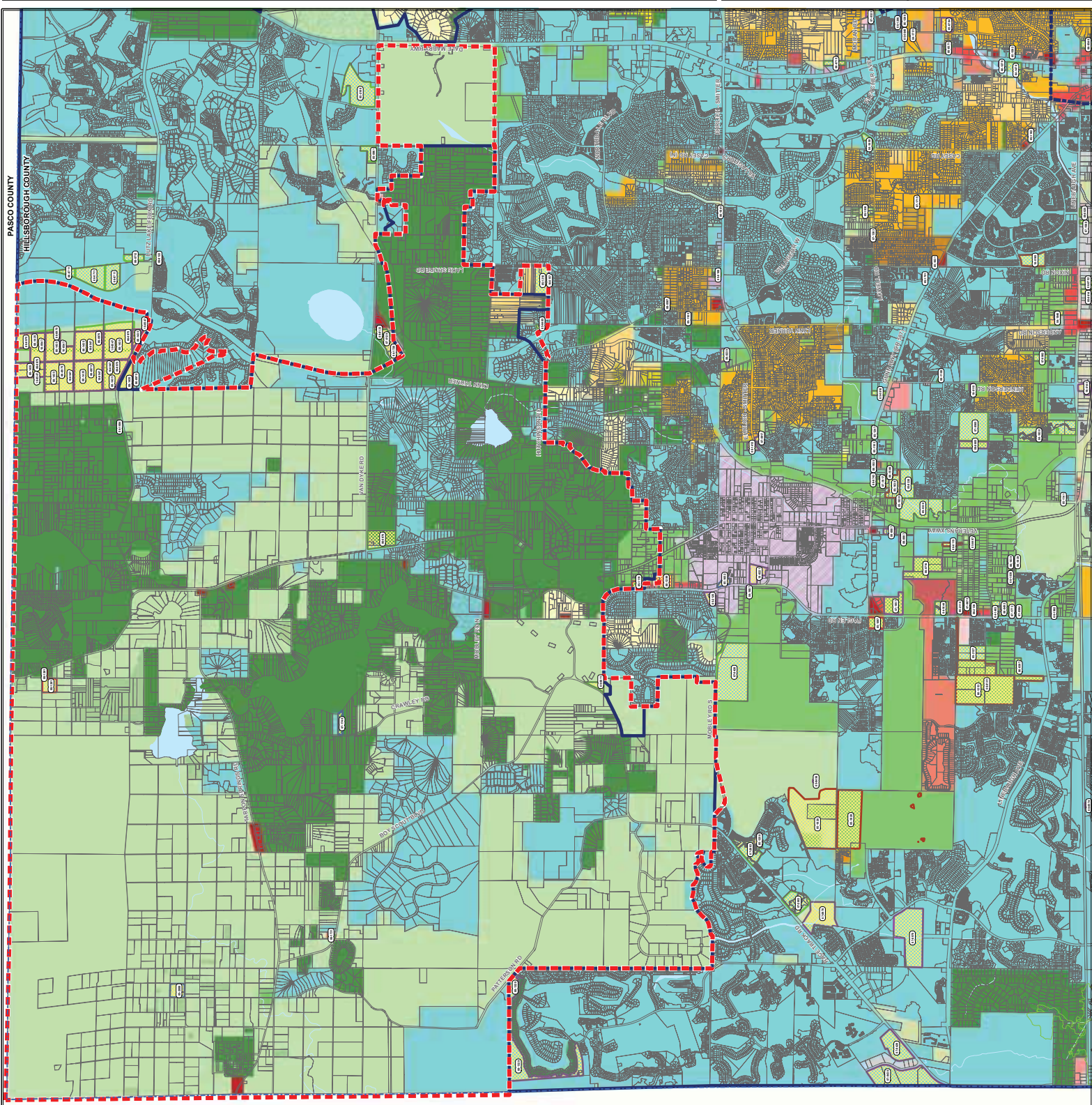
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HILLSBOROUGH COUNTY ZONING - Hillsborough County Planning and Zoning Department  
 HILLSBOROUGH COUNTY PLANNING - Hillsborough County Planning and Zoning Department  
 HILLSBOROUGH COUNTY COMMUNITY PLAN - Hillsborough County Planning and Zoning Department  
 HILLSBOROUGH COUNTY ZONING PLAN - Hillsborough County Planning and Zoning Department  
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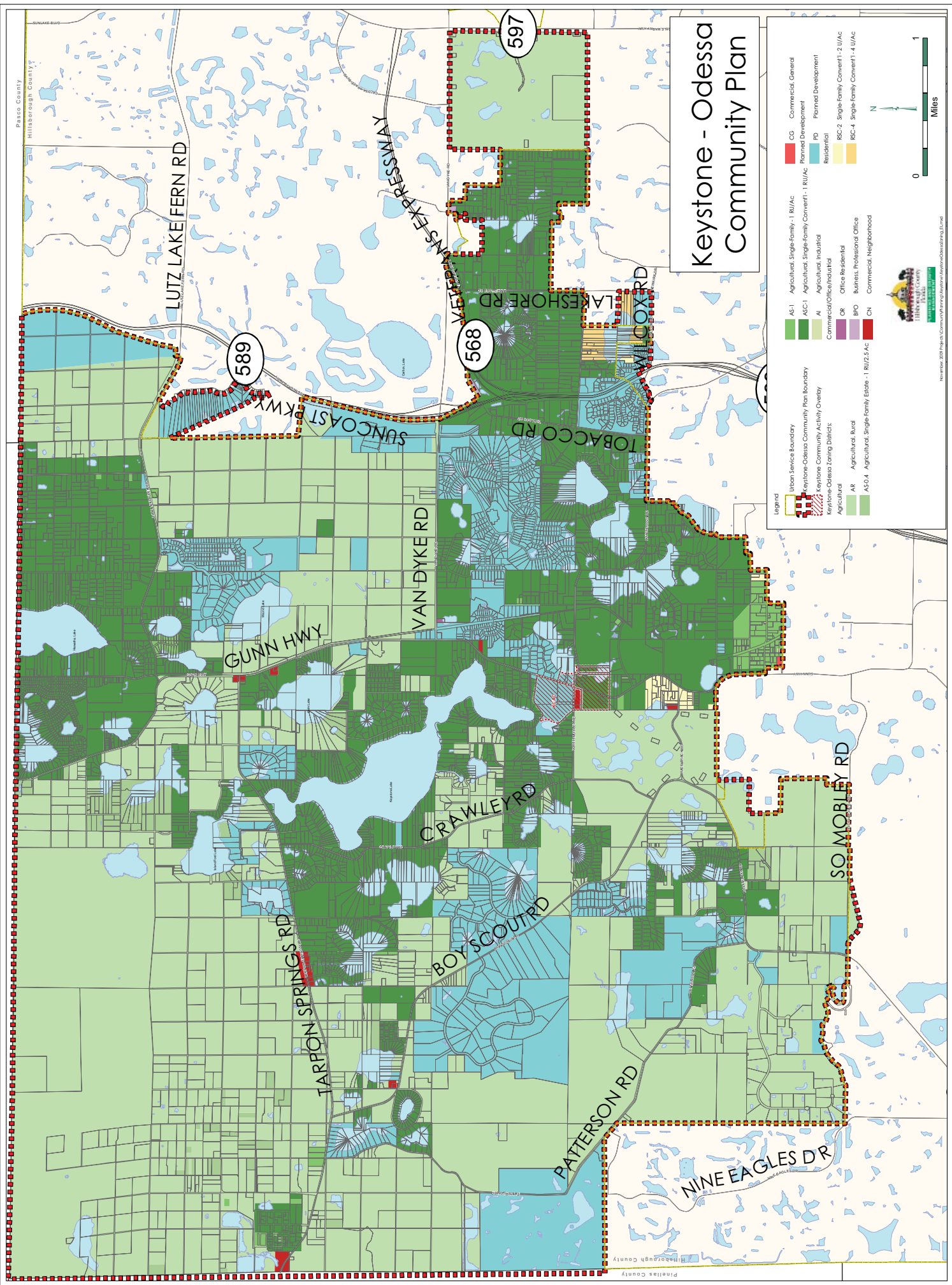
**REFERENCE INFORMATION**

