

# 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.

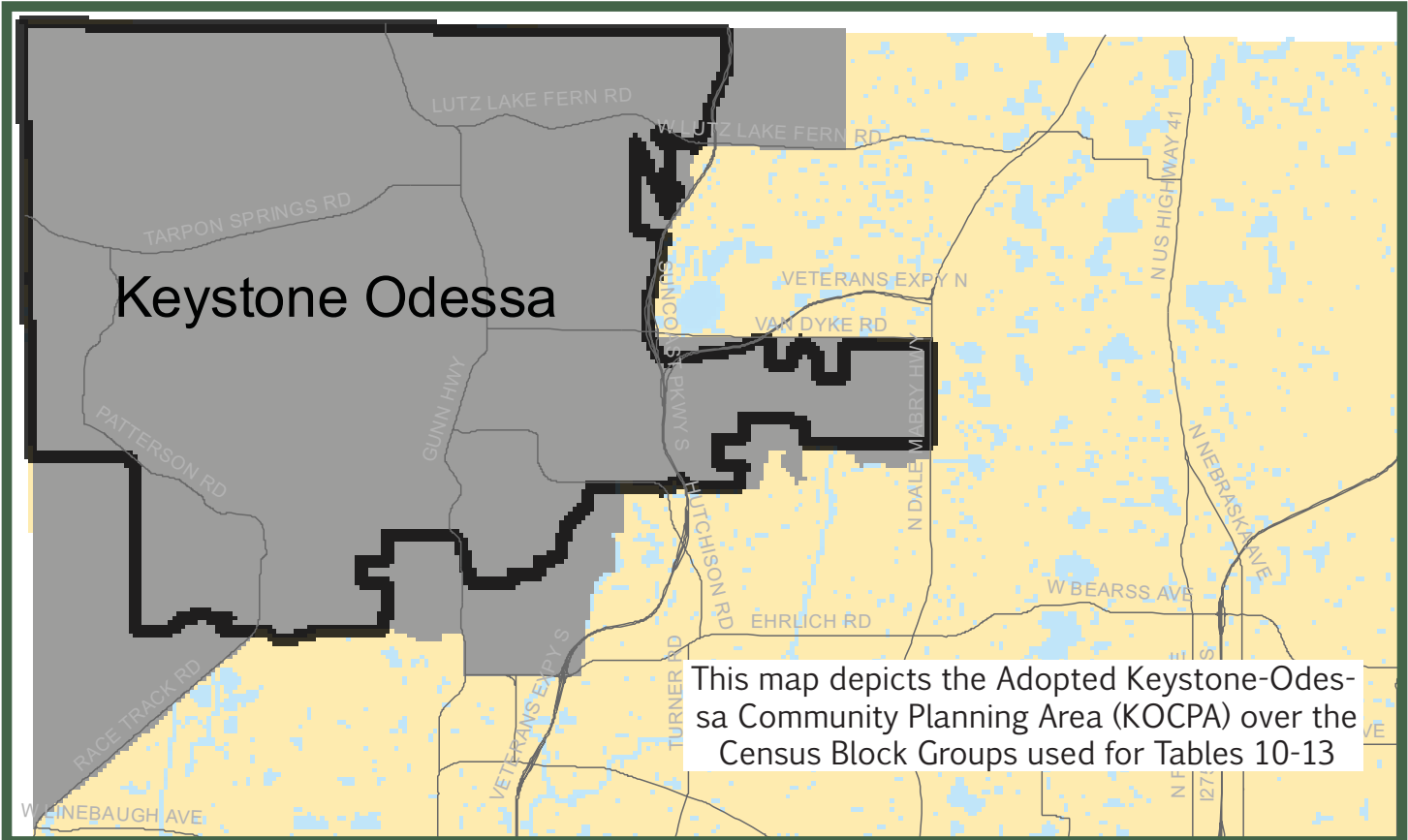
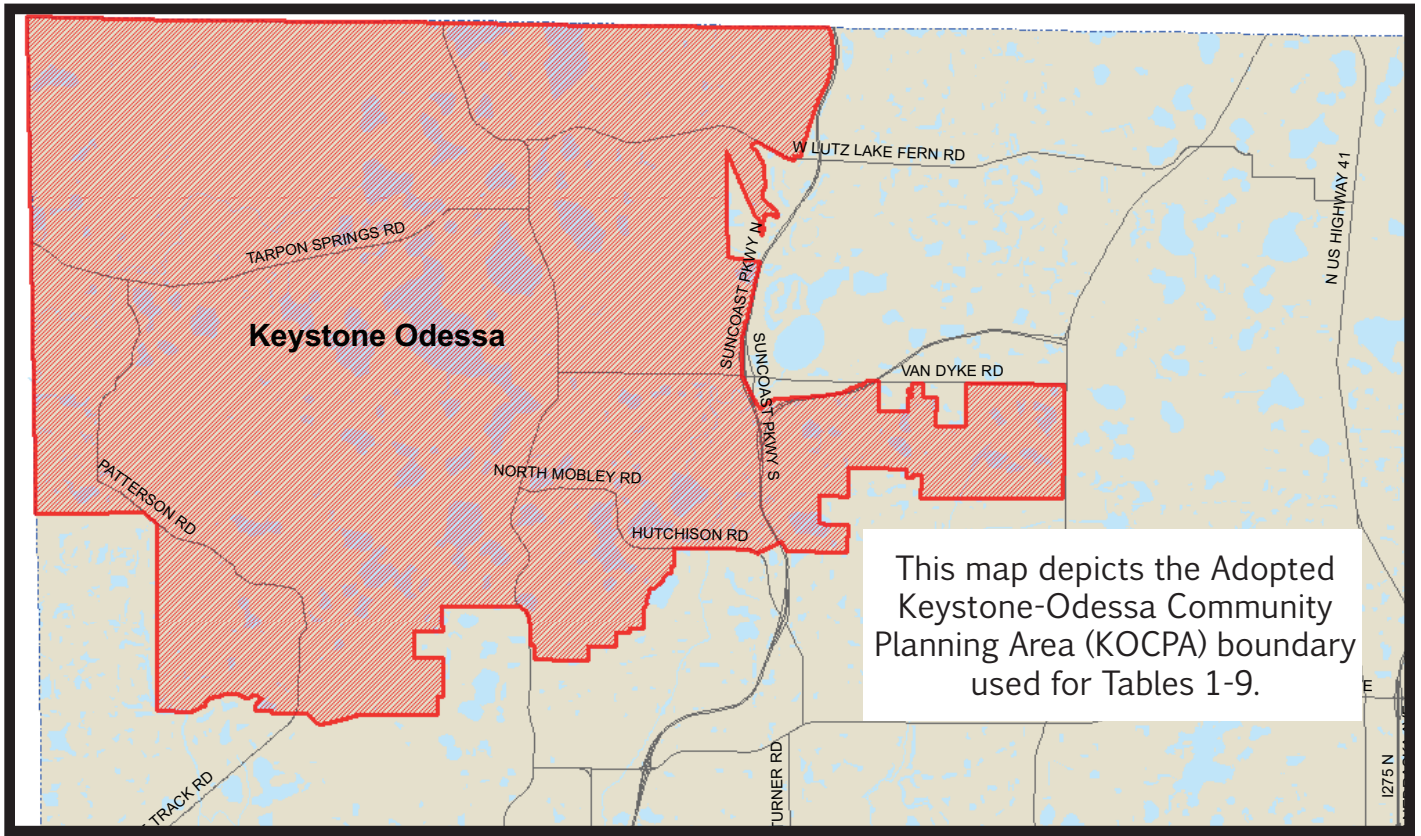
A larger percentage of the working age population was in the labor force than in unincorporated county. Seventy-two percent of the KOCPA adults compared to 67 percent in unincorporated county. This data suggests less retirees and homemakers in the KOCPA. Also, more homes in the KOCPA have two vehicles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

