



Industrial Lands Data

Meeting Date	May 13, 2019
Meeting Type	Information Only
Staff Planner	Jay Collins AICP, collinsj@plancom.org , ext. 335 Jennifer Malone AICP, malonej@plancom.org , ext. 324
Action Necessary	No
Attachments	Map Series

Summary Information

After receiving Plan Amendments which proposed to modify a subject site with a Future Land Use that allows industrial, staff was directed to research and provide data on industrial lands countywide, which prompted an ongoing Countywide Industrial Lands Study. This agenda item is a follow-up to the data presented at the Regular Planning Commission Meeting on November 18, 2018, at which staff compiled and presented data on lands with an Industrial Future Land Use designation, as well as corresponding Plan Amendment information. All information provided was obtained for unincorporated Hillsborough County (“the County”) and the Cities of Tampa, Plant City, and Temple Terrace (“the Cities”).

In this update on the Countywide Industrial Lands Study, staff has broadened the scope of analysis by analyzing all Future Land Use designations that allow consideration of industrial uses. Staff has also considered Existing Land Use (ELU) data, obtained from the Hillsborough County Property Appraiser. The ELU data provides information on how lands that allow industrial consideration are being utilized. Lastly, the amount and location of developable land located in these areas, and how much developable land remains, is included in the map series. Developable land is land that has an ELU category of Agriculture or Vacant, excluding wetlands. The data has been examined in depth in certain areas of the County, including the Urban Service Area, Rural Area, Port Activity Center, and the Coastal High Hazard Area (CHHA).

Recommendation

None. Information only

Final Review		
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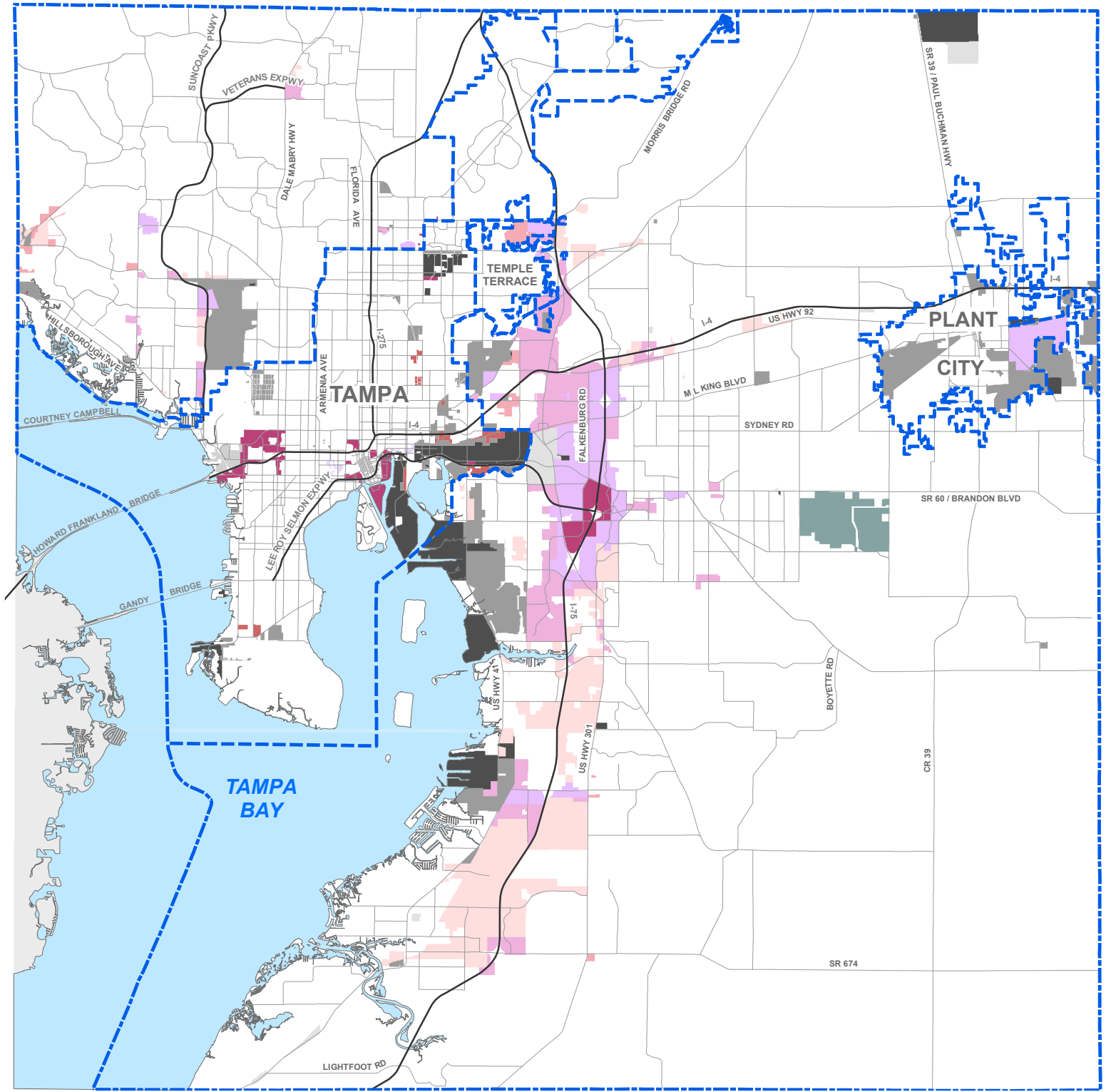
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Attachment A

Map Series

1. Future Land Use Categories that allow Industrial Consideration
2. Future Land Use Categories that allow Industrial Consideration and Developable Land
3. Industrial Existing Land Use within Industrial Future Land Use
4. Industrial Existing Land Use within Industrial Future Land Use and Developable Land
5. Industrial Existing Land Use within Industrial Future Land Use in the Coastal High Hazard Area (CHHA)
6. Industrial Existing Land Use within Industrial Future Land Use in the CHHA and Developable Land
7. Industrial Existing Land Use within Industrial Future Land Use in the Port Activity Center
8. Industrial Existing Land Use within Industrial Future Land Use in the Port Activity Center and Developable Land
9. Industrial Existing Land Use within Industrial Future Land Use in the Rural Area
10. Industrial Existing Land Use within Industrial Future Land Use in the Rural Area and Developable Land
11. Industrial Existing Land Use within Industrial Future Land Use in the Urban Service Area (USA)
12. Industrial Existing Land Use within Industrial Future Land Use in the USA and Developable Land

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HILLSBOROUGH COUNTY, FLORIDA