0 1,000 2,000 3,000 4,000 5,000 6,000  
 Feet

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# Keystone - Odessa Community Plan



**Legend**

- Urban Service Boundary
- Keystone-Odessa Community Plan Boundary
- Keystone Community Activity Overlay
- Keystone-Odessa Taming Districts:
  - Agricultural
  - AR
  - AS3.4
- AS-1 Agricultural, Single-Family - 1 RU/AC
- AS-C1 Agricultural, Single-Family Convertible - 1 RU/AC
- A1 Agricultural, Industrial
- Commercial/Office/Industrial
- OR Office Residential
- BPO Business, Professional Office
- AS3.4 Agricultural, Single-Family Estate - 1 RU/2.5 AC
- CG Commercial, General
- Planned Development
- PD Residential
- RSC-2 Single-Family Convertible - 2 U/AC
- RSC-4 Single-Family Convertible - 4 U/AC
- Commercial, Neighborhood
- CN

0 1 Miles









November 2009 Project: Community Plan for Keystone-Odessa, FL

HILLBOROUGH COUNTY  
 PLANNING AND DEVELOPMENT DEPARTMENT

# KEYSTONE - ODESSA COMMUNITY PLAN

## Agricultural and Vacant Lands

### LEGEND

-  Keystone-Odeessa Community Plan Boundary
- LAND USE CATEGORY**
-  Agricultural
-  Vacant
-  Wetlands
- ROADS AND BOUNDARY LINES**
-  County Boundary
-  Jurisdiction Boundary
-  Tampa Service Area
-  Urban Service Area

### LOCATOR MAP



### CREDITS

**BOUNDARY LINES:** Derived from Florida Assessment maps and the 2007 Census. (Hillsborough County GIS County Planning Commission)  
**WETLANDS:** Derived from Florida Water Management District (FWMD) maps.  
**LAND SERVICE AREAS (TAMPA):** Hillsborough County GIS County Planning Commission. (Florida's 11th District)  
**PLANNING DATA:** Hillsborough County Planning Commission. (Florida's 11th District)  
**PLANNING DATA:** Hillsborough County Planning Commission. (Florida's 11th District)  
**PLANNING DATA:** Hillsborough County Planning Commission. (Florida's 11th District)

### REFERENCE INFORMATION

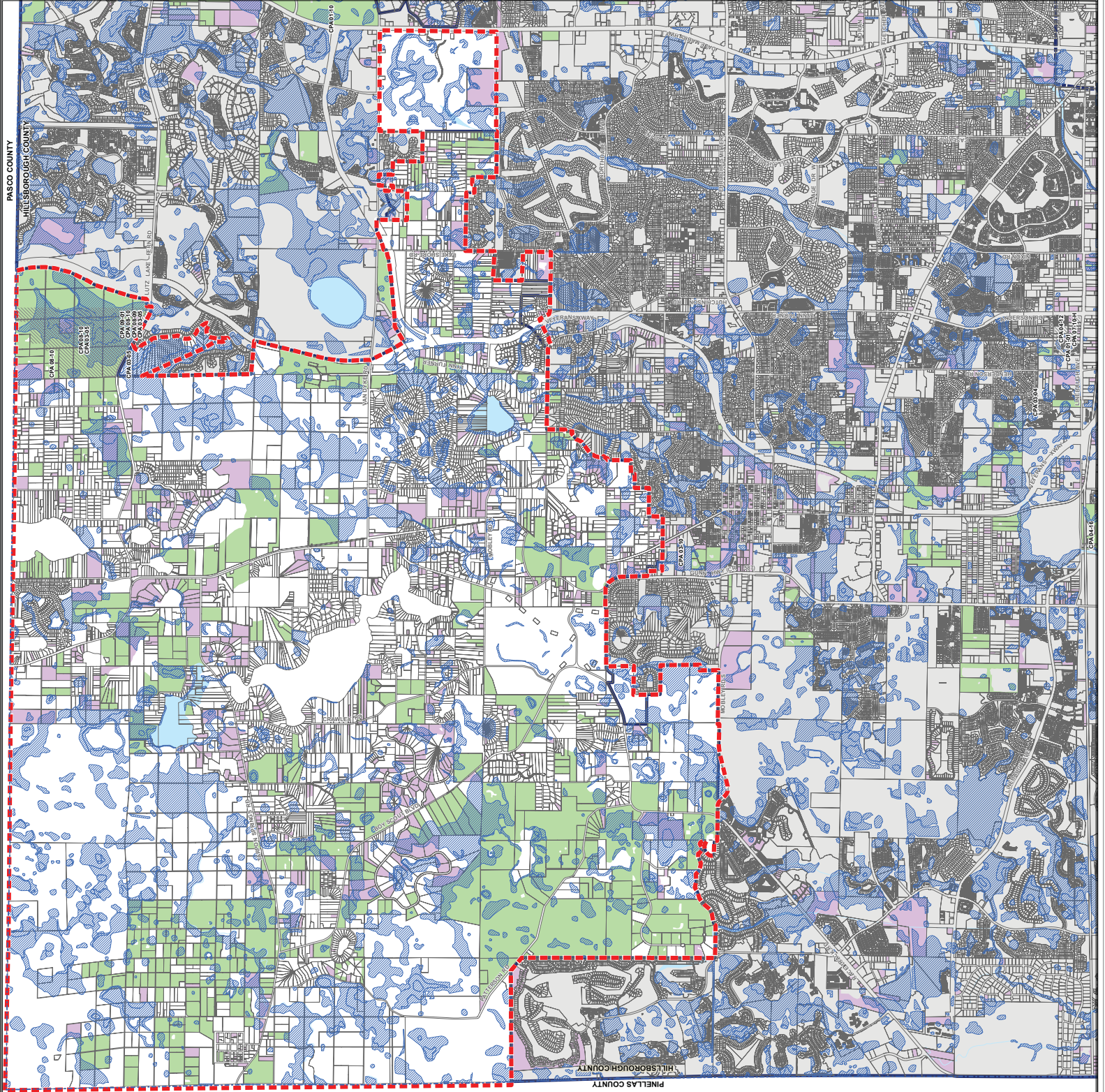


DATE: 03/11/10

PROJECT: C:\projects\keystone\city\plan\keystone\_odeessa\_community\_planning\keystone\_odeessa\_community\_planning.mxd
