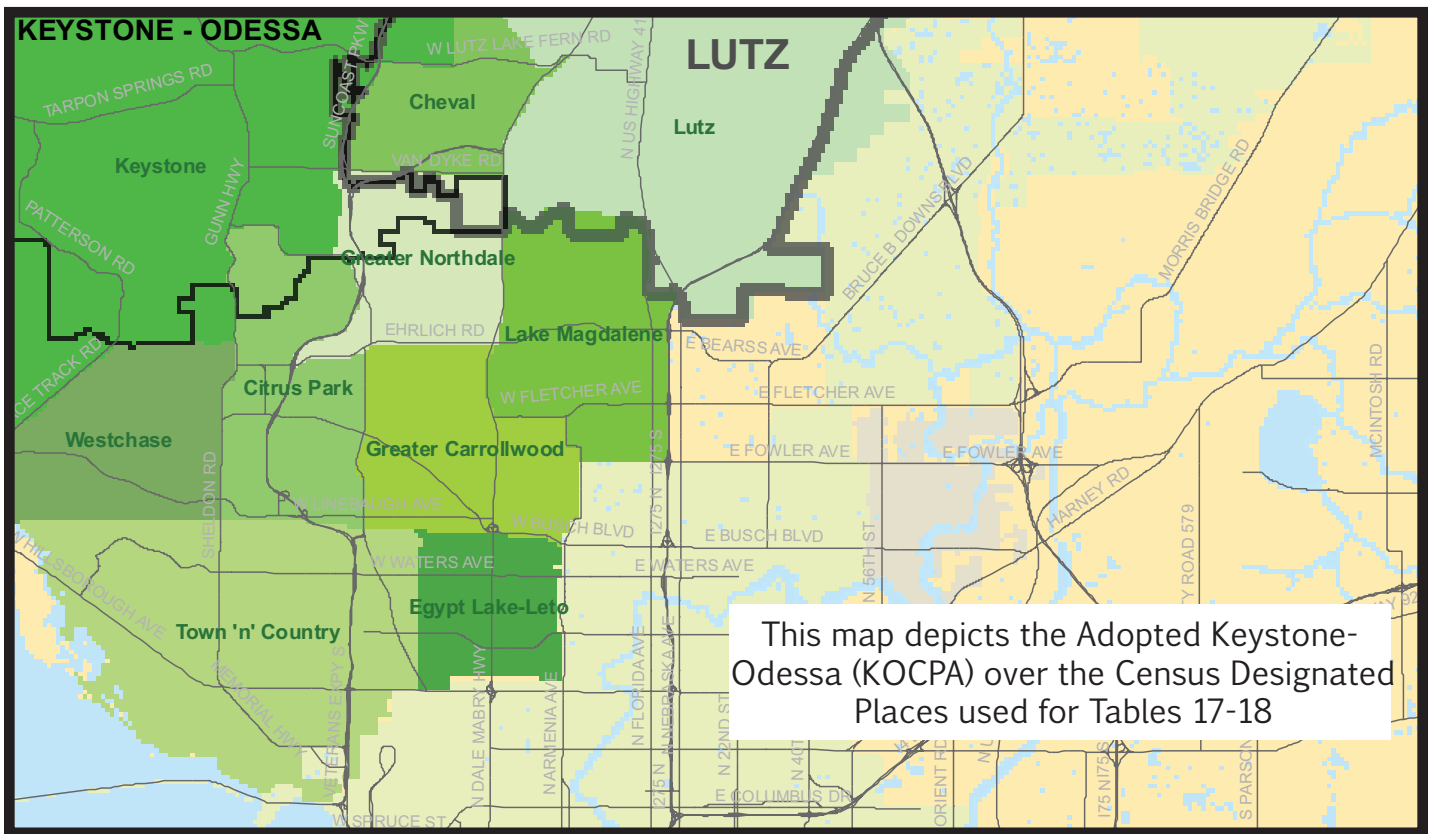
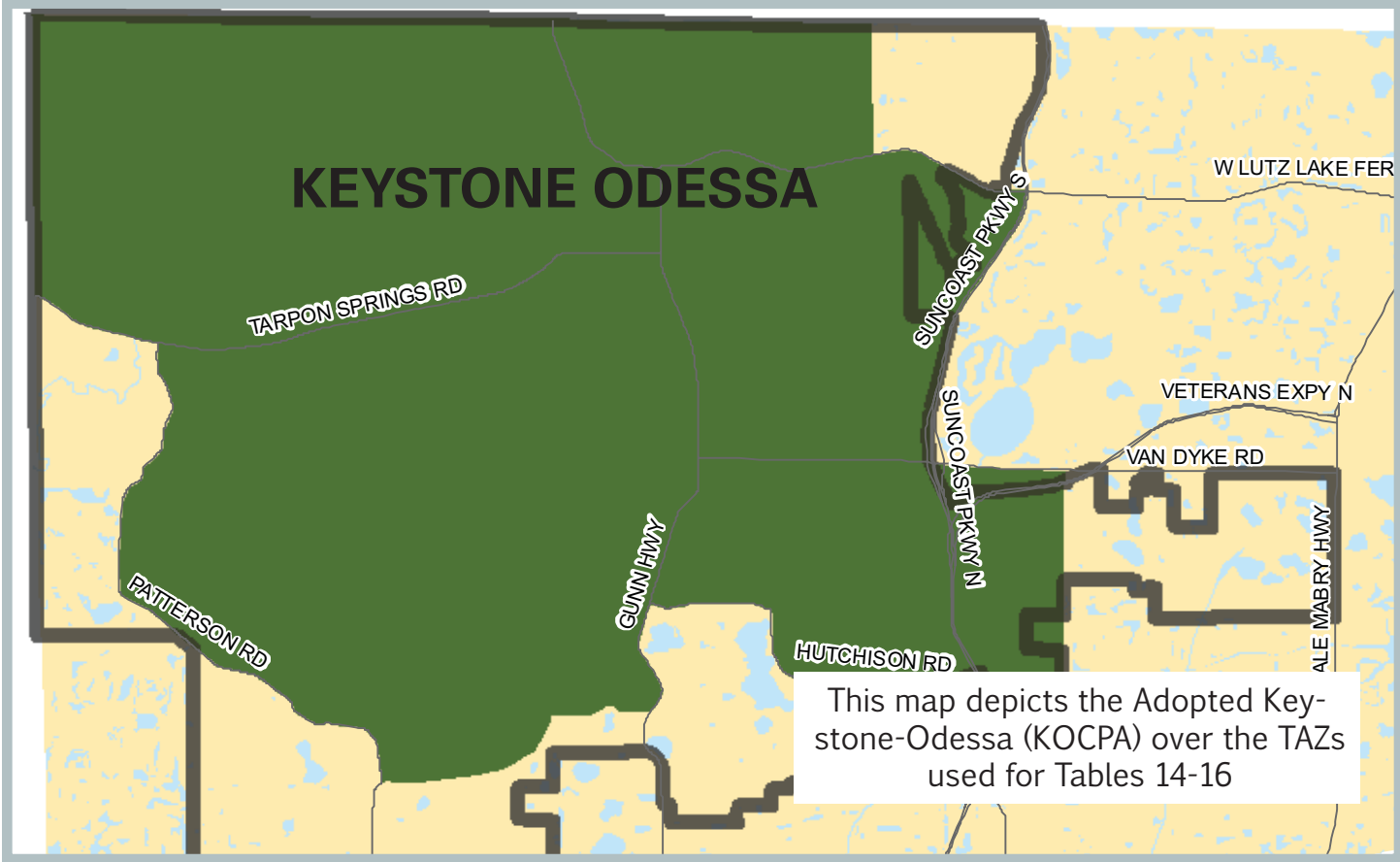
Household and family incomes are significantly higher in the KOCPA area than in unincorporated county. Median household income was \$106,558 (2008 dollars) compared to \$50,384 according to the 2006-2008 American Community Survey. Median family income was \$113,651 and \$61,450 respectively. Only 2 percent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





