

Proposed Edits to the *Comprehensive Plan for the City of Plant City*

Overview. The proposed edits to Plant City’s Future Land Use Element are intended to build on the County-wide effort to diversify and expand the employment base in Hillsborough County in ways that increase median income and high quality employment opportunities in the I-4 Corridor. The following edits are internally consistent with the *Comprehensive Plan for the City of Plant City*. In addition to supporting the vision and collective community values identified in the Future Land Use Element, the proposed edits reinforce local objectives of:

- Discouraging Urban Sprawl;
- Advancing Energy-Efficient Land Use Patterns;
- Reducing Greenhouse Gasses;
- Promoting Mixed Land Uses;
- Directing Development to Existing Communities;
- Providing a Variety of Transportation Choices;
- Preserving Open Space and Environmentally Sensitive Areas; and
- Fostering Energy Conservation.

Plant City has an opportunity to attract high technology jobs that will capitalize on local educational resources, transportation infrastructure, utilities and the high quality of life of Plant City. Through emphasis on sustainable development and the creation of high quality jobs in a wide range of target industries, Plant City can support the County-wide effort to establish Florida’s “Green Technology Corridor” that will serve as a model for long-term regional economic vitality and environmental responsibility. The corridor will not be limited to businesses that focus on creation of green products, though they are encouraged. The corridor will include a broad range of technology-related businesses that are located within sustainable developments.

The proposed amendments seek to leverage the corridor’s resources, location, and infrastructure investments to facilitate economic development that attracts, retains, and cultivates high-quality jobs for the citizens of Plant City and eastern Hillsborough County. Comprehensive land use, infrastructure, and economic development policies will provide incentives to target industries to locate along the corridor and promote sustainable economic development. Implementation of these policies will result in “permit-ready” and readily-developable sites to create strategically located employment centers within the corridor that:

- Attract industries that capitalize on existing local resources, including people, businesses, institutions and infrastructure;
- Provide high-wage jobs near existing and planned population centers;
- Strengthen existing businesses' and institutions' competitive advantages;
- Link people, places, and jobs through a variety of transportation options;
- Establish a regional model for sustainable development patterns and buildings;
- Encourage buildings that are aesthetically pleasing and environmentally responsible; and
- Collectively create Florida's "Green Tech" Corridor.

Proposed Plan Edits:

Pgs 43-44 – Industrial Land Use Description

I. INDUSTRIAL (I)

1. Description: **No Change**

2. Relationship to Other Areas of Use and the Street System:

- Industrial areas should be located in proximity to residential areas to provide close proximity to workforce and to provide employment opportunities.
- Perimeters should be buffered from residential and commercial areas by open space, streets, visual screening, or other effective techniques.
- Located on or have direct access to arterials or collector roadways. Access to industrial areas shall not be through existing or planned residential areas.
- Maximum FAR of 0.50 for industrial uses except as otherwise allowed in the Land Development Regulations through intensity bonuses, as part of the corporate village development pattern or in support of the "Green Technology Corridor"; commercial uses are limited to a maximum 10% of planned development square footage in accordance with locational criteria or development standards in support of the "Green Technology Corridor" of the Future Land Use Element and applicable Land Development Regulations.

Pgs 58-59 Mixed Use – Residential/Commercial/Industrial Land Use Description

O. MIXED USE – RESIDENTIAL/COMMERCIAL/INDUSTRIAL

(MU-RCI)

1. Description: **No Change**

- a. **Permitted Uses: No Change**
- b. **Residential Density: No Change**
- c. **Non-Residential Intensity:** An intensity of up to 0.35 Floor Area Ratio (FAR) shall be allowed for commercial and office uses, and up to 0.50 for light industrial and research and corporate park uses. Additional intensity may be allowed in the Land Development Regulations through intensity bonuses, as part of the corporate village development pattern or in support of the “Green Technology Corridor”. All FAR calculations shall be on the basis of gross acreage as calculated in applicable portions of the Land Use Element and applicable Land Development Regulations.

Goals, Objectives and Policies

Economic Growth

Objective 8.C: Increase the supply of land available for light industrial, research, and office development with the aim of increasing the total number of jobs in the following target industries in Plant City and County-Wide:

- Professional, Scientific & Technical Services;
- Bioscience and Research Facilities;
- Manufacturing Facilities;
- Finance & Insurance Services;
- Management Services;
- Administrative & Support Services.

Policy 8.C.1: Target Development. Encourage private investment that results in the creation and establishment of “target development” in Plant City and Hillsborough County. Target developments include any development that serves one or more of the above listed industries.



Policy 8.C.1: Permit-Ready Sites. Through advance zoning, infrastructure improvements and coordination with economic development interests, create sites that are

“permit-ready” and can be developed following administrative approval of site and building plans.