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# KEYSTONE - ODESSA COMMUNITY PLAN Elapp Lands and Plan Amendments 1999 - 2010

## LEGEND

-  Keystone-Odesa Community Plan Boundary
  -  ELAPP Lands
- | Amendment Year  | Amendment #<br>(Listed Within<br>Keystone Boundary Only) |
|---|--|
|  | Year 1999  |
|  | Year 2000  |
|  | Year 2001  |
|  | Year 2002  |
|  | Year 2003  |
|  | Year 2004  |
|  | Year 2006  |
|  | Year 2007  |
|  | Year 2008  |
|  | Year 2009  |
-  Plan Amendment Overlap Area

## ROADS AND BOUNDARY LINES

-  County Boundary
-  Jurisdiction Boundary
-  Tampa Service Area
-  Urban Service Area

## LOCATOR MAP



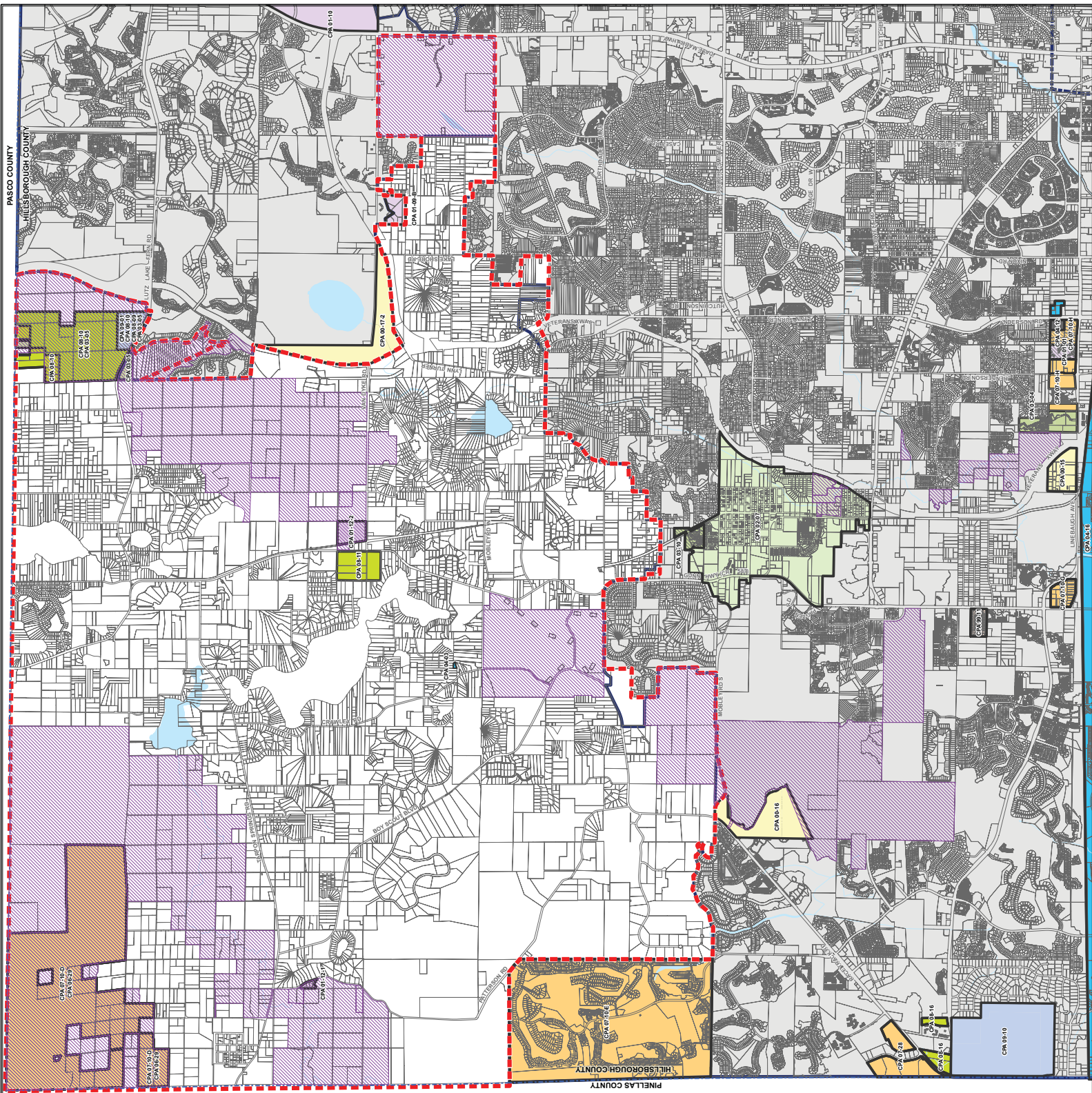
## CREDITS

FOUNDATION DATA: Hillsborough County, Florida Department of Planning and Economic Development, Esri, Inc. Street  
 DATA: Esri, Inc. StreetMap, Esri, Inc. StreetMap, Esri, Inc. StreetMap  
 AERIAL DATA: Esri, Inc. StreetMap, Esri, Inc. StreetMap, Esri, Inc. StreetMap  
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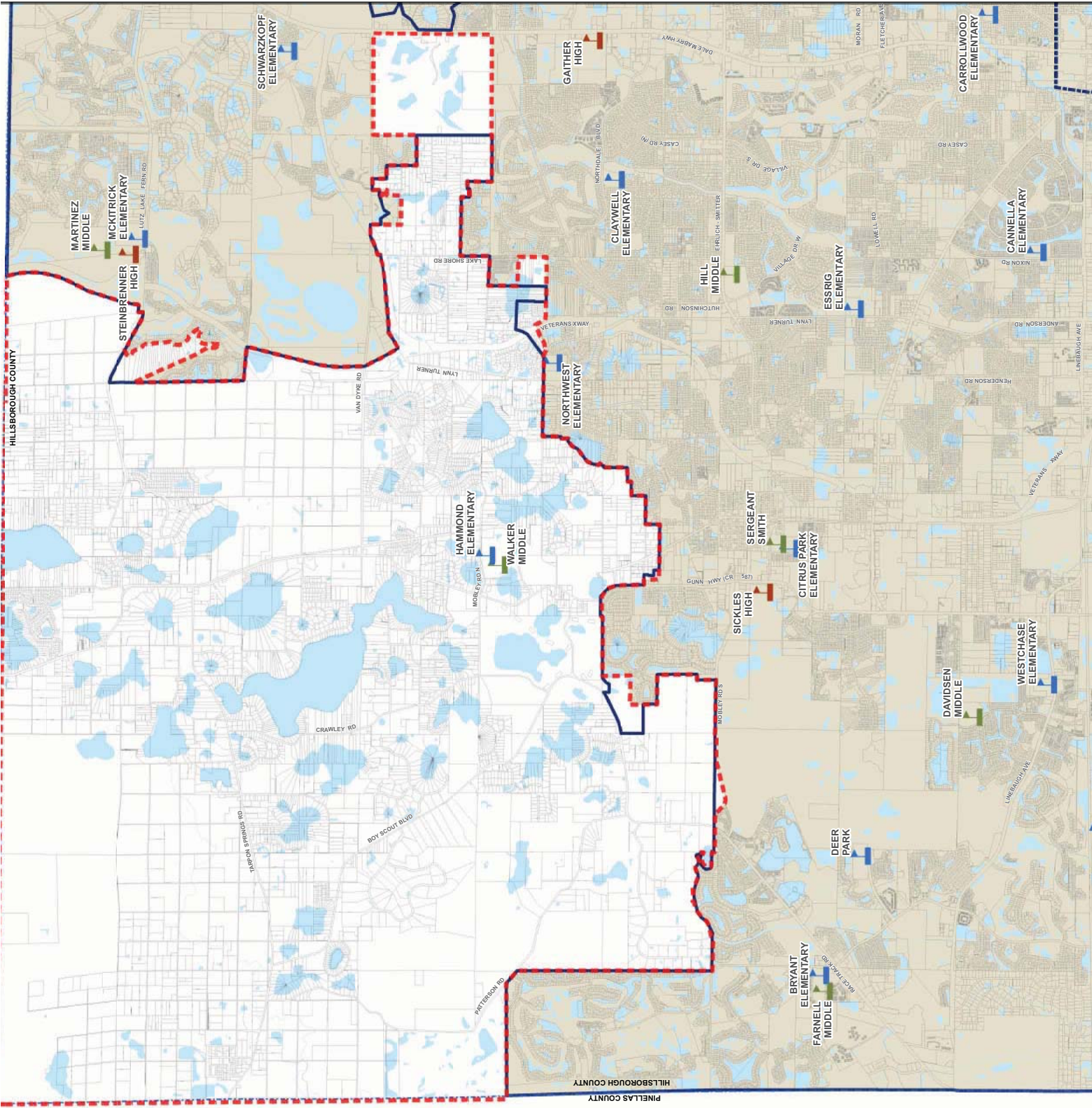
# KEYSTONE - ODESSA COMMUNITY PLAN