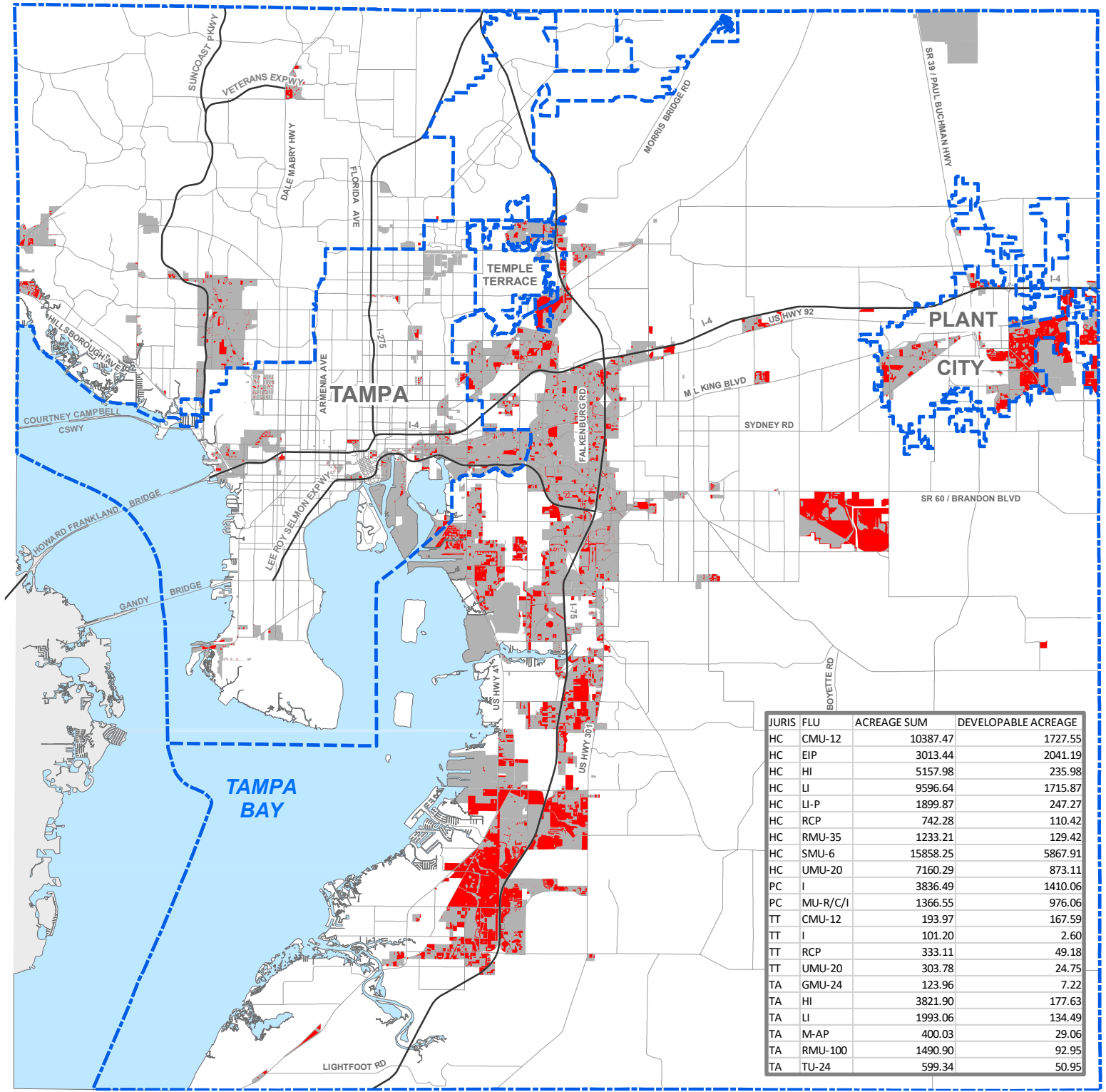
FLU CATEGORIES THAT ALLOW INDUSTRIAL CONSIDERATION

Hillsborough County City-County Planning Commission

LEGEND

UNINCORPORATED HILLSBOROUGH COUNTY FLUE		TAMPA FUTURE LAND USE		PLANT CITY FLUE	
	RESEARCH CORPORATE PARK (1.0 FAR)		GENERAL MIXED USE -24 (1.5 FAR)		INDUSTRIAL (FAR.50)
	ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)		TRANSITIONAL USE - 24 (1.5 FAR)		MIXED USE-RESIDENTIAL/ COMMERCIAL/INDUSTRIAL (1000 ACRE MINIMUM)
	LIGHT INDUSTRIAL PLANNED (.50 FAR)		REGIONAL MIXED USE - 100 (3.5 FAR)	ROADS & BOUNDARIES	
	LIGHT INDUSTRIAL (.50 FAR)		LIGHT INDUSTRIAL (1.5 FAR)		CITY LIMIT
	HEAVY INDUSTRIAL (.50 FAR)		HEAVY INDUSTRIAL (1.5 FAR)		COUNTY BOUNDARY
	SUBURBAN MIXED USE - 6 (.35 FAR)		AIRPORT COMPATIBILITY		ROADS
	COMMUNITY MIXED USE - 12 (.50 FAR)	TEMPLE TERRACE FUTURE LAND USE			
	URBAN MIXED USE - 20 (1.0 FAR)		COMMUNITY MIXED USE-12 (12 DU/ACRE) (.5 FAR)		
	REGIONAL MIXED USE - 35 (2.0 FAR)		URBAN MIXED USE-20 (20 DU/ACRE) (1.0 FAR)		
			RESEARCH/CORPORATE PARK (1.0 FAR)		
			INDUSTRIAL (.65 FAR)		

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JURIS	FLU	ACREAGE SUM	DEVELOPABLE ACREAGE
HC	CMU-12	10387.47	1727.55
HC	EIP	3013.44	2041.19
HC	HI	5157.98	235.98
HC	LI	9596.64	1715.87
HC	LI-P	1899.87	247.27
HC	RCP	742.28	110.42
HC	RMU-35	1233.21	129.42
HC	SMU-6	15858.25	5867.91
HC	UMU-20	7160.29	873.11
PC	I	3836.49	1410.06
PC	MU-R/C/I	1366.55	976.06
TT	CMU-12	193.97	167.59
TT	I	101.20	2.60
TT	RCP	333.11	49.18
TT	UMU-20	303.78	24.75
TA	GMU-24	123.96	7.22
TA	HI	3821.90	177.63
TA	LI	1993.06	134.49
TA	M-AP	400.03	29.06
TA	RMU-100	1490.90	92.95
TA	TU-24	599.34	50.95

