

Land Use & Options

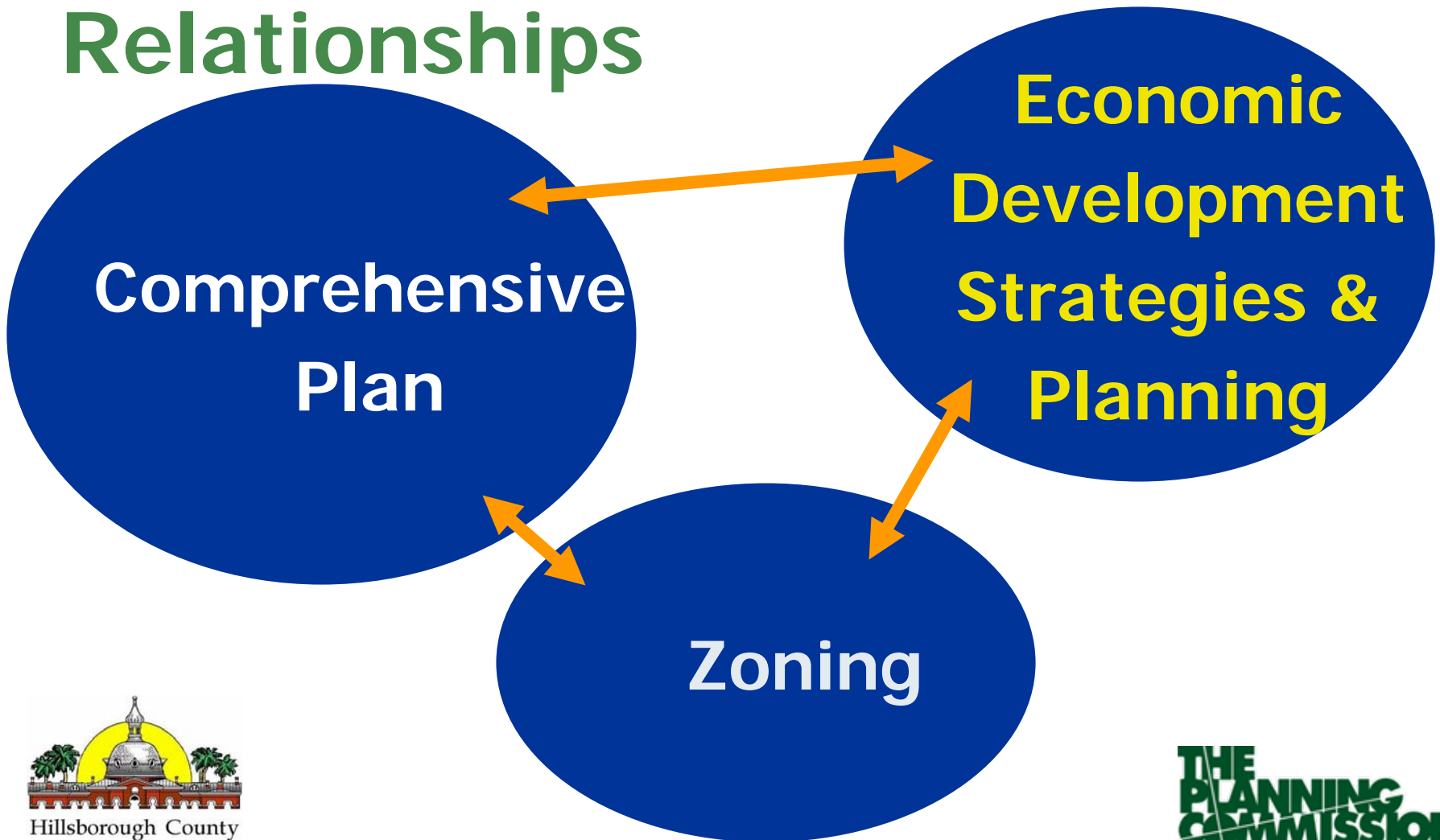
I-4 Core Study Team

March 19, 2009



**THE
PLANNING
COMMISSION**

Comprehensive Plan, Zoning & Economic Development Relationships



Location Preferences

- ❑ Adequate Land Available
- ❑ Appropriate Land Use & Zoning in Place
- ❑ Proximity to Transportation Facilities
- ❑ Central Sewer & Water Available
- ❑ Proximity to Like Industries & Markets
- ❑ Skilled & Available Work Force
- ❑ High Quality of Life – Community, Education, Housing

Land Use Category Options

- ❑ **Special Economic Development Areas (site specific) – overlays existing Land Use Category**
- ❑ **Land Use Overlay for selected areas (identified sites)**
- ❑ **Land Use Overlay for entire corridor**

Recommendations



Interstate-4 Research Corporate Park (I-4 RCP)

- ☑ Research and high technology; similar manufacturing and light industrial uses.
- ☑ Requirements:
 - Accompanying LDC Design Standard, **NO PLANNED DEVELOPMENTS!**
 - Buffering and landscaping
 - Sign Program
 - Coordinate transit to connect with nearby residential areas.
- ☑ Residential allowed as a legal non-conforming use.

Land Use Overlay

- Functions similar to a zoning overlay
- Can be written with specific standards for development
- Can address compatibility and buffering concerns
- Establishes predictability

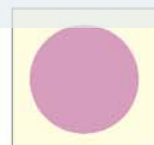
Expanded I-4 Economic Corridor Plus TT and PC Expansions - 57,092 Acres

Temple Terrace and Plant City Expansion Areas

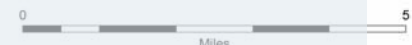
City

Unincorporated County

Urban Service Boundary



1000 Acres



Land Use Options: Recommendations

The
Comprehensive
Plan text and
zoning should be
designed to
support economic
incentives.



Land Use Options: Recommendations

- ❑ Relate Land Use, Transportation, Infrastructure, and Economic Development Planning for a successful I-4 plan
- ❑ 2025 horizon year, but also plan for 2050
- ❑ Economic Development Goals should be part of the package