Policy 8.C.2: Development Patterns. Adopt Land Development Regulations that allow the following development patterns within the Industrial and Mixed Use – Residential/Commercial/Industrial Future Land Use Categories. The most appropriate development patterns will vary by site based on the location and proposed land uses. The land development regulations shall establish more specific requirements and enable the development of each of the patterns in appropriate locations that provide for compatible transitions with residential areas, protection of environmental resources, enhancement of community character and provision of adequate public facilities. Floor area ratios provided in the following exhibits are provided for reference purposes, allowable development intensities shall be guided by the underlying Future Land Use Category and applicable Land Development Regulations.

Policy 8.C.3: Phasing. Target development shall be encouraged first in the City and then in established Joint Planning Areas where water, sewer and transportation capacity is available or funded (planned in the City or County CIE).

Exhibit 1: Development Patterns

DEVELOPMENT PATTERN	DESCRIPTION	SUITABLE LOCATIONS	IMAGES
<p>Corporate Village</p>	<p>In Plant City, the corporate village pattern could be a component of master-planned mixed use areas that combines offices and flex spaces for target industries, with retail, restaurants and lodging as secondary support uses. Limited residential development may be located on the periphery of the business site or in mixed use buildings.</p> <p>FARs range from 0.5 to 1.0, with the more intensive sites serving as the mixed use village core.</p>	<p>As a portion of the Northeast Plant City Area Master Plan or Gregg's Business Center. </p>	

DEVELOPMENT PATTERN	DESCRIPTION	SUITABLE LOCATIONS	IMAGES
<p>Corporate Campus/ Business Park</p>	<p>A development that often is centered around and managed by a single corporate entity, which includes offices and flex spaces for target industries with limited support retail and restaurants located within buildings or clustered in nodes at the entries of the development.</p> <p>FARs range from 0.5 to 0.85. </p> 	<p>Business uses that are limited to indoor operations can be integrated with neighborhood development. Areas of outdoor production & operations should be limited and concealed from public view.</p>	 

DEVELOPMENT PATTERN	DESCRIPTION	SUITABLE LOCATIONS	IMAGES
<p>Industrial Park</p>	<p>A planned area that provides locations for production, distribution, and office uses.</p> <p>FARs range from 0.5 to 0.75. Lower FARs are generally represented by distribution centers and light industrial parks.</p>	<p>Suitable in agricultural research areas and in areas where outdoor production and/or operations can be adequately buffered from residential development.</p>	

Policy 8.C.4: Compatible & Sustainable Design Objectives. Ensure high-quality development through the Land Development Code design standards and the rules of independent authorities that result in sustainable development that is compatible with abutting land uses. Compatibility shall be achieved through standards that address the landscaping, height, scale, use and design of target development abutting residential development and environmental features. Sustainability shall be achieved through site and building standards that address low impact development, energy efficient building design/construction, improved mobility, and ecological conservation.

Policy 8.C.5: Development Incentives. Create the development intensity bonuses for target development in the Land Development Regulations for sustainable site and building development, multi-modal transportation enhancements, integrated green space retention and other sustainable development practices that exceed the City's base standards.

Policy 8.C.6: Capacity Reservation. Use development agreements where applicable to limit sprawl and residential encroachment on target economic development sites by assigning new water, sewer and transportation capacity created by public or private investment in public facilities to target development.

Objective 8.D: Coordinated Development Incentives. Coordinate with other public and private agencies and entities to develop a comprehensive toolbox of incentives to encourage target development within appropriate preferred economic development areas as shown on Map ____. Base incentives on the achievement of the performance measures implemented by a development or specific business that result in production of jobs in target industries, job training, development of sites for target development, sustainable building development or sustainable site development. The toolbox may include, but is not limited to:

- a. Business Development Assistance, such as project marketing, workforce development and grants for high wage job creation;
- b. Site Development Assistance, such as energy efficiency grants, fee subsidies, tax relief;
- c. Infrastructure Incentives, including transportation, water, sewer stormwater management assistance and capacity reservations;
- d. Site Assembly Assistance;
- e. Development Process Incentives, including streamlined permitting and site plan-review processes, advanced zoning, development entitlements, and/or similar incentives; and
- f. Intensity Incentives.

VIII. Implementation

Pg 117, Development Standards and Locational Criteria

a. These standards will apply to all retail, office and other commercial uses and are intended to:

- Provide a means of ensuring appropriate commercial development without requiring that all commercial sites be designated on the Future Land Use Map;
- Establish a maximum FAR to ensure that the scale of commercial development is generally compatible with surrounding residential character; and