## SCHOOLS

### LEGEND



#### SCHOOLS



### LOCATOR MAP



#### CREDITS

2022 CITY OF ODESSA, Hillsborough County Planning Commission, Odeska Report, October 21, 2022. All school area boundaries are courtesy of the respective school districts.  
 2022 CITY OF ODESSA, Hillsborough County Planning Commission, Odeska Report, October 21, 2022. All urban service area boundaries are courtesy of the respective school districts.  
 2022 CITY OF ODESSA, Hillsborough County Planning Commission, Odeska Report, October 21, 2022. All Tampa service area boundaries are courtesy of the respective school districts.  
 2022 CITY OF ODESSA, Hillsborough County Planning Commission, Odeska Report, October 21, 2022. All jurisdiction boundaries are courtesy of the respective school districts.  
 2022 CITY OF ODESSA, Hillsborough County Planning Commission, Odeska Report, October 21, 2022. All roads and boundary lines are courtesy of the respective school districts.  
 2022 CITY OF ODESSA, Hillsborough County Planning Commission, Odeska Report, October 21, 2022. All water features are courtesy of the respective school districts.  
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 2022 CITY OF ODESSA, Hillsborough County Planning Commission, Odeska Report, October 21, 2022. All water features are courtesy of the respective school districts.

#### REFERENCE INFORMATION



PROJECT: Odeska Report, Hillsborough County Planning Commission, Odeska Report, October 21, 2022. All school area boundaries are courtesy of the respective school districts.



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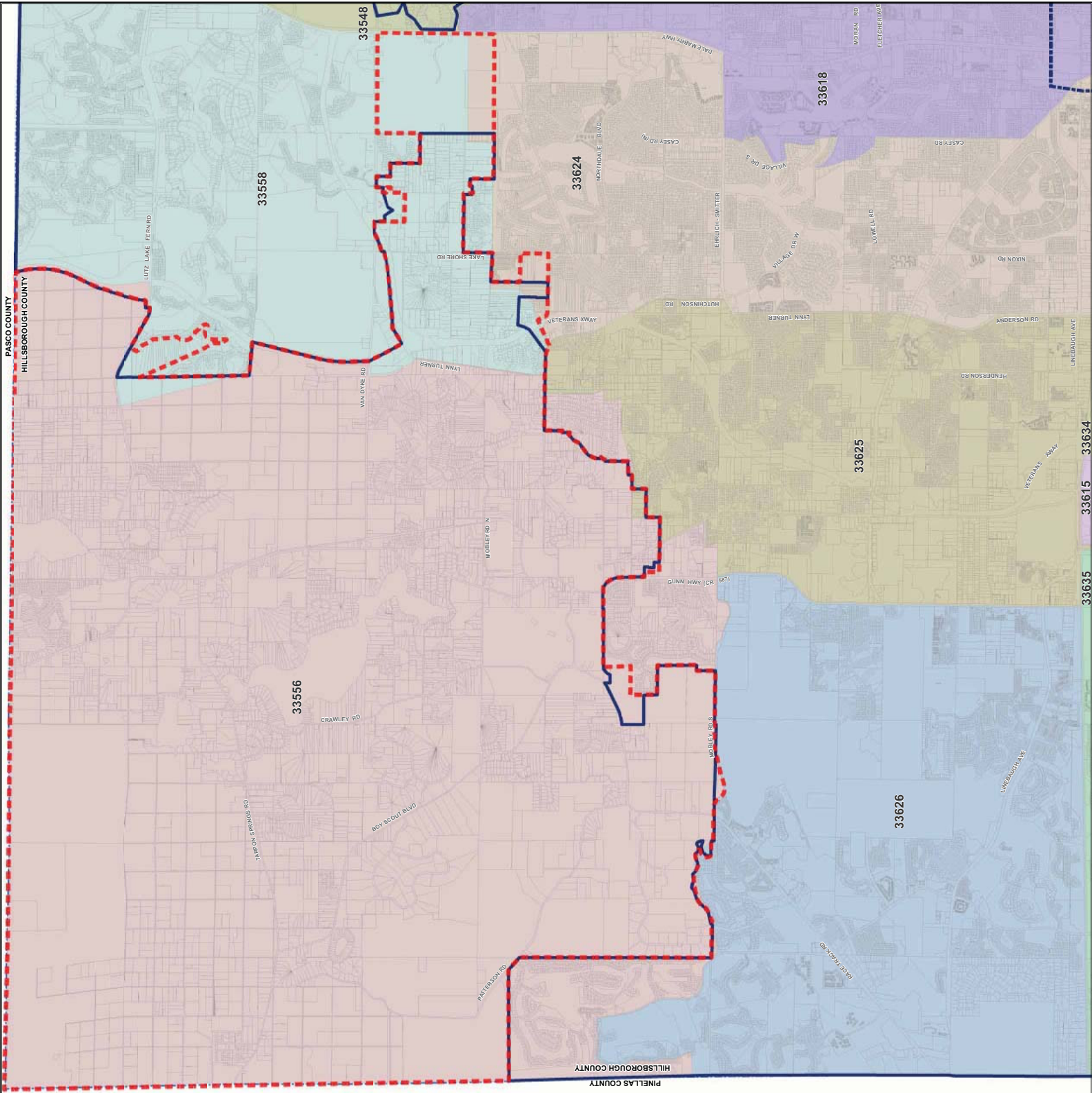
# KEYSTONE - ODESSA COMMUNITY PLAN ZIP CODE AREAS