HILLSBOROUGH COUNTY, FLORIDA
FLU CATEGORIES THAT ALLOW
INDUSTRIAL CONSIDERATION
AND DEVELOPABLE LAND

0 0.75 1.5 3 4.5 6 Miles

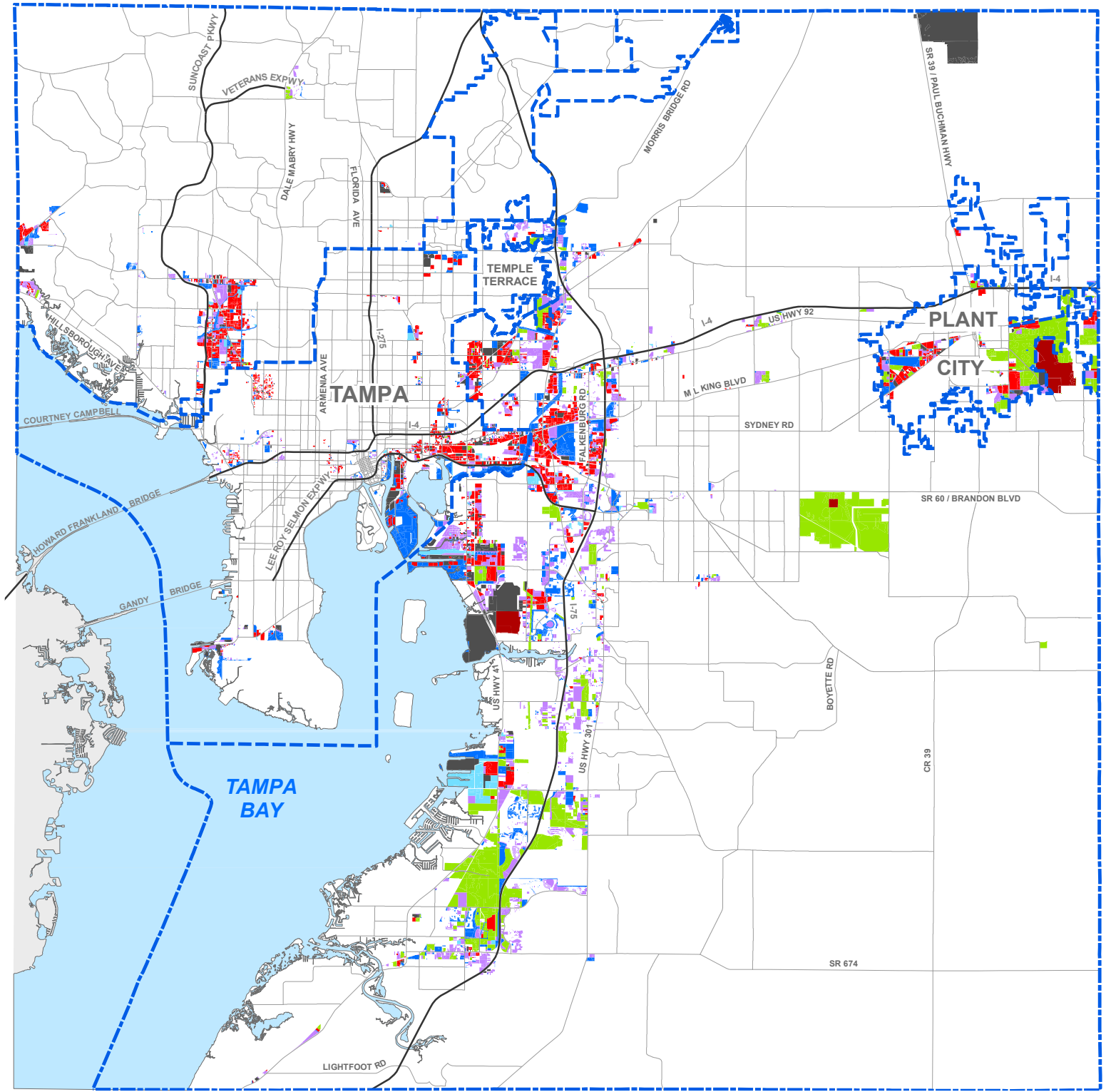
LEGEND

HILLSBOROUGH COUNTY FLU
 ■ INDUSTRIAL FLU CATEGORIES

DEVELOPABLE LAND
 ■ DEVELOPABLE LAND

ROADS & BOUNDARIES
 - - - CITY LIMIT
 - - - COUNTY BOUNDARY
 — ROADS

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HILLSBOROUGH COUNTY, FLORIDA

**INDUSTRIAL ELU
WITHIN INDUSTRIAL FLU**

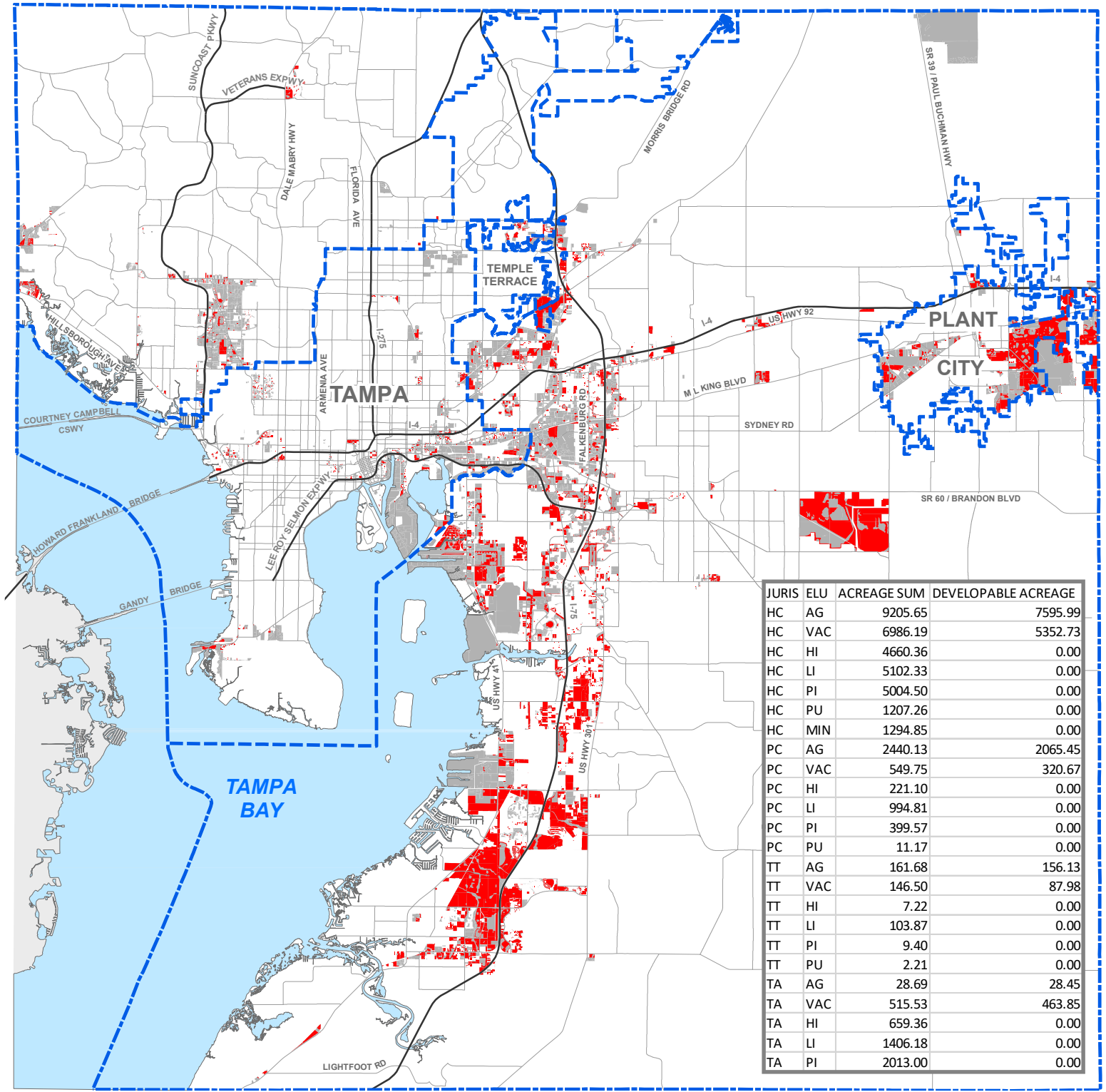
0 0.75 1.5 3 4.5 6 Miles

Hillsborough County
City-County
Planning Commission

LEGEND

HILLSBOROUGH COUNTY ELU	ROADS & BOUNDARIES
AGRICULTURAL	CITY LIMIT
VACANT	COUNTY BOUNDARY
HEAVY INDUSTRIAL	ROADS
LIGHT INDUSTRIAL	
PUBLIC / QUASI PUBLIC / INSTITUTIONAL	
PUBLIC COMMUNICATIONS / UTILITIES	
MINING	

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HILLSBOROUGH COUNTY, FLORIDA
INDUSTRIAL ELU
WITHIN INDUSTRIAL FLU
AND DEVELOPABLE LAND