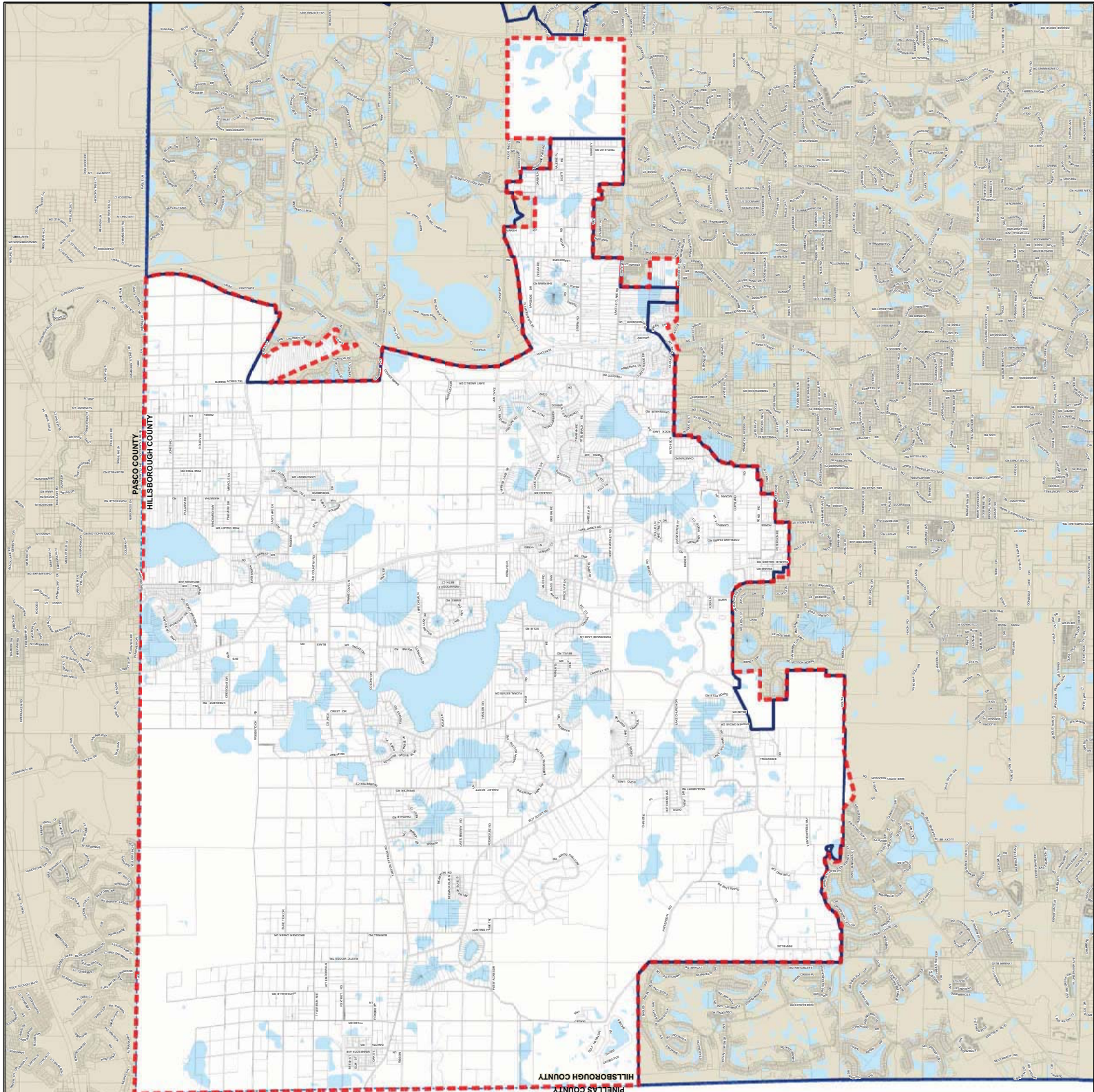




**KEYSTONE - ODESSA  
COMMUNITY PLAN  
(WITH PASCO COUNTY)  
ADOPTED BOUNDARY MAP  
2009**

**LEGEND**

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



**LOCATOR MAP**



**CREDITS**

2009 CITY OF ODESSA: Planning Commission, October 21, 2009. Adopted by the City Council on October 21, 2009.  
 2009 CITY OF KEYSSTONE: Planning Commission, October 21, 2009. Adopted by the City Council on October 21, 2009.  
 2009 PASCO COUNTY: Planning Commission, October 21, 2009. Adopted by the Board of Commissioners on October 21, 2009.  
 2009 HILLSBOROUGH COUNTY: Planning Commission, October 21, 2009. Adopted by the Board of Commissioners on October 21, 2009.  
 2009 PIELAS COUNTY: Planning Commission, October 21, 2009. Adopted by the Board of Commissioners on October 21, 2009.  
 2009 TAMPA: Planning Commission, October 21, 2009. Adopted by the Board of Commissioners on October 21, 2009.  
 2009 URBAN SERVICE AREA: Planning Commission, October 21, 2009. Adopted by the Board of Commissioners on October 21, 2009.  
 2009 WATER: Planning Commission, October 21, 2009. Adopted by the Board of Commissioners on October 21, 2009.

**REFERENCE INFORMATION**

0 0.25 0.5 1 1.5 2 Miles  
 ALTOUR, C. W. & S. H.  
 DATE: 10/21/09  
 PROJECT: City of Odessa and City of Keystone Community Plan, 2009 and  
 Hillsborough County Community Plan, 2009 and  
 Pielas County Community Plan, 2009 and  
 Tampa Community Plan, 2009 and  
 Urban Service Area, 2009 and  
 Water, 2009 and

























# 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 records and MDC/DCR Codes. Hillsborough County City Planning Commission  
 WETLANDS: Sonnetek Parks Water Management District (2018/2019)  
 URBAN SERVICE AREA BOUNDARIES: Hillsborough County City Planning Commission. Effects of Present  
 POPULATION: Hillsborough County Property Planner  
 POTABLE WELLS: Hillsborough County City Planning Commission. Data by City of Tampa, Florida. Towns such as those to the  
 southwest of Hillsborough County City Planning Commission  
 CITY SERVICE AREA BOUNDARIES: City of Tampa, Florida. Towns such as those to the southwest of Hillsborough County  
 CITY SERVICE AREA BOUNDARIES: City of Tampa, Florida. Towns such as those to the southwest of Hillsborough County