## LEGEND

 COMMUNITY PLAN BOUNDARY  
33626 ZIP CODE AREA NUMBER

**BOUNDARY LINES**

-  COUNTY BOUNDARY
-  JURISDICTION BOUNDARY
-  TAMPA SERVICE AREA
-  URBAN SERVICE AREA



## LOCATOR MAP



## CREDITS

ZIP CODE BOUNDARIES: Hillborough County Planning Department.  
 URBAN SERVICE AREA BOUNDARIES: Hillborough County Planning Department, Florida Department of Transportation.  
 JURISDICTION BOUNDARIES: Hillsborough County Planning Department, Florida Department of Transportation.  
 TAMPA SERVICE AREA BOUNDARIES: Hillsborough County Planning Department, Florida Department of Transportation.  
 ACCURACY: This report was prepared for the use of the City of Ocala. It is not intended to be used for any other purpose. However, the accuracy of the information is not guaranteed. The user assumes all responsibility for any use of this information.  
 City of Ocala Planning Commission

## REFERENCE INFORMATION



PROJECT: C:\planning\p1\odessa\odessa\_community\_plan\_2008.mxd  
 DATE: 11/03/09  
 AUTHOR: C. WELSH











For more information about our organization visit our website: [www.thepanningcommission.org](http://www.thepanningcommission.org)

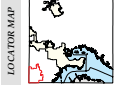
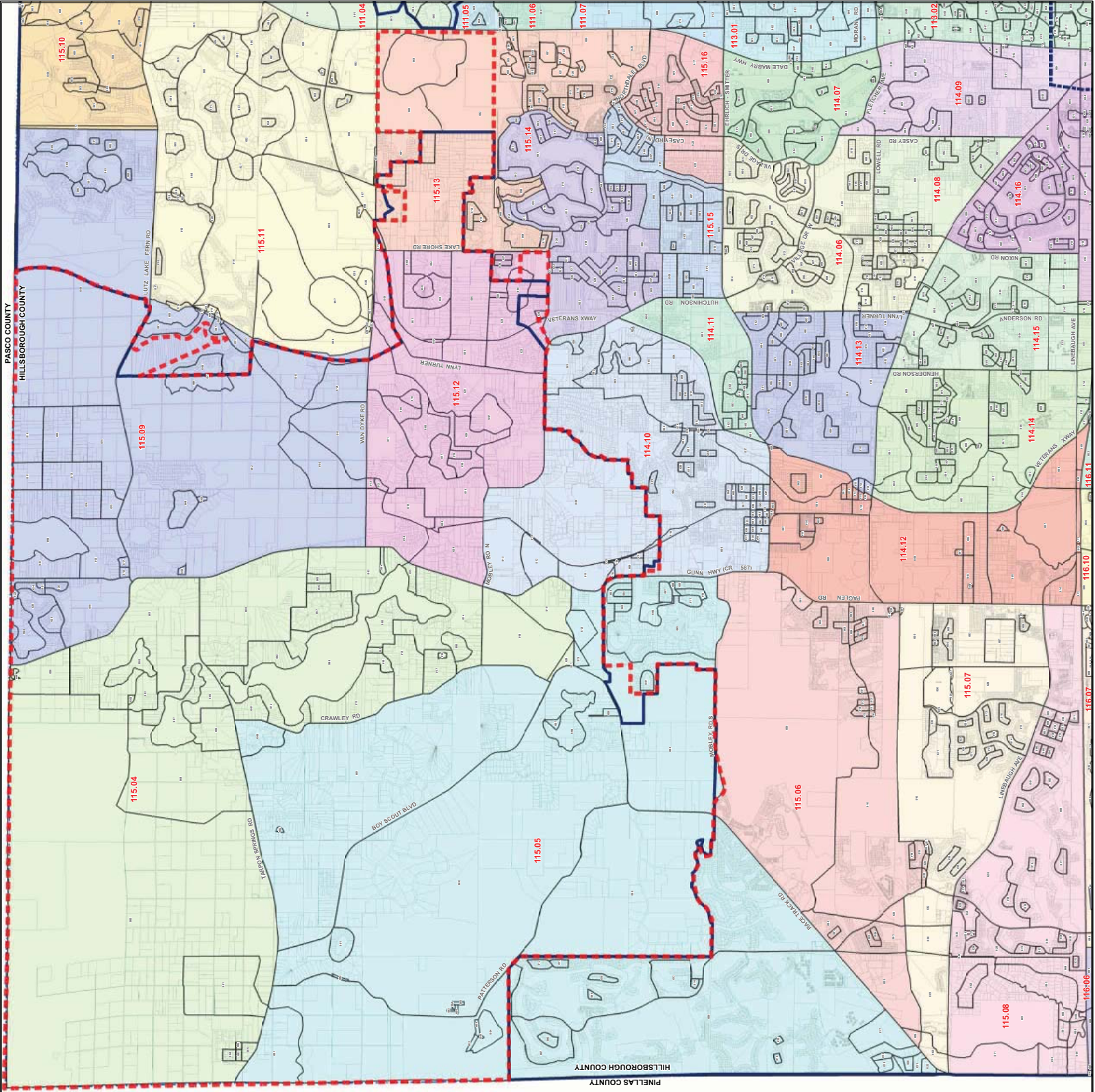


# KEYSTONE - ODESSA COMMUNITY PLAN

YEAR 2000  
CENSUS TRACTS

## LEGEND


-  COMMUNITY PLAN BOUNDARY
-  CENSUS BLOCK BOUNDARY
- 115.11** CENSUS TRACT NUMBER
-  CENSUS BLOCK NUMBER
-  BOUNDARY LINES
-  COUNTY BOUNDARY
-  JURISDICTION BOUNDARY
-  TAMPA SERVICE AREA
-  URBAN SERVICE AREA



## CREDITS

CENSUS TRACTS AND BLOCKS: U.S. Census Bureau (http://www.census.gov)  
 URBAN SERVICE AREA BOUNDARIES: Hillsborough County (http://www.hillsboroughcounty.com), Citrus County (http://www.citruscounty.com), Pasco County (http://www.pasco.org), Pinellas County (http://www.pinellascounty.com), Polk County (http://www.polkcounty.com), Volusia County (http://www.volusia.com), and Alachua County (http://www.alachua.com)  
 TAMPA SERVICE AREA BOUNDARIES: Hillsborough County (http://www.hillsboroughcounty.com), Citrus County (http://www.citruscounty.com), Pasco County (http://www.pasco.org), Pinellas County (http://www.pinellascounty.com), Polk County (http://www.polkcounty.com), Volusia County (http://www.volusia.com), and Alachua County (http://www.alachua.com)  
 JURISDICTION BOUNDARIES: Hillsborough County (http://www.hillsboroughcounty.com), Citrus County (http://www.citruscounty.com), Pasco County (http://www.pasco.org), Pinellas County (http://www.pinellascounty.com), Polk County (http://www.polkcounty.com), Volusia County (http://www.volusia.com), and Alachua County (http://www.alachua.com)  
 ROAD DATA: Esri (http://www.esri.com), Florida Department of Transportation (http://www.flhwy.com), and Florida Department of Transportation (http://www.flhwy.com)

## REFERENCE INFORMATION



0 0.25 0.5 1 1.5 2 Miles

AUTHOR: G. WELLS  
 PROJECT: G:\GIS\Projects\CommunityPlan\CommunityPlan\KeyInfo\CommunityPlan\_Census\_2000.mxd