Hillsborough County
City-County
Planning Commission

0 0.75 1.5 3 4.5 6 Miles

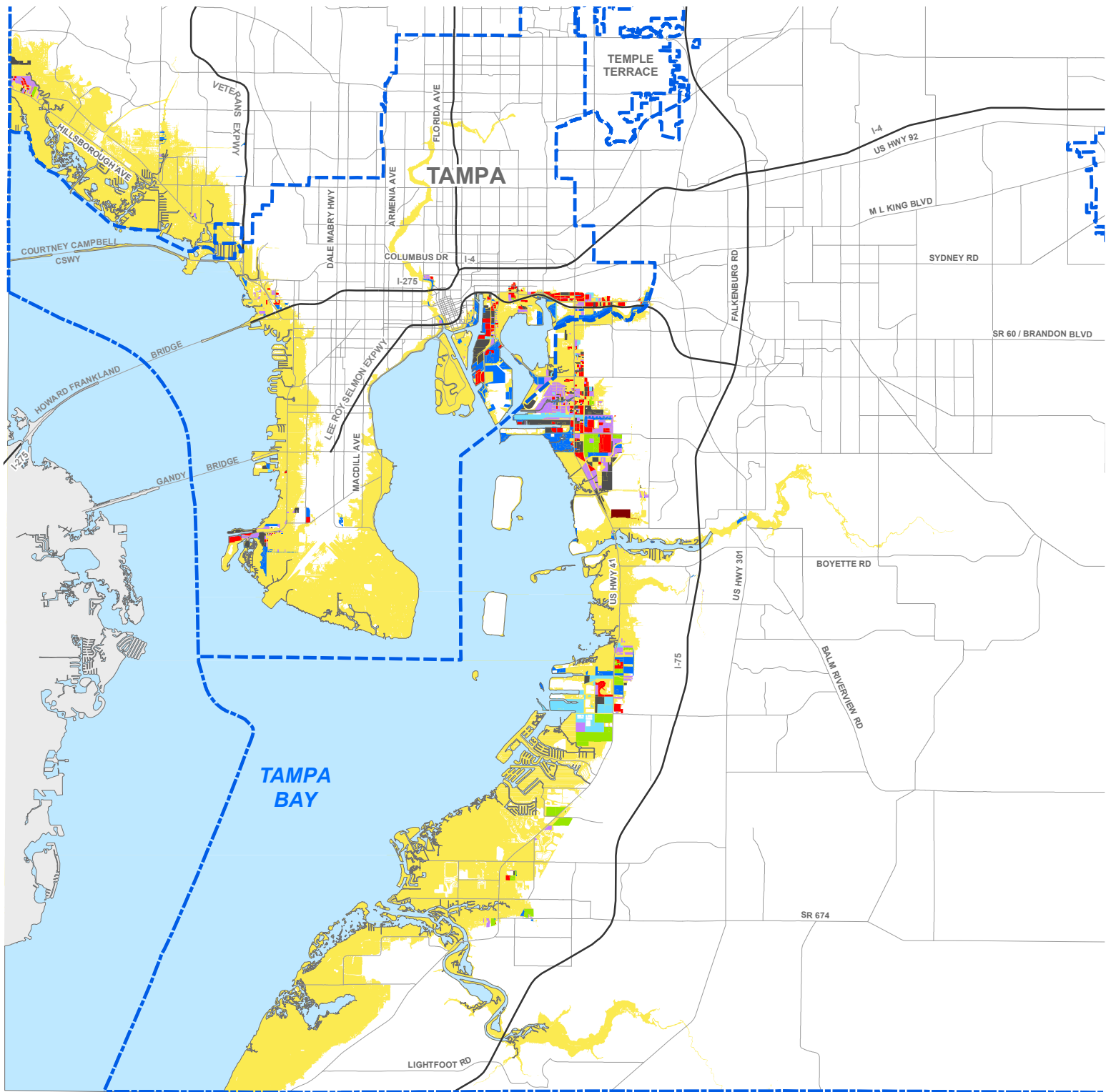
LEGEND

HILLSBOROUGH COUNTY ELU
 INDUSTRIAL ELU CATEGORIES

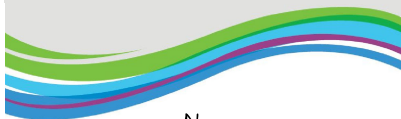
DEVELOPABLE LAND
 DEVELOPABLE LAND

ROADS & BOUNDARIES
 CITY LIMIT
 COUNTY BOUNDARY
 ROADS

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**HILLSBOROUGH COUNTY, FLORIDA
INDUSTRIAL ELU
WITHIN INDUSTRIAL FLU
IN THE COASTAL HIGH HAZARD AREA**



0 0.5 1 2 3 4 Miles



LEGEND

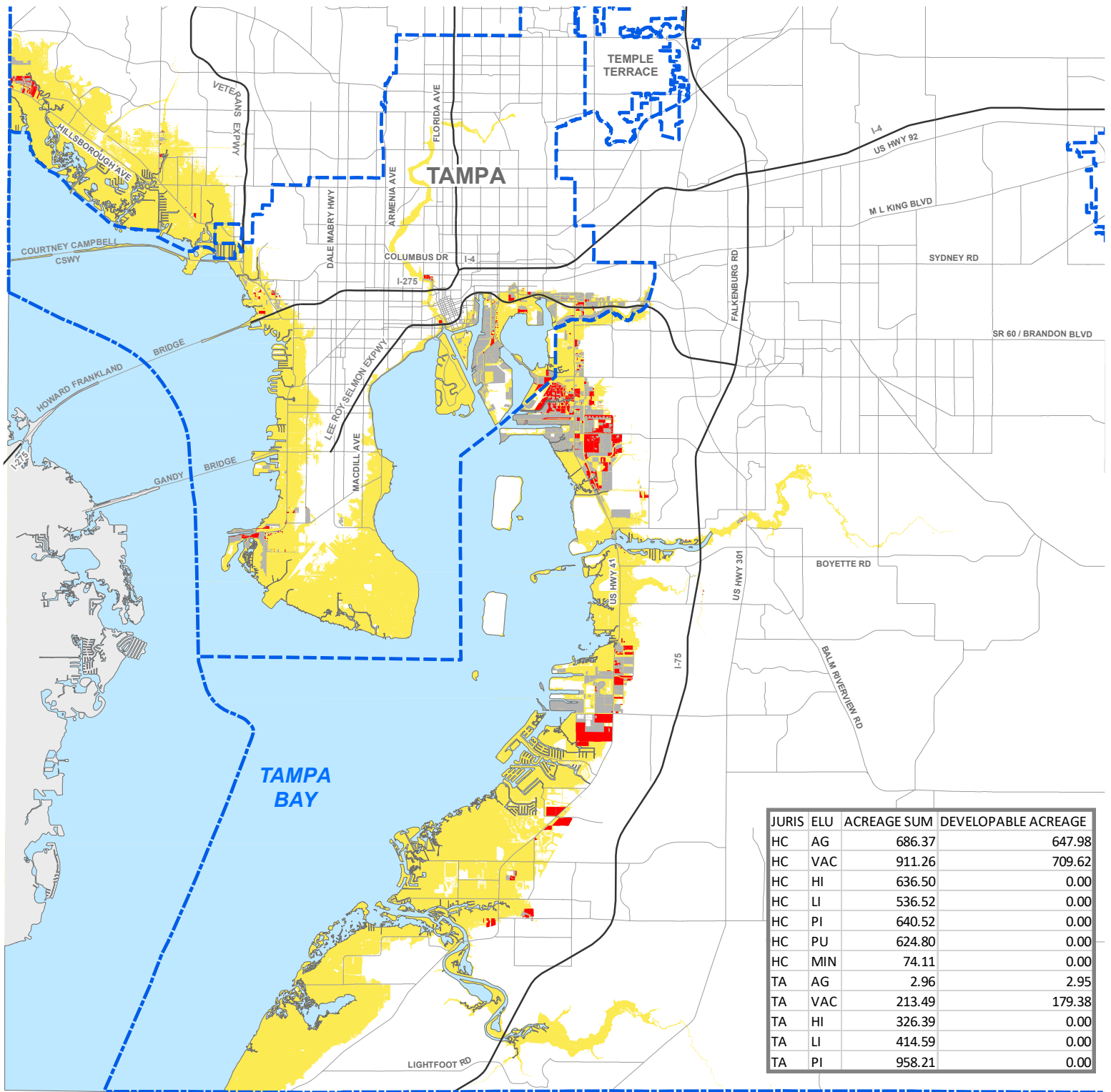
HILLSBOROUGH COUNTY ELU

- AGRICULTURAL
- VACANT
- HEAVY INDUSTRIAL
- LIGHT INDUSTRIAL
- PUBLIC / QUASI PUBLIC / INSTITUTIONAL
- PUBLIC COMMUNICATIONS / UTILITIES
- MINING