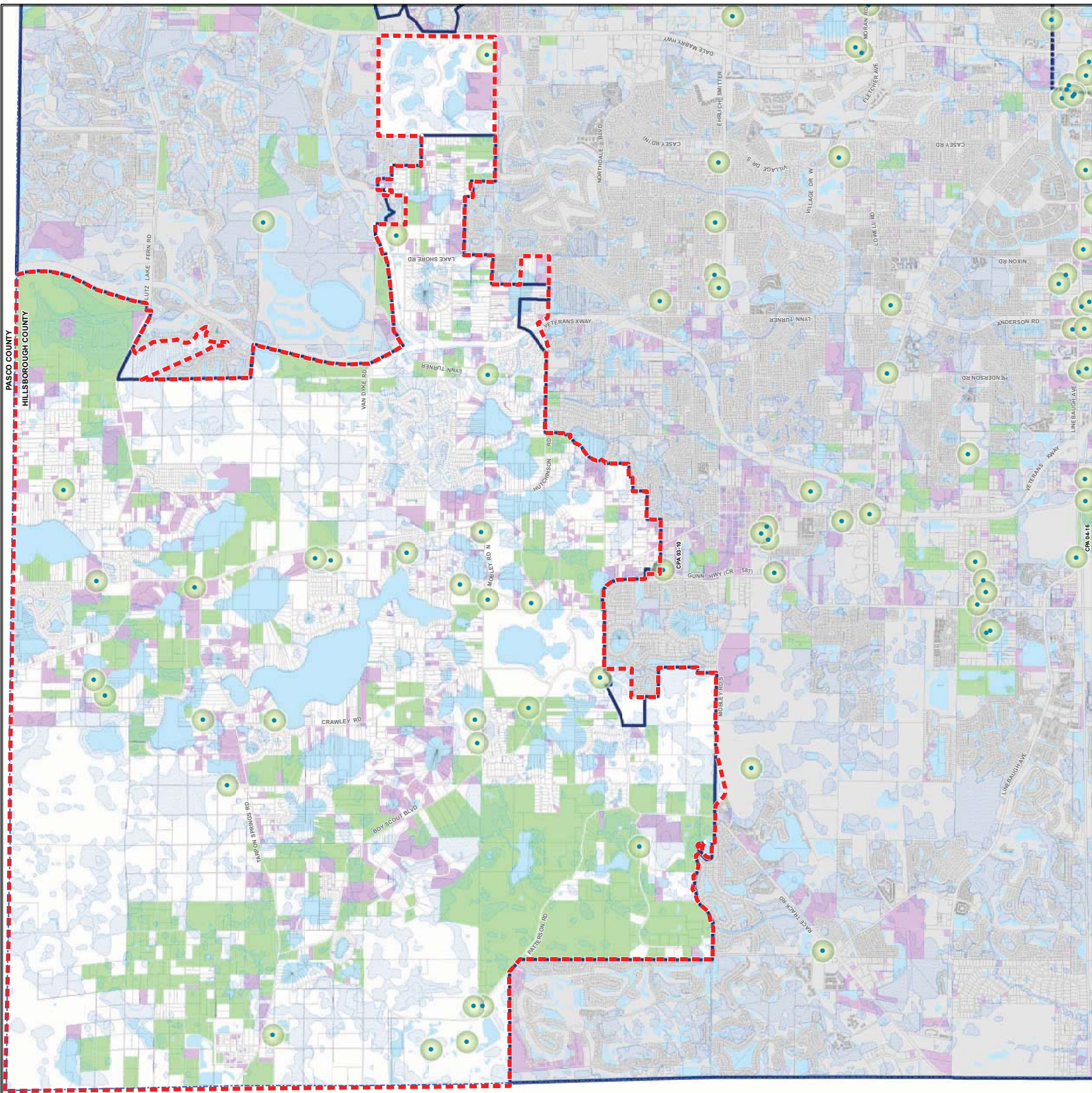
## REFERENCE INFORMATION



PROJECT COORDINATOR: City Planning Commission and Community Planning Services/Community Planning Area, WFLAP, PhotoSource



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**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

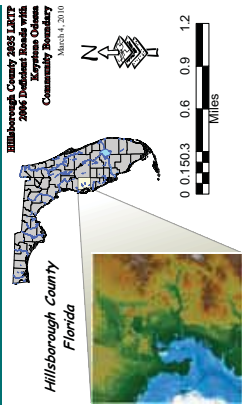


**Legend**

- 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**



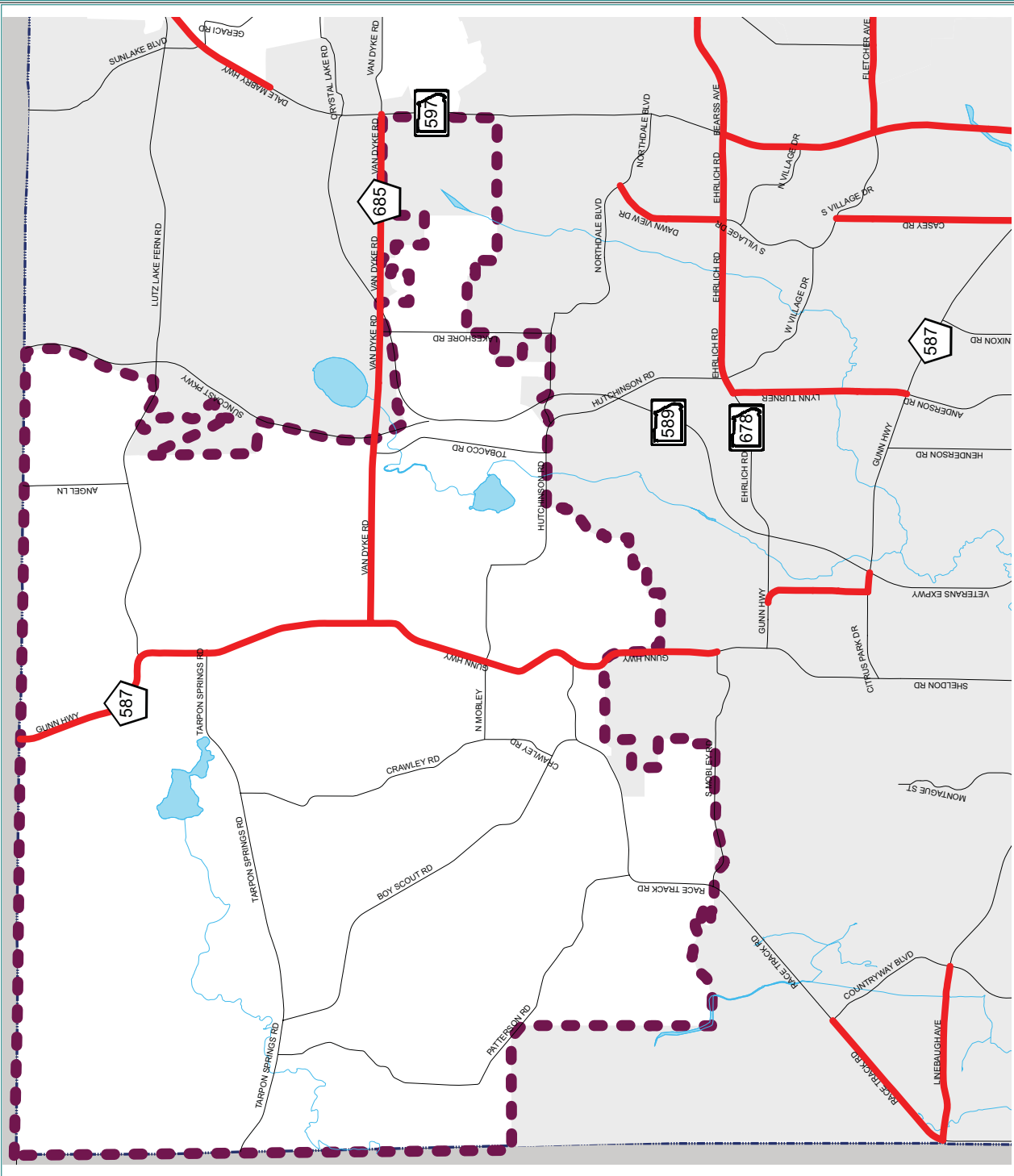
DATA SOURCES: Shaded relief map from Hillsborough County; County Planning Commission Parcel Lines and Lots from Hillsborough County Property Appraiser; Major roads from US FDOTS; Streamlines and Water Bodies from Planning and Development Management.

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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 the appropriate source.

FILE LOCATOR: Hillsborough MPO 2035 LRTP, Hillsborough County, Florida, Community Study, Study Area.

Author: Roger W. Walker, GIS Analyst





# Hillsborough County MPO 2035 Long Range Transportation Plan Map 7-2 Constrained Roads in Adopted Comprehensive Plans

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



## Legend

### ROADS

- Constrained
- Flatcher Avenue to be Constrained after widening to 8 Lanes

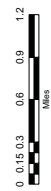
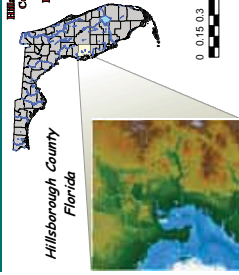
### PLANNING AREAS