For more information about our organization visit our website: [www.thepanningcommission.org](http://www.thepanningcommission.org)

# DEMOGRAPHICS

**Table 1 Population and Housing**

	Keystone Odessa	Unincorporated HC
2000 Population	8,375	644,668
2009 Population Estimate*	10,700	824,380
2000 Housing Units	3,290	269,030
2009 Housing Units Estimate*	4,100	343,910

\* As of April 1, 2000 and rounded to hundreds

Source: US Census Bureau, Summary Tape File (STF 1), 2000

Hillsborough County City-County Planning Commission, 2009

**Data reflects the Keystone-Odessa Community Planning Area**

**Table 2 Race & Ethnicity**

	Keystone Odessa	Percent	Unincorporated HC	Percent
<b>Total Population</b>	8,375		644,668	
White only	7,776	92.8%	517,761	80.3%
Black or African American only	245	2.9%	63,138	9.8%
American Indian & Alaska native only	29	0.3%	2,536	0.4%
Asian only	166	2.0%	14,612	2.3%
Hawaiian & other Pacific Islander only	4	0.0%	405	0.1%
Other and/or multiple races	155	1.9%	46,216	7.2%
<b>Hispanic or Latino</b>	652	7.8%	113,586	17.6%

Source: US Census Bureau, STF1, 2000

**Data reflects the Keystone-Odessa Community Planning Area**



# DEMOGRAPHICS

**Table 3 Age & Gender**

	Keystone Odessa	Percent	Unincorporated HC	Percent
<b>Total Population</b>	8,375		644,668	
<b>Gender</b>				
<b>Male</b>	4,219	50.4%	316,319	49.1%
<b>Female</b>	4,156	49.6%	328,349	50.9%
<b>Age Structure</b>				
Under 5 years	480	5.7%	44,271	6.9%
5 to 9 years	619	7.4%	47,173	7.3%
10 to 14 years	721	8.6%	46,720	7.2%
15 to 19 years	631	7.5%	43,102	6.7%
20 to 24 years	262	3.1%	41,079	6.4%
25 to 29 years	282	3.4%	45,882	7.1%
30 to 34 years	458	5.5%	49,694	7.7%
35 to 39 years	810	9.7%	55,519	8.6%
40 to 44 years	906	10.8%	52,497	8.1%
45 to 49 years	929	11.1%	45,986	7.1%
50 to 54 years	706	8.4%	41,379	6.4%
55 to 59 years	483	5.8%	31,390	4.9%
60 to 64 years	343	4.1%	24,439	3.8%
65 to 69 years	273	3.3%	21,271	3.3%
70 to 74 years	205	2.4%	19,569	3.0%
75 to 79 years	160	1.9%	16,187	2.5%
80 to 84 years	61	0.7%	10,414	1.6%
85 years and over	46	0.5%	8,096	1.3%

Source: US Census Bureau, STF1, 2000

**Data reflects the Keystone-Odessa Community Planning Area**

**Table 4 Occupied Housing Units**

	Keystone Odessa	Percent	Unincorporated HC	Percent
Housing Units	3,290		269,030	
Vacant Housing Units	299	9.1%	21,951	8.2%
Occupied Housing Units/ Households	2,991	90.9%	247,079	91.8%
Owner Occupied	2,772	92.7%	169,996	68.8%
Renter Occupied	219	7.3%	77,083	31.2%
Persons per Household	2.80		2.58	

Source: US Census Bureau, STF1, 2000

**Data reflects the Keystone-Odessa Community Planning Area**

# BUILDING ACTIVITY

**Table 5 Permitted Residential Units**

## Keystone/Odessa

Year	Single Family Detached	Single Family Attached	Apartment	Mobile Home	Total
2000	88			4	92
2001	80			1	81
2002	140	(1)			139
2003	103			3	106
2004	124			5	129
2005	120			16	136
2006	111			6	117
2007	23			1	24
2008	13				13
2009*	5	(2)		1	4
Total	807	(3)		37	841

## Unincorporated Hillsborough County

Year	Single Family Detached	Single Family Attached	Apartment	Mobile Home	Total
2000	4,569	887	2,888	373	8,717
2001	5,270	869	1,090	380	7,609
2002	6,169	1,154	1,846	350	9,519
2003	6,831	1,442	3,089	394	11,756
2004	6,936	2,152	682	321	10,091
2005	6,855	2,964	573	379	10,771
2006	4,204	2,960	1,549	263	8,976
2007	2,151	1,122	401	144	3,818
2008	1,660	650	1,853	111	4,274
2009*	1,191	252	163	43	1,649
Total	45,836	14,452	14,134	2,758	77,180

\* Data includes January through October 2009 only

Source: Hillsborough County City-County Planning Commission.

Based upon Permits issued. These projects may not have been completed.

**Data reflects the Keystone-Odessa Community Planning Area.**

# BUILDING ACTIVITY

**Table 6 Value of Non-Residential Permit Activity (in dollars)**

<b>Keystone/Odessa</b>							
Year	Office	Retail / Wholesale	Industrial / Manufacturing	Warehouse	Public	Other	Total
2000					228,208	52,722	280,980
2001		2,649,277			8,042,714		10,691,991
2002		117,180			220,141		337,321
2003		176,224			716,441		892,665
2004	281,823	2,431,533			30,000		2,743,356
2005		120,000			1,732,283		1,852,283
2006					9,800		9,800
2007		663,937			1,330,854		1,994,791
2008					1,877,285		1,877,285
2009*		135,000			5,000		140,000
Total	281,823	6,293,151			14,192,726	52,722	20,820,472

<b>Unincorporated Hillsborough County</b>							
Year	Office	Retail / Wholesale	Industrial / Manufacturing	Warehouse	Public	Other	Total
2000	25,383,364	135,516,014	1,716,414	12,455,565	41,133,984	6,865,891	223,071,232
2001	15,610,020	78,637,642	6,087,612	17,041,684	56,819,522	8,294,377	182,490,857
2002	26,954,829	74,685,824	6,848,635	7,603,523	54,654,163	652,845	171,399,819
2003	42,639,644	63,553,891	330,113	15,032,814	33,982,671	3,937,277	159,476,410
2004	35,624,151	76,895,212	944,654	8,616,264	58,425,478	5,102,786	185,608,545
2005	23,266,907	159,224,153	5,021,919	22,885,409	58,761,034	9,947,120	279,106,542
2006	39,348,679	157,358,294	11,902,921	13,998,197	111,186,427	19,756,605	353,551,123
2007	26,949,434	64,775,352	8,073,365	11,826,881	138,859,908	5,443,543	255,928,483
2008	20,475,118	48,149,090	16,312,998	44,679,193	146,808,156	22,900,723	299,325,278
2009*	21,574,393	26,722,616	7,088,695	13,538,831	48,270,735	570,000	117,765,270
Total	277,826,539	885,518,088	64,327,326	167,678,361	748,902,078	83,471,167	2,227,723,559

\* Data includes January through October 2009 only.

Source: Hillsborough County City-County Planning Commission.

Based upon Permits issued. These projects may not have been completed.

