



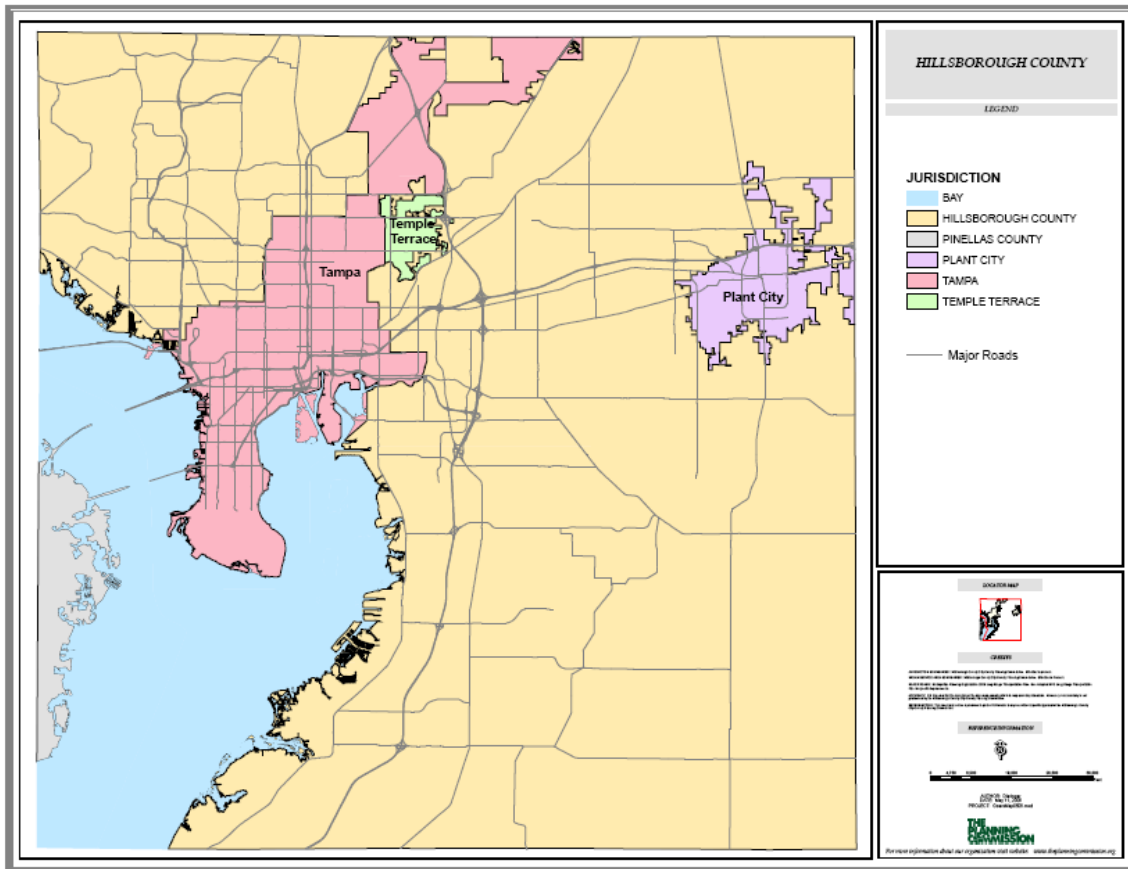
## SECTION II

### PROFILE OF HILLSBOROUGH COUNTY

#### A. NATURAL FEATURES AND TOPOGRAPHY

Hillsborough County is located in west-central Florida bounded on the north by Pasco County, the south by Manatee County, the east by Polk County and the west by Pinellas County and Tampa Bay, the largest estuary in Florida. The county contains a total of 1,266.4 square miles. Of this, 1,051 are land and 215.4 water (39.7 inland, 155.9 coastal and 19.8 territorial). There are 39.2 miles of coastline along Tampa Bay. Topography ranges from sea level to approximately 160' in the Keystone area of northwestern Hillsborough County.

Figure II.A.1  
Map of Hillsborough County



There are three incorporated jurisdictions in Hillsborough County: Plant City, Tampa, and Temple Terrace. Tampa is the largest in both size and population; Plant City and Temple Terrace are the next largest, respectively.

The physical features of the county were described in the Conservation and Aquifer Recharge Element of the county’s Comprehensive Plan as follows: “...by virtue of its subtropical climate and variable hydrology and geology, [Hillsborough County] supports a rich and diverse complement of natural resources.” There are three major rivers in the county: Hillsborough River, Alafia River, and Little Manatee River. The features of these rivers were described in the Conservation and Aquifer Recharge Element as follows: “The Hillsborough River begins in the Green Swamp and then flows southwestward draining 690 square miles before emptying into Hillsborough Bay. The Alafia begins in Polk County and flows westward. It drains a 420 square mile basin and also enters Hillsborough Bay. The Little Manatee River begins in southeast Hillsborough County and northeast Manatee County and flows west to Tampa Bay, draining 225 square miles.”

The Floridian aquifer, the largest potable water aquifer in Florida with rich deposits of phosphate rock, lies under the county. It was also noted in the Conservation and Aquifer Recharge Element that the karst topography of the County has created a mosaic of solution sinks and depressions.