- Keystone Corridor

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

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

## Locator Map



**Hillsborough County 2035 L RTP**  
**Comprehensive Plans to be Adopted**  
**Keystone Corridor**  
March 4, 2010

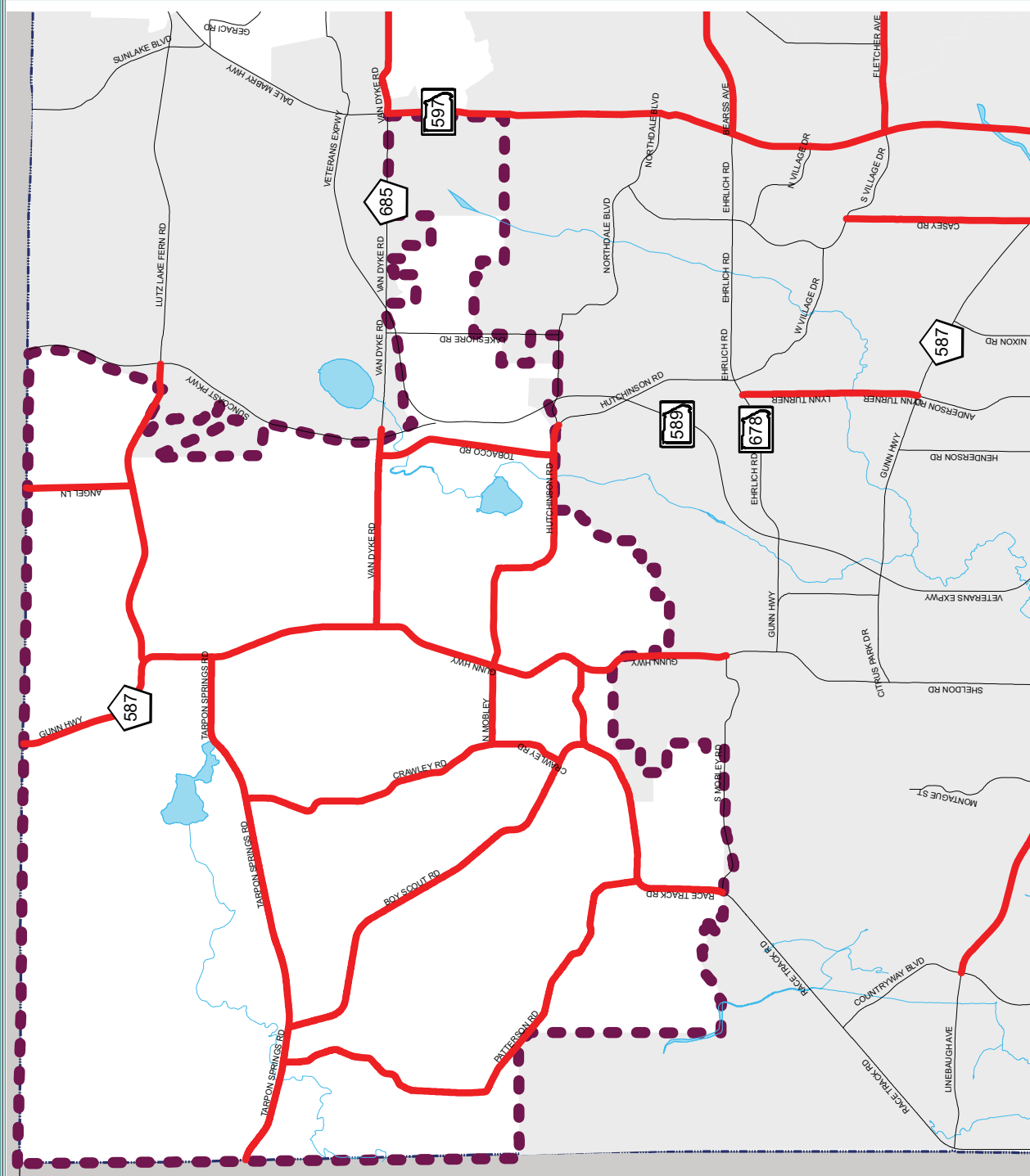
PLANNING AREA: Boundaries within Hillsborough County City Center Planning Commission, Part 1, have been adopted by Hillsborough County Property Appraiser, Wanda Lewis-BYWARD, Significant Work Order from Planning and Development Management, 1000 West Hillsborough Avenue, Suite 1000, Tampa, FL 33601-1110. Other counties shown are for context only.

DATE: 03/04/2010. This map was prepared in part or full for use to assist in the development of the Hillsborough County Comprehensive Plans to be adopted by the Hillsborough County Planning Commission.

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For more information and details, visit the project website at: [www.hillsboroughmop.org](http://www.hillsboroughmop.org)

File Location: G:\gis\comprehensiveplans\2035\l\_rtp\map7\_2\map7\_2\_constrained\_roads.mxd  
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  
813.272.1111  
www.hillsboroughmop.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)
- LANEAGE - Planned Projects (after 2014)**
- 2 Lanes Enhanced - Planned Projects (after 2014)
  - 2 Lanes Enhanced - Committed Projects (by 2014)
  - 3 Lanes Enhanced - Planned Projects (after 2014)
  - 3 Lanes Enhanced - Committed Projects (by 2014)
  - 4 Lanes Enhanced - Planned Projects (after 2014)
  - 4 Lanes Enhanced - Committed Projects (by 2014)
  - 6 Lanes Enhanced - Planned Projects (after 2014)
  - 6 Lanes Enhanced - Committed Projects (by 2014)
  - 8 Lanes Enhanced - Planned Projects (after 2014)
  - 8 Lanes Enhanced - Committed Projects (by 2014)
  - 10 Lanes Enhanced - Planned Projects (after 2014)
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  - 12 Lanes Enhanced - Committed Projects (by 2014)

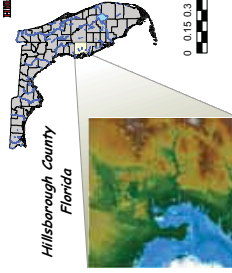
**PLANNING AREAS**

- Keystone Odessa

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

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

## Locator Map



Hillsborough County 2035 LRTTP  
Highway Cost Affordable  
with Keystone Odessa  
Commitment  
March 9, 2009

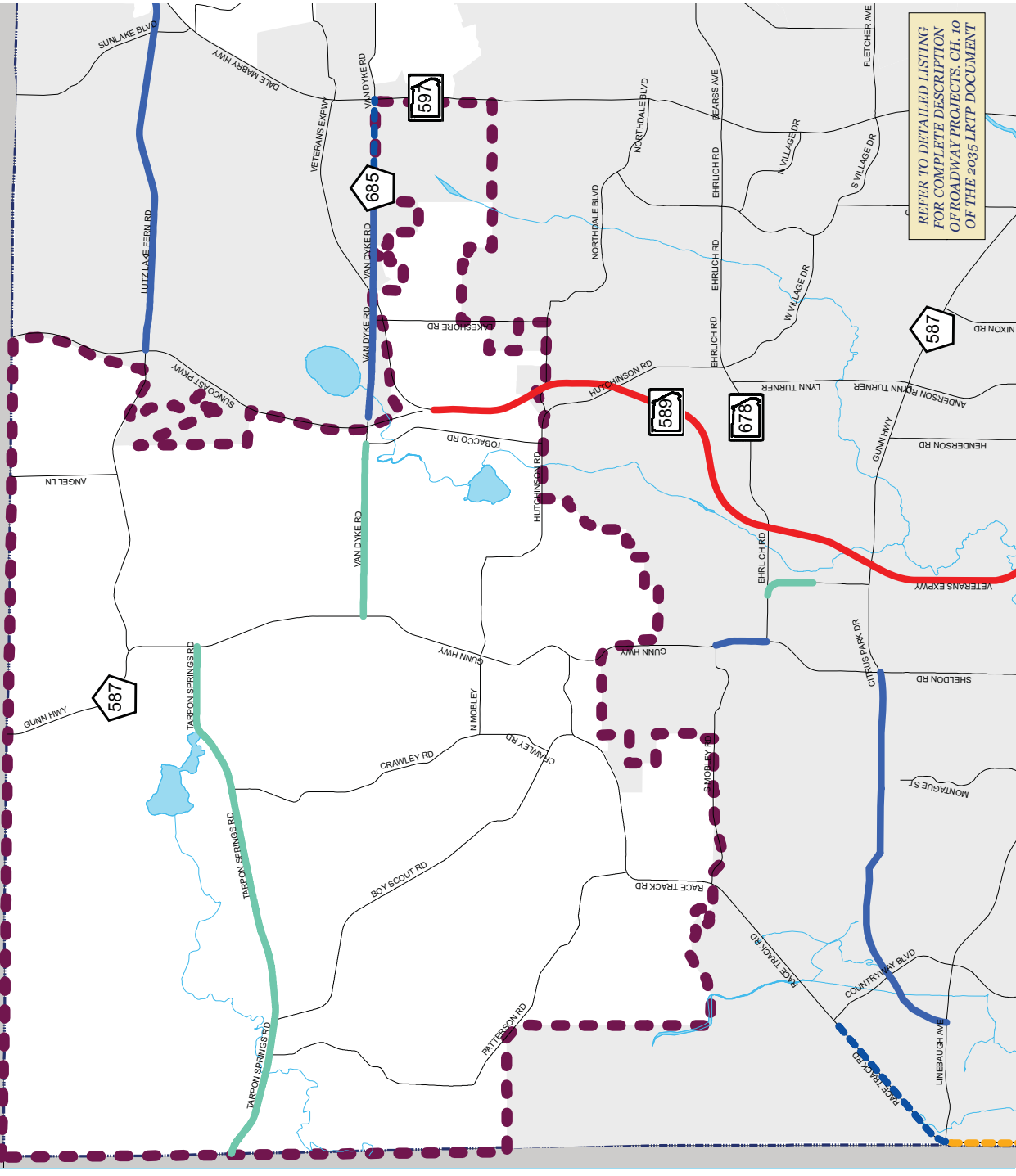
**PLANS SOURCE:** Plans made available by Hillsborough County, City, County Planning Committee, Road Line and Location, Hillsborough County Property Appraiser, National Aerial Imagery, SouthWest Florida Institute from Planning and Development Management.