ROADS & BOUNDARIES

- COASTAL HIGH HAZARD AREA
- CITY LIMIT
- COUNTY BOUNDARY
- ROADS

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**HILLSBOROUGH COUNTY, FLORIDA
INDUSTRIAL ELU
WITHIN INDUSTRIAL FLU
IN THE COASTAL HIGH HAZARD AREA
AND DEVELOPABLE LAND**

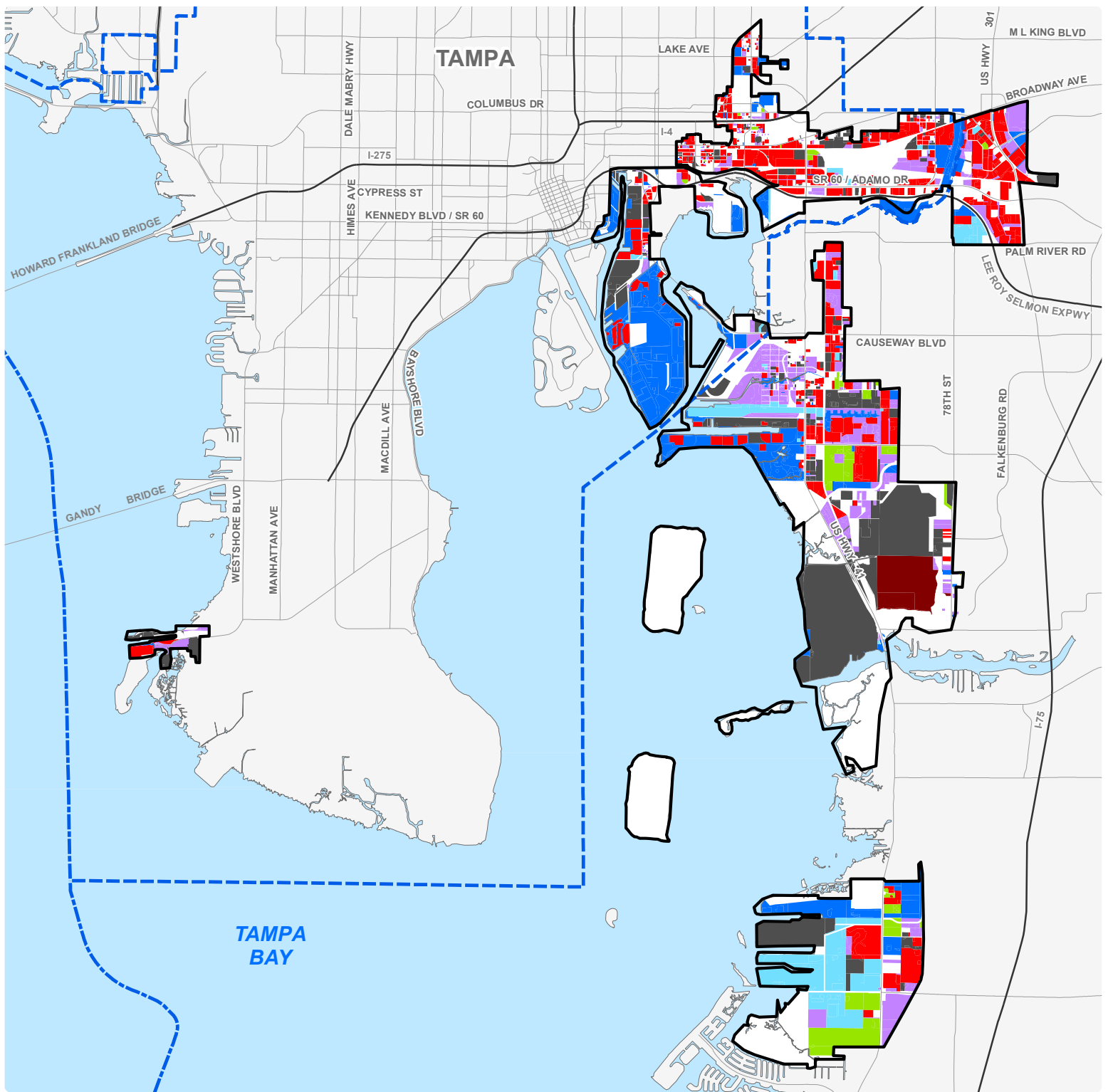
LEGEND

HILLSBOROUGH COUNTY ELU
 ■ INDUSTRIAL ELU CATEGORIES

DEVELOPABLE LAND
 ■ DEVELOPABLE LAND

ROADS & BOUNDARIES
 ■ COASTAL HIGH HAZARD AREA
 - - - CITY LIMIT
 - - - COUNTY BOUNDARY
 — ROADS

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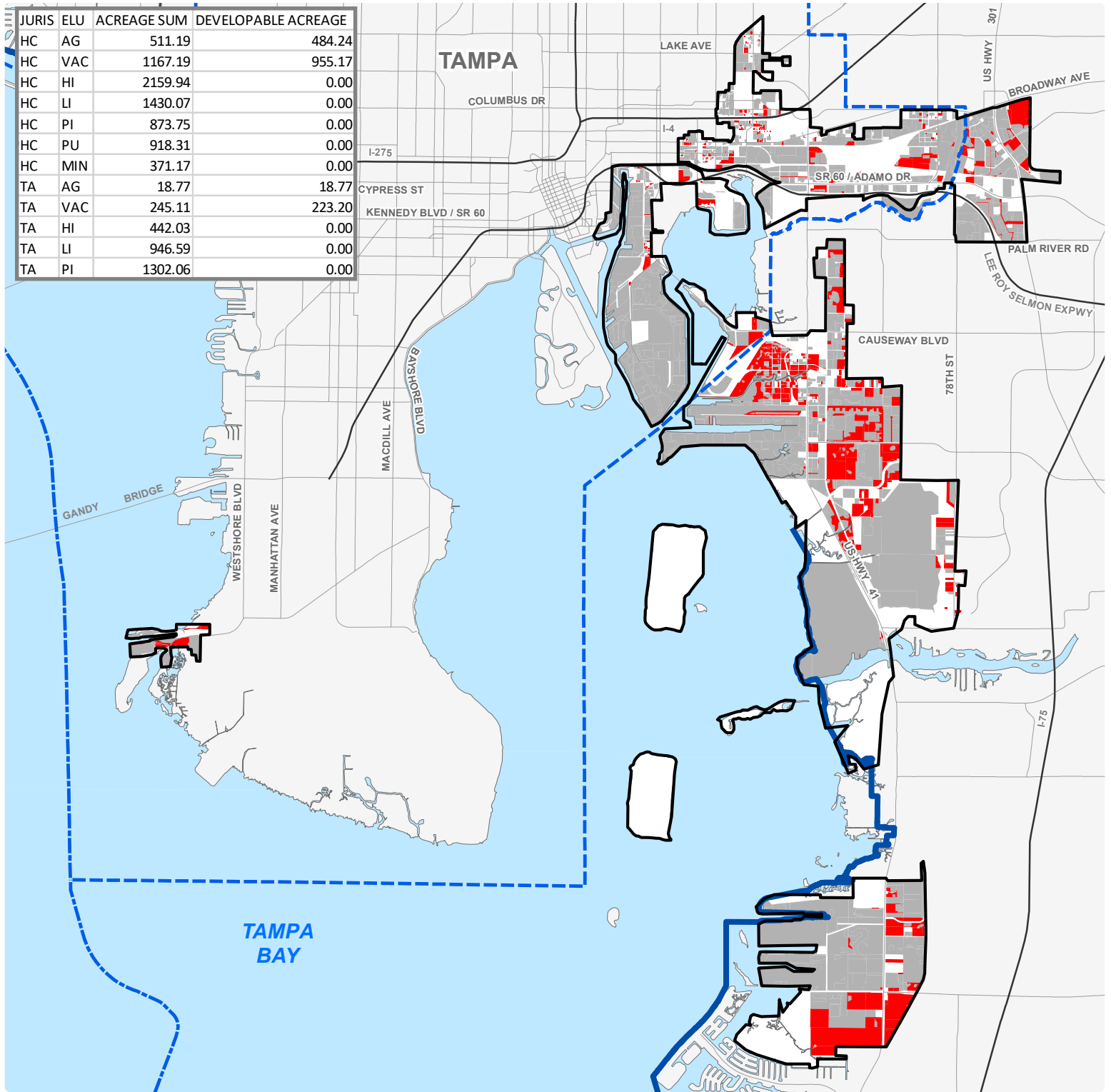
**HILLSBOROUGH COUNTY, FLORIDA
INDUSTRIAL ELU
WITHIN INDUSTRIAL FLU
IN THE PORT ACTIVITY CENTER**

LEGEND

<p>HILLSBOROUGH COUNTY ELU</p> <ul style="list-style-type: none"> AGRICULTURAL VACANT HEAVY INDUSTRIAL LIGHT INDUSTRIAL PUBLIC / QUASI PUBLIC / INSTITUTIONAL PUBLIC COMMUNICATIONS / UTILITIES MINING 	<p>ROADS & BOUNDARIES</p> <ul style="list-style-type: none"> PORT ACTIVITY CENTER BOUNDARY CITY LIMIT COUNTY BOUNDARY ROADS
