

PLANT CITY
NORTH ALEXANDER STREET STUDY AREA
 ADOPTED 2040 FUTURE LAND USE

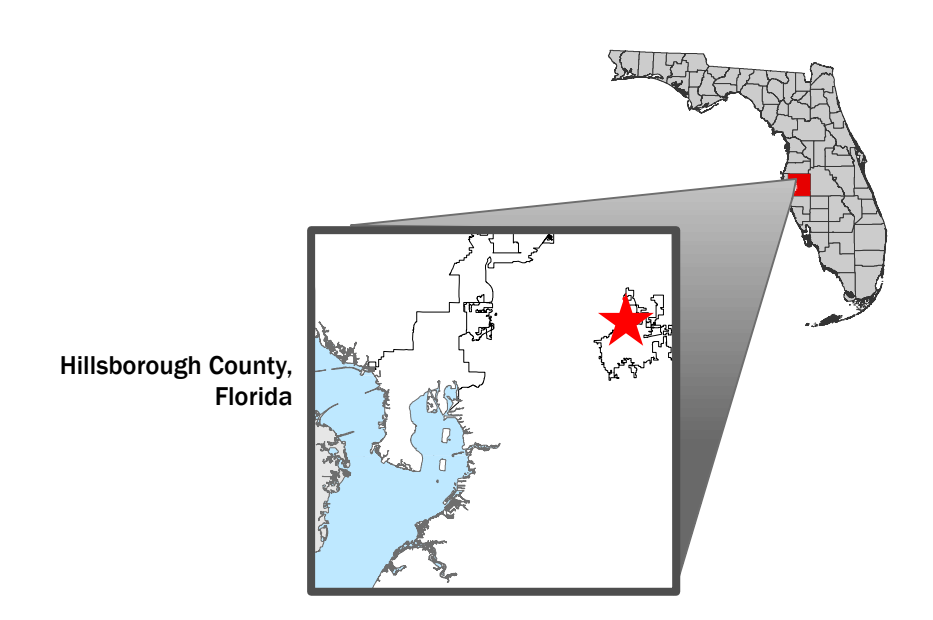


LEGEND

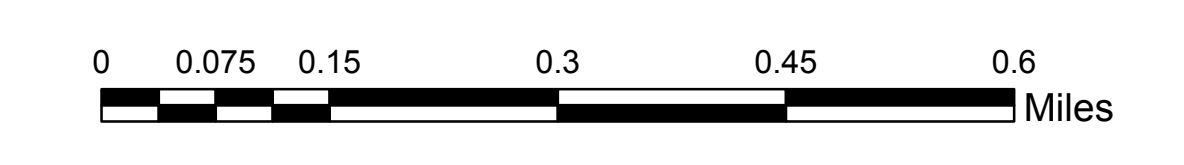
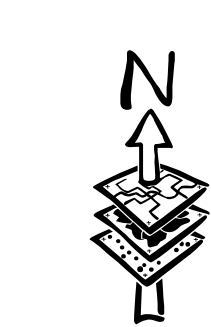
- STUDY AREA BOUNDARY
- PLANT CITY FLUE**
 - RESIDENTIAL - 4 (4 DU/ACRE)
 - RESIDENTIAL - 6 (6 DU/ACRE, FAR 25)
 - RESIDENTIAL - 9 (9 DU/ACRE, FAR 35)
 - RESIDENTIAL - 12 (12 DU/ACRE, FAR 35)
 - RESIDENTIAL - 20 (20 DU/ACRE, FAR 35)
 - MIXED USE-RESIDENTIAL/COMMERCIAL (20 ACRE MINIMUM) MINIMUM AND MAXIMUM PERCENTAGE REQUIREMENTS FOR THE FOLLOWING USES:
 RESIDENTIAL: 55% MINIMUM AND 85% MAXIMUM
 COMMERCIAL: 15% MINIMUM AND 35% MAXIMUM
 MAXIMUM INTENSITY AND DENSITY REQUIREMENTS FOR THE FOLLOWING USES:
 RESIDENTIAL: 12 DU/ACRE
 COMMERCIAL: FAR 35
 - MIXED USE-RESIDENTIAL/COMMERCIAL/INDUSTRIAL (1000 ACRE MINIMUM) MINIMUM AND MAXIMUM PERCENTAGE REQUIREMENTS FOR THE FOLLOWING USES:
 RESIDENTIAL: 10% MINIMUM AND 50% MAXIMUM
 COMMERCIAL: 5% MINIMUM AND 35% MAXIMUM
 LIGHT INDUSTRIAL: 45% MINIMUM AND 85% MAXIMUM
 MAXIMUM INTENSITY AND DENSITY REQUIREMENTS FOR THE FOLLOWING USES:
 RESIDENTIAL: 12 DU/ACRE
 COMMERCIAL: FAR 35
 LIGHT INDUSTRIAL: FAR 50
 - MIXED USE - GATEWAY (16 DU/ACRE, FAR 35) REQUIRES A MINIMUM OF TWO TYPES OF USES, NO SINGLE USE CAN EXCEED 80% OF THE TOTAL DEVELOPMENT
 - LIGHT COMMERCIAL/OFFICE (10 DU/ACRE, FAR 35)
 - COMMERCIAL (16 DU/ACRE, FAR 35)
 - DOWNTOWN CORE
 - INDUSTRIAL (FAR 50)
 - PUBLIC/SEMI PUBLIC
 - PARKS, RECREATION AND OPEN SPACE
 - NATURAL PRESERVATION
 - TRANSITIONAL AREA (DUE TO ANNEXATION)
- HILLSBOROUGH COUNTY FLUE**
 - AGRICULTURAL/RURAL-1/5 (25 FAR)
 - AGRICULTURAL ESTATE-1/2.5 (25 FAR)
 - RESIDENTIAL-1 (25 FAR)
 - RESIDENTIAL-2 (25 FAR)
 - RESIDENTIAL-4 (25 FAR)
 - RESIDENTIAL-6 (25 FAR)
 - SUBURBAN MIXED USE-6 (35 FAR)
 - LIGHT INDUSTRIAL (50 FAR)
 - PUBLIC/QUASI-PUBLIC
 - NATURAL PRESERVATION
- INTERSECTION BUFFERS**
 - 500 FT BUFFER
 - 1/4 MILE BUFFER
 - 1/2 MILE BUFFER
- WATER AND ENVIRONMENTALLY SENSITIVE AREAS**
 - WATER
 - WETLANDS
 - 100 YEAR FLOODPLAIN
- ROADS AND BOUNDARY LINES**
 - COUNTY BOUNDARY
 - JURISDICTION BOUNDARY
 - RIGHT-OF-WAY OR OTHER NOT CLASSIFIED
 - RIGHT-OF-WAY - CLASSIFIED (HAS FOLIO)
 - ROADS
 - I-4 GREEN TECH CORRIDOR OVERLAY

DRAFT

LOCATOR MAP AND REFERENCE INFORMATION



2025 FUTURE LAND USE: Hillsborough County City-County Planning Commission.
 JURISDICTIONAL AREAS: Updated by plan amendment. Effective to present.
 URBAN SERVICE AREA BOUNDARIES: Hillsborough County City-County Planning Commission. Effective to Present.
 MAJOR ROADS: Metropolitan Planning Organization Long Range Transportation Plan. See Adopted MPO Long Range Transportation Plan for specific improvements.
 ACCURACY: It is intended that the accuracy of the base map comply with U.S. map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission.
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