**MAP PREPARED BY:** City of Tampa, Hillsborough County, and Hillsborough County Planning and Development Management.

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**FILE LOCATION:** G:\transportation\mop\2035\lrrtp\map10-4\2035 Highway Cost Affordable.mxd

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







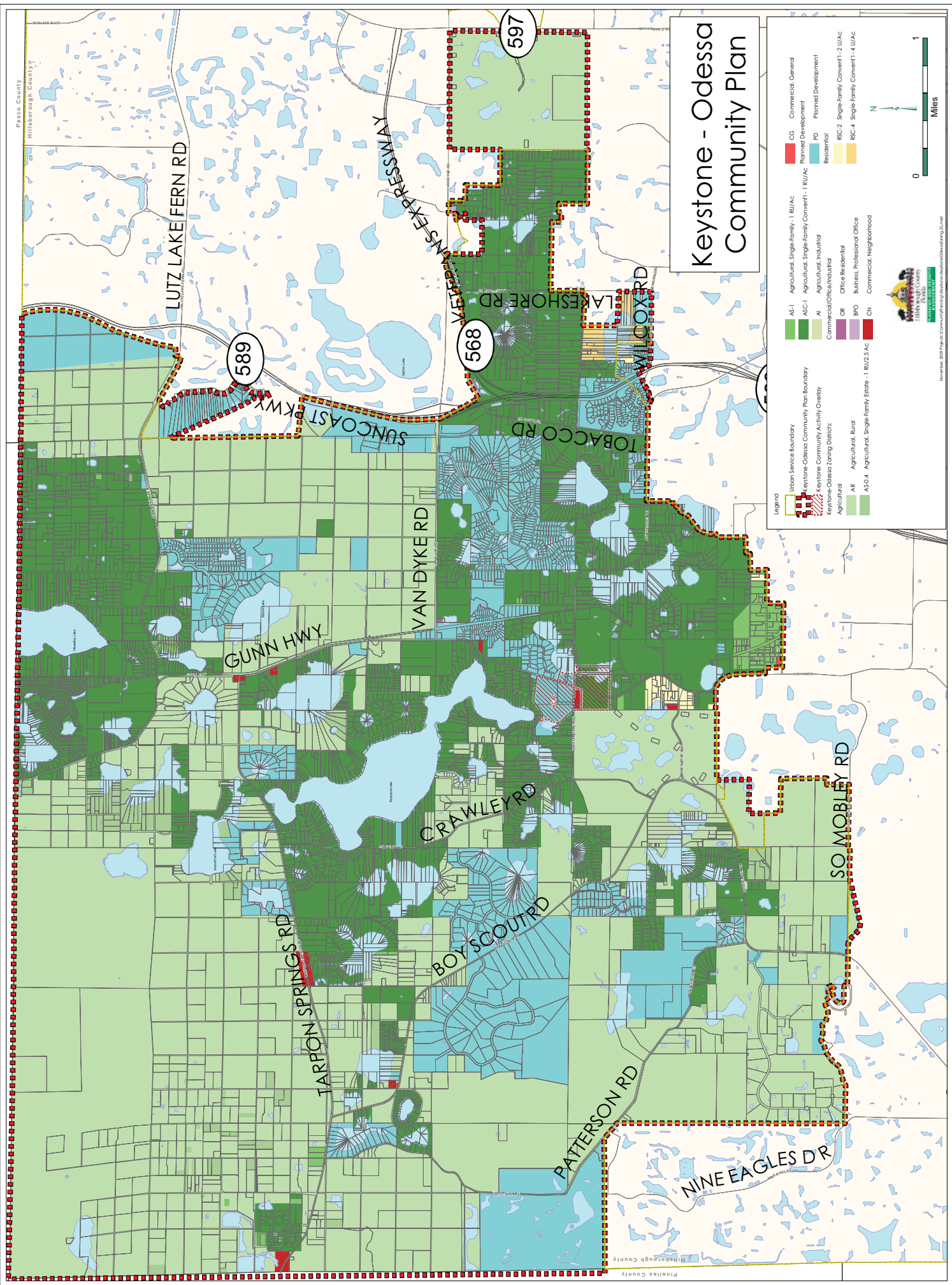








# Keystone - Odessa Community Plan



**Legend**

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

0 1 Miles











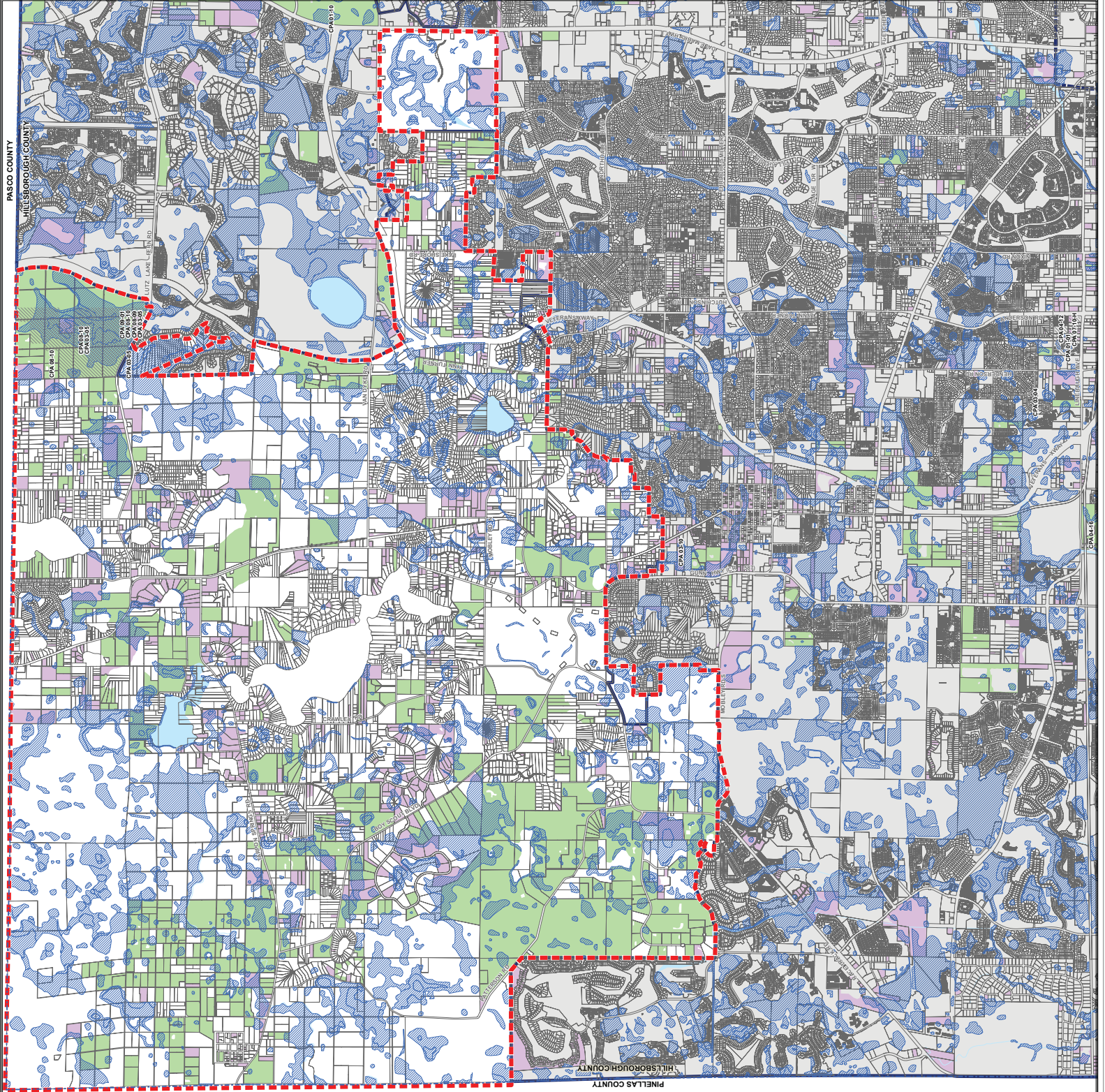


# KEYSTONE - ODESSA COMMUNITY PLAN

## 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 parcels and the 2007 Census. (Hillsborough County GIS County Planning Commission)  
 WETLANDS: Derived from Florida Wetlands Assessment Data (FWAD 2008)  
 JURISDICTION: AEC (Agricultural) (Hillsborough County GIS County Planning Commission, E. Parks & Present)  
 VACANT LAND: Hillsborough County Property Information System  
 ROAD DATA: Hillsborough County Property Information System  
 COUNTY BOUNDARIES: Derived from the 2007 Census (Hillsborough County GIS County Planning Commission)  
 CITY SERVICE AREA: Derived from the 2007 Census (Hillsborough County GIS County Planning Commission)

### REFERENCE INFORMATION



AUTHOR: C. KELSO  