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JURIS	ELU	ACREAGE SUM	DEVELOPABLE ACREAGE
HC	AG	511.19	484.24
HC	VAC	1167.19	955.17
HC	HI	2159.94	0.00
HC	LI	1430.07	0.00
HC	PI	873.75	0.00
HC	PU	918.31	0.00
HC	MIN	371.17	0.00
TA	AG	18.77	18.77
TA	VAC	245.11	223.20
TA	HI	442.03	0.00
TA	LI	946.59	0.00
TA	PI	1302.06	0.00



**HILLSBOROUGH COUNTY, FLORIDA
INDUSTRIAL ELU
WITHIN INDUSTRIAL FLU
IN THE PORT ACTIVITY CENTER
AND DEVELOPABLE LAND**

**Hillsborough County
City-County
Planning Commission**

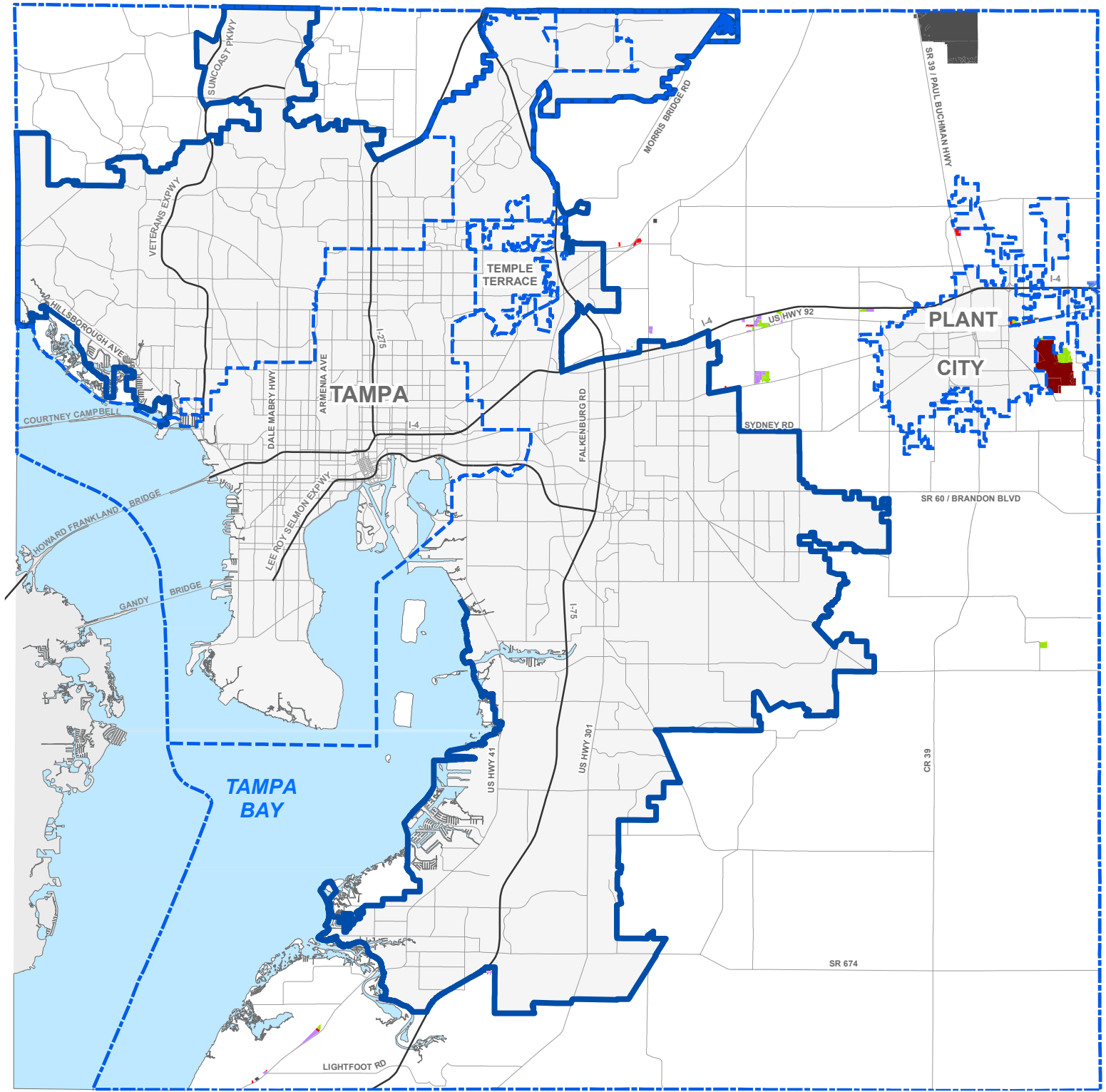
LEGEND

HILLSBOROUGH COUNTY ELU
 ■ INDUSTRIAL ELU CATEGORIES

DEVELOPABLE LAND
 ■ DEVELOPABLE LAND

ROADS & BOUNDARIES
 — PORT ACTIVITY CENTER BOUNDARY
 - - - CITY LIMIT
 - - - COUNTY BOUNDARY
 — ROADS

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**HILLSBOROUGH COUNTY, FLORIDA
INDUSTRIAL ELU
WITHIN INDUSTRIAL FLU
IN THE RURAL AREA**