**Data reflects the Keystone-Odessa Community Planning Area**

# BUILDING ACTIVITY

**Table 7 Housing Unit Change**

**Keystone/Odessa**

Year	Single Family Detached	Single Family Attached	Apartment	Mobile Home	Total
2001	77			5	82
2002	63	(1)			62
2003	94				94
2004	131			3	134
2005	98			5	103
2006	135			13	148
2007	111			7	118
2008	78			1	79
2009	21				21
<b>Total</b>	808	(1)		34	841

Source: Hillsborough County City-County Planning Commission.  
Based upon certificate of occupancies issued.

**Data reflects the Keystone-Odessa Community Planning Area**

**Unincorporated Hillsborough County**

Year	Single Family Detached	Single Family Attached	Apartment	Mobile Home	Total
2001	4,259	547	3,141	340	8,287
2002	5,233	1,114	3,579	299	10,225
2003	5,407	832	1,867	319	8,425
2004	6,918	1,056	1,873	265	10,112
2005	5,907	1,872	1,259	274	9,312
2006	7,066	2,748	933	376	11,123
2007	4,865	3,341	877	241	9,324
2008	2,627	1,052	1,302	150	5,131
2009	1,887	773	183	104	2,947
<b>Total</b>	44,169	13,335	15,014	2,368	74,886

Source: Hillsborough County City-County Planning Commission.  
Based upon certificate of occupancies issued.

**Data reflects the Keystone-Odessa Community Planning Area**

# LAND USE

**Table 8 Existing Land Use**

Existing Land Use*	Keystone Odessa		Unincorporated HC	
	Acreage	Percent	Acreage	Percent
Agricultural	6,334.00	27.15%	159,872.5	28.1%
Heavy Commercial	1.80	0.01%	1,589.5	0.3%
Heavy Industrial	307.00	1.32%	10,409.8	1.8%
Light Commercial	36.00	0.15%	8,655.4	1.5%
Light Industrial	0.80	0.00%	5,932.8	1.0%
Multi-Family	378.00	1.62%	23,454.9	4.1%
Mobile Home Park	381.00	1.63%	5,047.7	0.9%
Natural	263.00	1.13%	6,858.3	1.2%
Public Institutional	4,686.00	20.09%	116,237.4	20.4%
Public Utility	50.00	0.21%	3,192.5	0.6%
Recreational / Open Space	0.80	0.00%	6,067.6	1.1%
Educational	79.10	0.34%	4,118.1	0.7%
Single Family / Mobile Home	5,441.00	23.33%	103,680.2	18.2%
Two Family	1.2	0.01%	453.3	0.1%
Unknown/ROW/Not	1,080.30	4.63%	37,296.7	6.5%
Vacant	1,616.00	6.93%	46,256.0	8.1%
Water	2,670.00	11.45%	30,352.4	5.3%
<b>Total</b>	<b>23,326.00</b>	<b>100.0%</b>	<b>569,475</b>	<b>100.0%</b>
* Excludes Mining				

Source: Hillsborough County City-County Planning Commission, July 2009

Hillsborough County Property Appraiser parcel data, July 2009



# LAND USE

**Table 9 Future Land Use**

Future Land Use	Keystone-Odessa		Unincorporated HC	
	Acreage	Percent	Acreage	Percent
Agricultural/Rural-1/5 (.25 FAR)	8,104.00	34.74%	64,171.5	10.9%
Agricultural Estates	859	3.68%	12,138	2.1%
Citrus Park Village	0.00	0.0%	823.0	0.1%
Community Mixed Use-12 (.50 FAR)	0.00	0.0%	10,296.7	1.7%
Light Industrial (.50 FAR)	0.00	0.0%	9,164.7	1.6%
Natural Preservation	3,311.00	14.19%	85,057.5	14.4%
Neighborhood Mixed Use-4 (3) (.35 FAR)	0.00	0.0%	2,979.8	0.5%
Office Commercial-20 (.75 FAR)	0.00	0.0%	5,314.2	0.9%
Public/Quasi-Public	458.00	1.96%	11,914.5	2.0%
Research Corporate Park (1.0 FAR)	0.00	0.0%	768.4	0.1%
Residential-1 (.25 FAR)	8,244.00	35.34%	92,053.5	15.6%
Residential-12 (.35 FAR)	0.00	0.0%	4,437.5	0.8%
Residential-2 (.25 FAR)	58.00	0.25%	15,394.2	2.6%
Residential-20 (.35 FAR)	0.00	0.0%	4,358.9	0.7%
Residential-4 (.25 FAR)	44.00	0.19%	64,769.3	11.0%
Residential-6 (.25 FAR)	0.00	0.0%	32,774.0	5.5%
Residential-9 (.35 FAR)	0.00	0.0%	8,861.0	1.5%
Suburban Mixed Use-6 (.35 FAR)	0.00	0.0%	17,640.7	3.0%
Urban Mixed Use-20 (1.0 FAR)	0.00	0.0%	6,878.9	1.2%
Other	0	0	114,301.5	19.3%
Water	2,248.00	9.64%	27,094.3	4.6%
<b>Total</b>	<b>23,326</b>	<b>100.0%</b>	<b>591,192</b>	<b>100.0%</b>

Source: Hillsborough County City-County Planning Commission, July 2009

Hillsborough County Property Appraiser parcel data, July 2009

**Data reflects the Keystone-Odessa Community Planning Area**





# SOCIOECONOMIC

**Table 10 Educational Attainment\***

	<b>Keystone Odessa</b>	<i>Percent</i>	<b>Unincorporated HC</b>	<i>Percent</i>
<b>Persons 25 years and over</b>	14,495		422,739	
No schooling completed	28	0.2%	4,153	1.0%
Nursery to 4th grade	25	0.2%	2,282	0.5%
5th and 6th grade	87	0.6%	5,892	1.4%
7th and 8th grade	83	0.6%	11,224	2.7%
9th grade	106	0.7%	10,086	2.4%
10th grade	187	1.3%	12,022	2.8%
11th grade	177	1.2%	11,231	2.7%
12th grade, no diploma	306	2.1%	16,666	3.9%
High School graduate	2,976	20.5%	116,029	27.4%
Some college, less than 1 year	1,002	6.9%	32,427	7.7%
Some college, no degree	2,224	15.3%	61,714	14.6%
Associate degree	1,399	9.7%	34,464	8.2%
Bachelor degree	4,028	27.8%	71,124	16.8%
Master degree	1,215	8.4%	22,387	5.3%
Professional degree	439	3.0%	7,827	1.9%
Doctorate degree	213	1.5%	3,211	0.8%

Source: US Census Bureau, Summary Tape File (STF) 3, 2000

\*This 2000 Census data was compiled from the Census Block groups that best comprise the KOCPA (see maps on page 3). Therefore, this data may not agree with information presented in other tables.

# SOCIOECONOMIC

**Table 11 Year Structure Built\***

	<b>Keystone Odessa</b>	<b>Percent</b>	<b>Unincorporated HC</b>	<b>Percent</b>
<b>Housing Units</b>	8,280		269,033	
Built 1999 to 2000	989	11.9%	13,208	4.9%
Built 1995 to 1998	2,107	25.4%	30,830	11.5%
Built 1990 to 1994	1,708	20.6%	29,913	11.1%
Built 1980 to 1989	1,903	23.0%	86,255	32.1%
Built 1970 to 1979	819	9.9%	62,120	23.1%
Built 1960 to 1969	417	5.0%	28,930	10.8%
Built 1950 to 1959	181	2.2%	12,000	4.5%
Built 1940 to 1949	100	1.2%	3,126	1.2%
Built 1939 or earlier	56	0.7%	2,651	1.0%

Source: US Census Bureau, STF3, 2000

\*This 2000 Census data was compiled from the Census Block groups that best comprise the KOCPA (see maps on page 3). Therefore, this data may not agree with information presented in other tables.

