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

**Summary Information**

<table>
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<th>Meeting Date</th>
<th>May 13, 2019</th>
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<tbody>
<tr>
<td>Meeting Type</td>
<td>Information Only</td>
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</tbody>
</table>
| Staff Planner      | Jay Collins AICP, collinsj@plancom.org, ext. 335
                    | Jennifer Malone AICP, malonej@plancom.org, ext. 324 |
| Action Necessary   | No           |
| Attachments        | 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

UNINCORPORATED HILLSBOROUGH COUNTY FLU
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (3.5 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (0.5 FAR)
- LIGHT INDUSTRIAL (0.5 FAR)
- HEAVY INDUSTRIAL (0.5 FAR)
- SUBURBAN MIXED USE - 6 (0.35 FAR)
- COMMUNITY MIXED USE - 12 (0.50 FAR)
- URBAN MIXED USE - 20 (1.0 FAR)
- REGIONAL MIXED USE - 35 (2.0 FAR)

TAMPA FUTURE LAND USE
- GENERAL MIXED USE - 24 (1.5 FAR)
- TRANSITIONAL USE - 24 (1.5 FAR)
- REGIONAL MIXED USE - 100 (3.5 FAR)
- LIGHT INDUSTRIAL (1.5 FAR)
- HEAVY INDUSTRIAL (1.5 FAR)
- AIRPORT COMPATIBILITY

TEMPLE TERRACE FUTURE LAND USE
- COMMUNITY MIXED USE - 12 (12 DU/ACRE) (1.5 FAR)
- URBAN MIXED USE - 20 (20 DU/ACRE) (1.5 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)

HILLSBOROUGH COUNTY, FLORIDA

PLANT CITY FLU
- INDUSTRIAL (FAR: 0.5)
- MIXED USE-RESIDENTIAL/COMMERCIAL/INDUSTRIAL (1000 ACRE MINIMUM)

ROADS & BOUNDARIES
- CITY LIMIT
- COUNTY BOUNDARY
- ROADS

Legend

TAMPA BAY

AUTHOR: cataniac
DATE: 4/25/2019
DOCUMENT PATH: G:\gisroot\Projects\Cathy\Arcmap\NEW_MXD\Areaased\Industrial_Categories.mxd
HILLSBOROUGH COUNTY, FLORIDA
FLU CATEGORIES THAT ALLOW INDUSTRIAL CONSIDERATION AND DEVELOPABLE LAND

DEVELOPABLE LAND

ROADS & BOUNDARIES

CITY LIMIT
COUNTY BOUNDARY
ROADS

HILLSBOROUGH COUNTY FLU
INDUSTRIAL FLU CATEGORIES

DEVELOPABLE LAND

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 U 9996.64 1715.87
HC U-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 U 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

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

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

Author: cataniac
Date: 4/25/2019
Document Path: G:\gisrooot\Projects\Cathy\Arcmap\NEW_MX\Areaa\Industrial_Categories_ELU_CHH.mxd
HILLSBOROUGH COUNTY, FLORIDA
INDUSTRIAL ELU
WITHIN INDUSTRIAL FLU
IN THE COASTAL HIGH HAZARD AREA
AND DEVELOPABLE LAND

JURIS ELU ACREAGE SUM DEVELOPABLE ACREAGE
HC AG 686.37 647.98
HC VAC 911.26 709.62
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HC LI 536.52 0.00
HC PI 640.52 0.00
HC PU 624.80 0.00
HC MIN 74.11 0.00
TA AG 2.96 2.95
TA VAC 213.49 179.38
TA HI 326.39 0.00
TA LI 414.59 0.00
TA PI 958.21 0.00
HILLSBOROUGH COUNTY, FLORIDA
INDUSTRIAL ELU
WITHIN INDUSTRIAL FLU
IN THE PORT ACTIVITY CENTER

LEGEND

HILLSBOROUGH COUNTY ELU
AGRICULTURAL
VACANT
HEAVY INDUSTRIAL
LIGHT INDUSTRIAL
PUBLIC / QUASI PUBLIC / INSTITUTIONAL
PUBLIC COMMUNICATIONS / UTILITIES
MINING

ROADS & BOUNDARIES
PORT ACTIVITY CENTER BOUNDARY
CITY LIMIT
COUNTY BOUNDARY
ROADS
Hillsborough County, Florida

Industrial ELU
Within Industrial FLU in the Port Activity Center and Developable Land

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

HILLSBOROUGH COUNTY ELU
AGRICULTURAL
VACANT
HEAVY INDUSTRIAL
LIGHT INDUSTRIAL
PUBLIC / QUASI PUBLIC / INSTITUTIONAL
PUBLIC COMMUNICATIONS / UTILITIES
MINING

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

TAMPA BAY

COURTNEY CAMPBELL HOWARD FRANKLAND BRIDGE GANDY BRIDGE

TAMPA CITY

AUTHOR: cataniac  DATE: 4/25/2019
INDUSTRIAL ELU WITHIN INDUSTRIAL FLU IN THE RURAL AREA AND DEVELOPABLE LAND

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HILLSBOROUGH COUNTY, FLORIDA
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### Hillsborough County, Florida

**Industrial ELU within Industrial FLU in the Urban Service Area and Developable Land**

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**Legend**

- **Hillsborough County ELU**
  - Industrial ELU Categories
- **Developable Land**
  - Developable Land
- **Roads & Boundaries**
  - Urban Service Area Boundary
  - City Limit
  - County Boundary

**Annotation**

- Roads and boundaries are also indicated on the map.