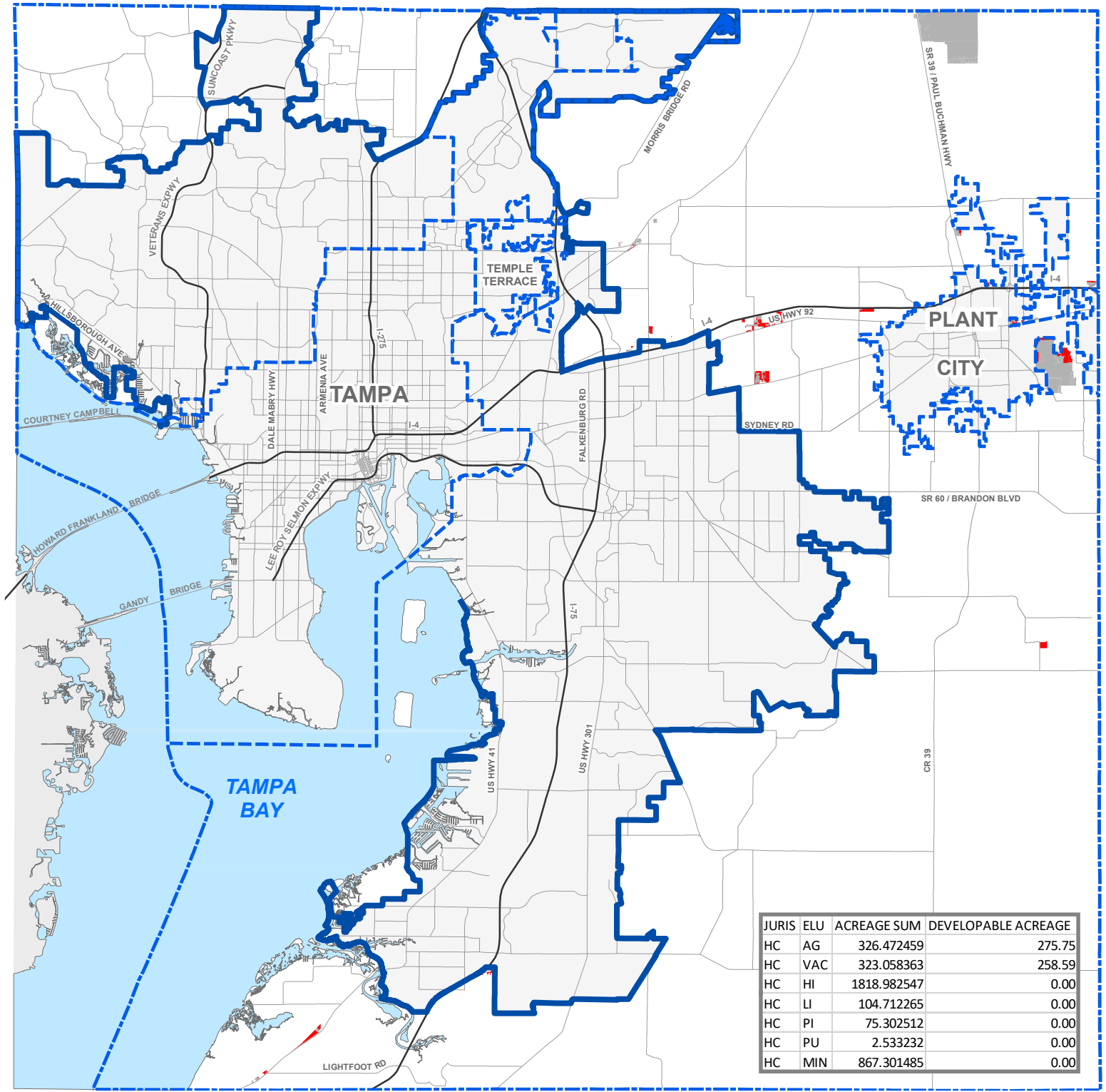
0 0.75 1.5 3 4.5 6 Miles

Hillsborough County
City-County
Planning Commission

LEGEND

<p>HILLSBOROUGH COUNTY ELU</p> <ul style="list-style-type: none"> AGRICULTURAL VACANT HEAVY INDUSTRIAL LIGHT INDUSTRIAL PUBLIC / QUASI PUBLIC / INSTITUTIONAL PUBLIC COMMUNICATIONS / UTILITIES MINING 	<p>ROADS & BOUNDARIES</p> <ul style="list-style-type: none"> URBAN SERVICE AREA BOUNDARY CITY LIMIT COUNTY BOUNDARY ROADS
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JURIS	ELU	ACREAGE SUM	DEVELOPABLE ACREAGE
HC	AG	326.472459	275.75
HC	VAC	323.058363	258.59
HC	HI	1818.982547	0.00
HC	LI	104.712265	0.00
HC	PI	75.302512	0.00
HC	PU	2.533232	0.00
HC	MIN	867.301485	0.00

**HILLSBOROUGH COUNTY, FLORIDA
INDUSTRIAL ELU
WITHIN INDUSTRIAL FLU
IN THE RURAL AREA
AND DEVELOPABLE LAND**

Hillsborough County
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Planning Commission