 DATE: 3/11/10  
 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 | CPA 01-12-1  |
|  Year 2000 | CPA 01-12-2  |
|  Year 2001 | CPA 03-05  |
|  Year 2002 | CPA 04-03  |
|  Year 2003 | CPA 06-29  |
|  Year 2004 | CPA 07-10-D  |
|  Year 2006 | CPA 08-09  |
|  Year 2007 | CPA 08-09  |
|  Year 2008 | CPA 08-01  |
|  Year 2009 |  |
-  Plan Amendment Overlap Area

## ROADS AND BOUNDARY LINES

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

## LOCATOR MAP



## CREDITS

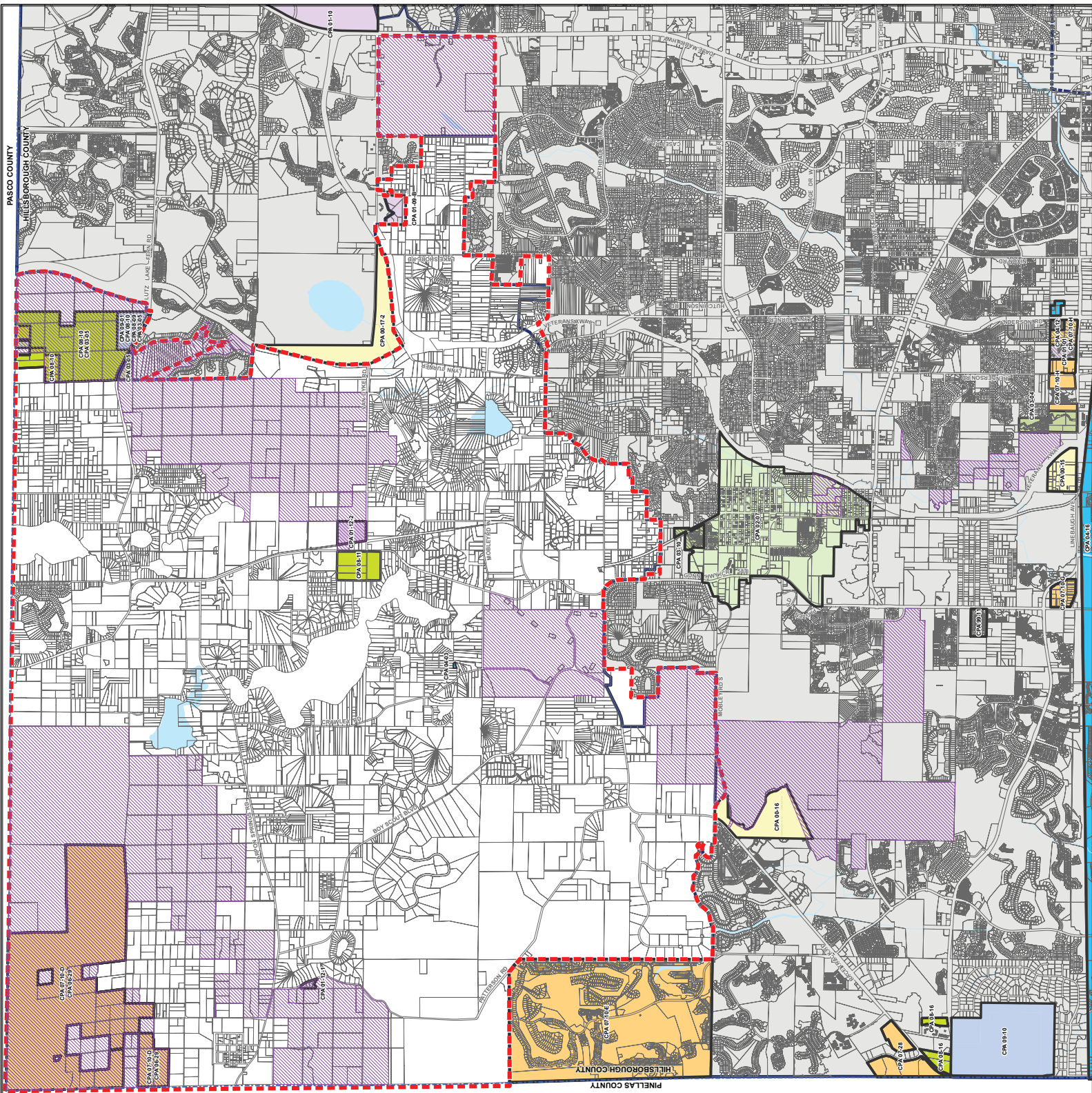
FOUNDATION DATA: Hillsborough County, Florida Department of Planning and Economic Development, Office of Planning and Economic Development  
 PLANNING DATA: Hillsborough County, Florida Department of Planning and Economic Development, Office of Planning and Economic Development  
 ACCURACY: It is the responsibility of the user to verify the accuracy of the data. The user should verify the accuracy of the data before using it for any purpose. The user should verify the accuracy of the data before using it for any purpose.  
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 1000 N. GULF BLVD., SUITE 100  
 TAMPA, FLORIDA 33602-1000  
 TEL: 813.271.1000  
 FAX: 813.271.1001  
 WWW.FLPLANNINGCOMMISSION.ORG