**Table 12 Labor Force Status\***

	<b>Keystone Odessa</b>	<b>Percent</b>	<b>Unincorporated HC</b>	<b>Percent</b>
<b>Persons 16 years and over</b>	16,408		497,662	
In labor force	11,811	72.0%	332,736	66.9%
Civilian labor force	11,787		330,272	
Employed	11,521	97.7%	315,743	95.6%
Unemployed	266	2.3%	14,529	4.4%
Not in labor force	4,597	28.0%	164,926	33.1%

Source: US Census Bureau, STF3, 2000

\*This 2000 Census data was compiled from the Census Block groups that best comprise the KOCPA (see maps on page 3). Therefore, this data may not agree with information presented in other tables.

# SOCIOECONOMIC

**Table 13 Vehicles Available\***

	<b>Keystone Odessa</b>	<i>Percent</i>	<b>Unincorporated HC</b>	<i>Percent</i>
<b>Occupied Housing Units</b>	7,585		246,922	
Owner Occupied Units	6,713	88.5%	169,734	68.7%
No vehicle available	61	0.9%	5,031	3.0%
One vehicle available	1,086	16.2%	52,729	31.1%
Two vehicles available	3,929	58.5%	82,195	48.4%
Three vehicles available	1,232	18.4%	22,949	13.5%
Four vehicles available	336	5.0%	5,303	3.1%
Five or more vehicles available	69	1.0%	1,527	0.9%
Renter Occupied Units	872	11.5%	77,188	31.3%
No vehicle available	67	7.7%	9,353	12.1%
One vehicle available	375	43.0%	40,092	51.9%
Two vehicles available	360	41.3%	23,119	30.0%
Three vehicles available	61	7.0%	3,767	4.9%
Four vehicles available	9	1.0%	613	0.8%
Five or more vehicles available		0.0%	244	0.3%

Source: US Census Bureau, STF3, 2000

\*This 2000 Census data was compiled from the Census Block groups that best comprise the KOCPA (see maps on page 3). Therefore, this data may not agree with information presented in other tables.



# PROJECTIONS

**Table 14 Population and Housing**

	<b>Keystone Odessa</b>	<b>Countywide</b>
<b>Population</b>		
2006 estimate	10,710	1,173,361
2025 projection	11,223	1,549,899
<b>Housing</b>		
2006 estimate	4,056	498,892
2025 projection	5,013	695,545

Tables 14-16 are based on data compiled from Transportation Analysis Zones that best comprise the KOCPA (see maps on page 3). Therefore, this information may not agree with information presented in other tables. For example, this analysis also includes a portion of Cheval in the resulting data.

Source: Hillsborough County Metropolitan Planning Organization

2035 Long Range Transportation Plan

**Table 15 Employment/Jobs**

	<b>Keystone Odessa</b>	<b>Countywide</b>
<b>Employment</b>		
2006 estimate	2,267	759,300
2025 projection	2,533	1,069,430

Source: Hillsborough County Metropolitan Planning Organization

2035 Long Range Transportation Plan

**Table 16 Enrollment in Schools by Geographic Area**

	<b>Keystone Odessa</b>	<b>Countywide</b>
<b>K-12</b>		
2006 estimate	70	217,382
2025 projection	200	274,000
<b>Higher Education</b>		
2006 estimate		118,902
2025 projection		158,998

Source: Hillsborough County Metropolitan Planning Organization

2035 Long Range Transportation Plan

# INCOME

**Table 17 Household and Family Income**

	Median Household income	Mean Household income	Median Family income	Mean Family income	Per Capita income
<b>Keystone CDP</b>	\$106,558	\$126,476	\$113,651	\$133,923	\$42,891
<i>MOE +/-</i>	\$9,321	\$8,574	\$11,000	\$8,258	\$3,394
<b>Lutz CDP</b>	\$72,625	\$95,666	\$88,486	\$111,494	\$35,871
<i>MOE +/-</i>	\$5,785	\$8,871	\$8,518	\$12,040	\$3,670
<b>Citrus Park CDP</b>	\$59,747	\$70,129	\$64,919	\$76,993	\$27,216
<i>MOE +/-</i>	\$3,415	\$5,751	\$6,681	\$7,936	\$2,491
<b>Town N Country CDP</b>	\$46,718	\$56,616	\$51,769	\$64,340	\$24,029
<i>MOE +/-</i>	\$2,347	\$2,260	\$2,005	\$2,998	\$1,123
<b>Westchase CDP</b>	\$91,771	\$120,752	\$107,371	\$129,111	\$47,347
<i>MOE +/-</i>	\$8,296	\$13,174	\$8,712	\$10,027	\$5,720
<b>Countywide</b>	\$50,384	\$69,623	\$61,450	\$81,191	\$27,863
<i>MOE +/-</i>	\$571	\$893	\$723	\$1,293	\$393

Source: US Census Bureau, 2006-2008 American Community Survey

Data are based on a sample represented within each Census Designated Place

90 percent confident the true value lies within the range bounded by the Margin Of Error (MOE)



# INCOME

Table 18 Percent Poverty Status

	Families below poverty	Married-couple family	Female householder, no husband present	All persons below poverty status	Under 18 years	18-64 years	65 years and over
<b>Keystone CDP</b>	2.0%	1.5%	9.0%	2.7%	2.0%	2.8%	3.6%
<i>MOE +/-</i>	1.3%	1.2%	10.8%	1.5%	1.8%	1.8%	4.4%
<b>Lutz CDP</b>	3.6%	1.9%	13.4%	7.1%	7.5%	7.2%	5.6%
<i>MOE +/-</i>	2.3%	2.1%	11.9%	3.1%	4.2%	3.6%	4.1%
<b>Citrus Park CDP</b>	4.7%	1.1%	10.8%	6.3%	7.0%	5.7%	8.2%
<i>MOE +/-</i>	2.6%	1.1%	8.3%	2.6%	4.7%	2.1%	6.5%
<b>Town N Country CDP</b>	9.5%	5.6%	19.5%	11.9%	14.0%	11.1%	13.0%
<i>MOE +/-</i>	2.4%	2.3%	6.9%	2.4%	4.6%	2.3%	3.3%
<b>Westchase CDP</b>	2.8%	1.6%	13.7%	3.2%	1.4%	2.9%	16.1%
<i>MOE +/-</i>	2.5%	2.5%	13.6%	1.8%	1.7%	1.8%	18.2%
<b>Countywide</b>	9.6%	4.2%	26.7%	12.8%	17.8%	11.4%	9.5%
<i>MOE +/-</i>	0.6%	0.4%	1.9%	0.5%	1.1%	0.5%	1.0%

Source: US Census Bureau, 2006-2008 American Community Survey

Data are based on a sample represented within each Census Designated Place

90 percent confident the true value lies within the range bounded by the MOE