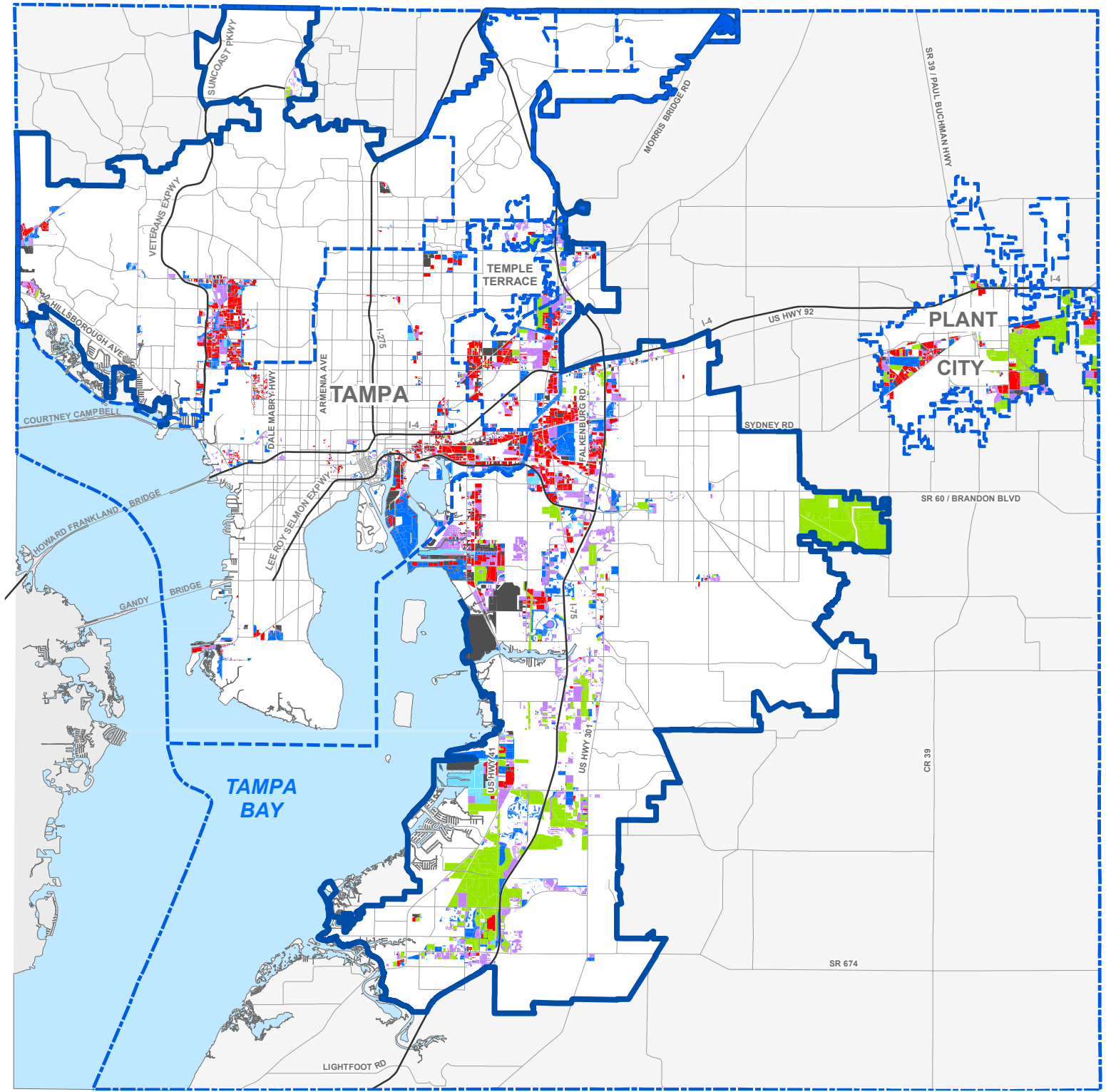
LEGEND

HILLSBOROUGH COUNTY ELU
 ■ INDUSTRIAL ELU CATEGORIES

DEVELOPABLE LAND
 ■ DEVELOPABLE LAND

ROADS & BOUNDARIES
 — URBAN SERVICE AREA BOUNDARY
 - - - CITY LIMIT
 - - - COUNTY BOUNDARY
 — ROADS

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HILLSBOROUGH COUNTY, FLORIDA
INDUSTRIAL ELU
WITHIN INDUSTRIAL FLU
IN THE URBAN SERVICE AREA

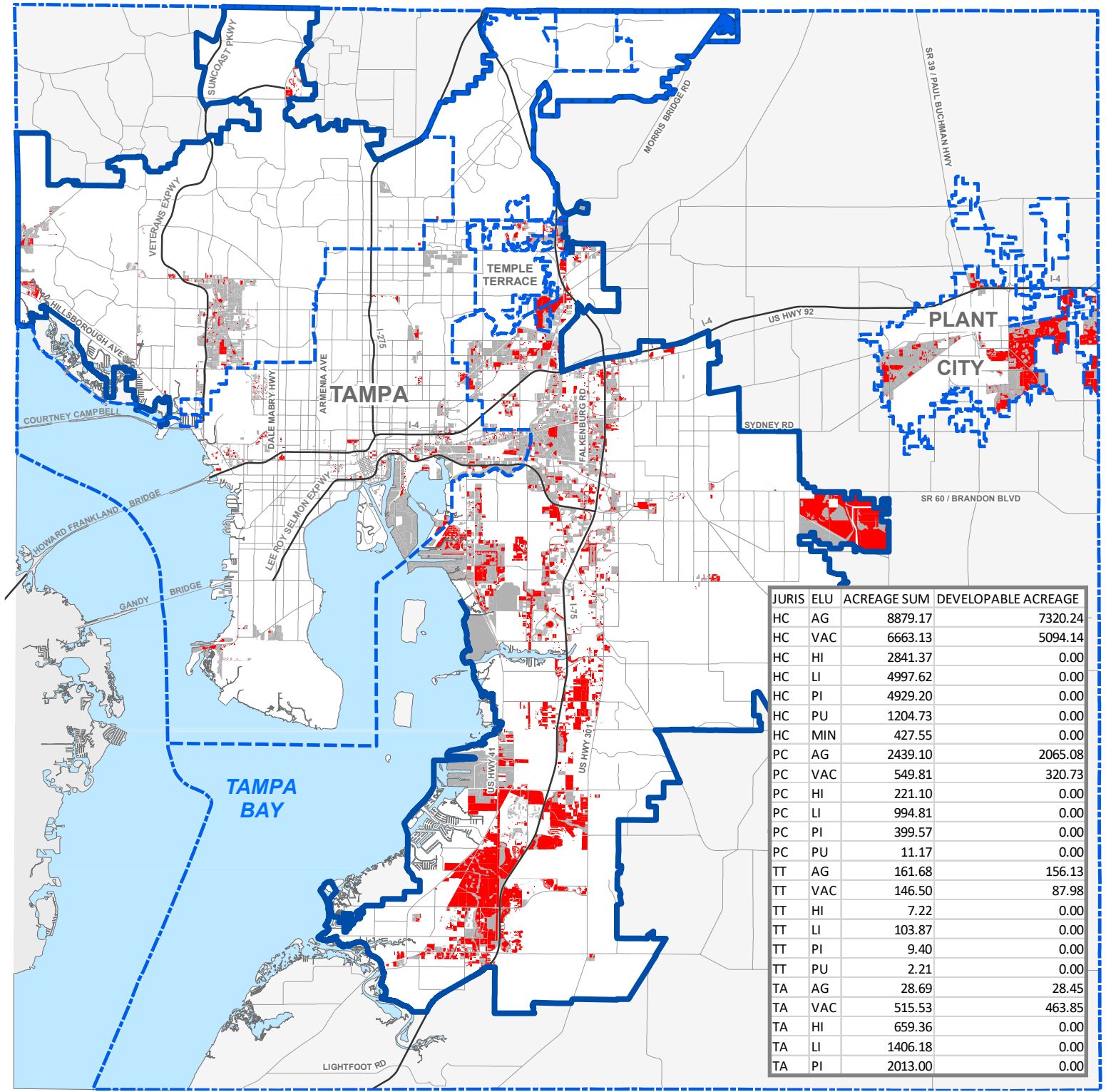
0 0.75 1.5 3 4.5 6 Miles

Hillsborough County
 City-County
 Planning Commission

LEGEND

HILLSBOROUGH COUNTY ELU	ROADS & BOUNDARIES
AGRICULTURAL	URBAN SERVICE AREA BOUNDARY
VACANT	CITY LIMIT
HEAVY INDUSTRIAL	COUNTY BOUNDARY
LIGHT INDUSTRIAL	ROADS
PUBLIC / QUASI PUBLIC / INSTITUTIONAL	
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MINING	

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**HILLSBOROUGH COUNTY, FLORIDA
INDUSTRIAL ELU
WITHIN INDUSTRIAL FLU
IN THE URBAN SERVICE AREA
AND DEVELOPABLE LAND**

Hillsborough County
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Planning Commission

LEGEND

HILLSBOROUGH COUNTY ELU
 ■ INDUSTRIAL ELU CATEGORIES

DEVELOPABLE LAND
 ■ DEVELOPABLE LAND

ROADS & BOUNDARIES
 — URBAN SERVICE AREA BOUNDARY
 - - - CITY LIMIT
 - - - COUNTY BOUNDARY
 — ROADS