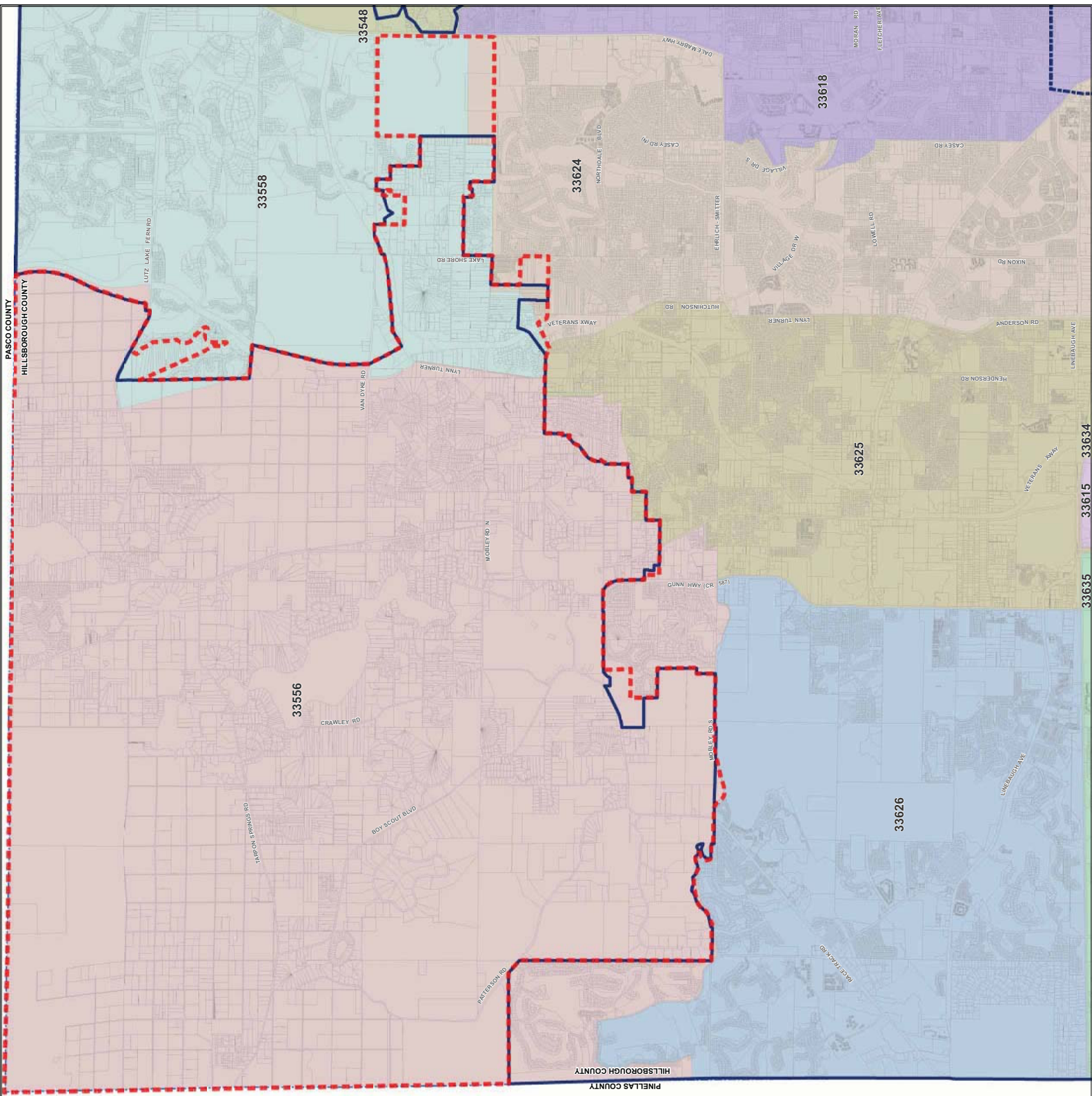
# KEYSTONE - ODESSA COMMUNITY PLAN ZIP CODE AREAS

## LEGEND

 COMMUNITY PLAN BOUNDARY  
33626 ZIP CODE AREA NUMBER

**BOUNDARY LINES**

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



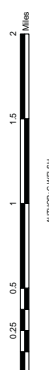
## LOCATOR MAP



## CREDITS

ZIP CODE BOUNDARIES: Hillborough County Planning Department.  
 URBAN SERVICE AREA BOUNDARIES: Hillborough County Planning Department, Florida Department of Transportation.  
 TAMPA SERVICE AREA BOUNDARIES: Hillsborough County Planning Department, Florida Department of Transportation.  
 JURISDICTION BOUNDARIES: Hillsborough County Planning Department, Florida Department of Transportation.  
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 PREPARED BY: The staff of the Planning Commission.  
 City of Odesa Planning Commission

## REFERENCE INFORMATION



PROJECT: C:\planning\p1\odessa\odessa\_community\_plan\_2006.mxd  
 DATE: 11/03/09  
 AUTHOR: C:\WEB\SH

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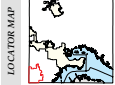
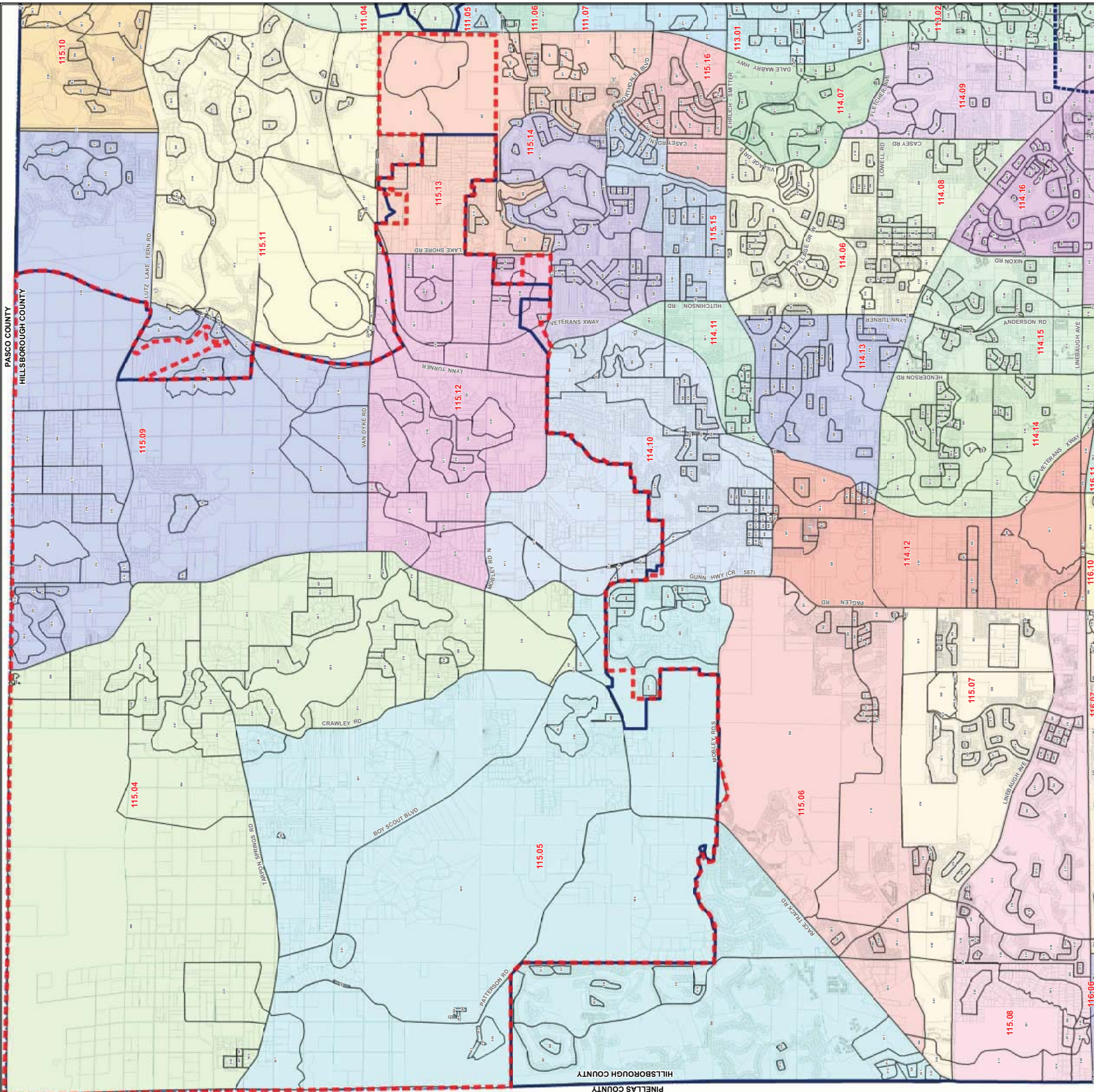


# KEYSTONE - ODESSA COMMUNITY PLAN

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 Urban Planning Commission, Urban Service Area

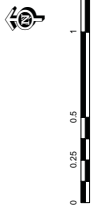
TAMPA SERVICE AREA BOUNDARIES: Hillsborough County Urban Planning Commission, Urban Service Area

PROJECT: Hillsborough County Urban Planning Commission, Community Planning and Development Department

DATE: 10/2000

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## REFERENCE INFORMATION



# 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	
	<i>Acreage</i>	<i>Percent</i>	<i>Acreage</i>	<i>Percent</i>
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>	<i>Percent</i>	<b>Unincorporated HC</b>	<i>Percent</i>
<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>	<i>Percent</i>	<b>Unincorporated HC</b>	<i>Percent</i>
<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**

	Keystone Odessa	Countywide
<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**

	Keystone Odessa	Countywide
<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**

	Keystone Odessa	Countywide
<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