**B. DEMOGRAPHICS**

The 2000 Census determined that Hillsborough County’s population was 998,948. In 2008 the University of Florida’s Bureau of Economic and Business Research (BEBR) estimated the county’s population to be 1,200,541 making it the fourth most populous county in Florida. In terms of future growth, BEBR estimated the County’s population will increase to 1,668,800 by 2035. This would represent a 67 percent increase from 2000 and a 39 percent increase from 2008.

The 2000 Census found the population for the three jurisdictions to be 29,915 for Plant City, 303,447 for Tampa, and 20,918 for Temple Terrace. In 2008, the jurisdictional populations were estimated to be as follows:

Table 11.B.1  
Area, Population and Density by Jurisdiction

Jurisdiction	Area (sq. miles)	2008 Est. Pop.	Persons/sq. mile.
Tampa	118	339,365	2,876
Plant City	28	33,500	1,196
Temple Terrace	7	23,882	3,412
Unincorporated	898	688,953	767
Hillsborough County	1,051	1,200,541	1,142
Sources: Hillsborough County Planning Commission, Bureau of Economic and Business Research			

Using the U.S. Census Bureau's American Community Survey 3-Year Estimate for 2005-2007, racial composition during this time period was 74.5 percent (861,975) white, 15.8 percent (183,077) black and 7.8 percent (90,535) other, with 21.8 percent (252,568) identified as either Hispanic or Latino. The following table represents racial distribution by jurisdiction.

Table II.B.2  
Racial Composition by Jurisdiction

Race/Ethnicity	Hillsborough County	Plant City	Tampa	Temple Terrace
White	861,975	25,808	214,064	16,371
Black	183,077	4,411	83,192	4,336
Other	90,535	4,045	22,429	2,639
2+Races	21,420	815	5,580	524
Total	1,157,007	35,079	325,265	23,870
Hispanic Population	252,568	9,732	71,909	3,246

Source: U.S. Census Bureau, 2005-2007 American Community Survey  
Note: Data are based on a sample and are subject to sampling variability.

The age distribution between 2005 and 2007 was: <5, 82,734; 5 – 17, 205,401; 18 – 64, 735,384; 65 – 74, 70,828; 75 – 84, 45,688; and >85, 16,972. The median age for the county was 36.2; by jurisdiction it was 31.8 for Plant City, 35.6 for Tampa, and 36.2 for Temple Terrace. The following table represents age distribution by jurisdiction.

Table II.B.3  
Age Distribution by Jurisdiction

Age Range	Hillsborough County	Plant City	Tampa	Temple Terrace
<5	82,734	3,216	22,080	1,657
5 – 17	205,401	7,623	56,366	3,506
18 – 64	735,384	20,313	209,710	15,670
65 – 74	70,828	2,187	19,060	1,741
75 – 84	45,688	1,403	13,059	1,029
85>	16,972	337	4,990	267
Total Population	1,157,007	35,079	325,265	23,870

Source: U.S. Census Bureau, 2005-2007 American Community Survey  
Note: Data are based on a sample and are subject to sampling variability.

The median income for the 453,926 households countywide between 2005 and 2007 was \$48,647, \$58,700 for families, and \$32,921 for non-family households. The average per capita income was \$26,904. The specific household income distribution by jurisdiction was as follows:

**Table II.B.4**  
**Households by Income by Jurisdiction**

Household Income	Hillsborough County	Plant City	Tampa	Temple Terrace
<\$10,000	32,986	865	14,412	677
\$10,000 – 14,999	22,993	514	7,931	504
\$15,000 - \$24,999	50,066	1,670	17,472	1,082
\$25,000 – 34,999	56,332	1,710	16,245	1,125
\$35,000 – 49,999	70,617	1,928	19,487	2,078
\$50,000 – 74,999	87,291	2,615	22,064	1,971
\$75,000 – 99,999	52,126	983	11,424	958
\$100,000 – 149,999	49,399	1,050	11,474	1,064
\$150,000 – 199,999	15,388	411	4,173	317
\$200,000>	16,728	409	6,850	282
Median Household Income	\$48,647	\$45,793	\$42,004	\$44,921

Source: U.S. Census Bureau, 2005-2007 American Community Survey

Note: Data are based on a sample and are subject to sampling variability. In 2007 inflation adjusted dollars.

Before concluding this section, it is important to note that in Hillsborough County there were 141,998 individuals living in poverty, as defined by the U.S. Census Bureau, 2005-2007 American Community Survey. The following is a breakdown of some of the groupings identified by the Census:

- 5 – 17: 33,280
- >18: 92,804
- 65>: 13,735
- Families: 27,879
- Female headed households: 15,905

The specific poverty status distribution by jurisdiction was as follows:

**Table II.B.5**  
**Poverty Status by Type by Jurisdiction**

Poverty Factors	Hillsborough County	Plant City	Tampa	Temple Terrace
All ages	141,998	3,611	58,024	2,446
5-17	33,280	963	14,230	536
>18	92,804	2,345	36,825	1,791
65>	13,735	267	5,296	339
Families	27,879	768	10,611	454
Female headed	15,905	414	6,728	150
Source: U.S. Census Bureau, 2005-2007 American Community Survey Note: Data are based on a sample and are subject to sampling variability.				

**C. HOUSING MIX**

According to the U.S. Census Bureau, 2005-2007 American Community Survey, there were 504,129 housing units in Hillsborough County. Of the 453,926 occupied units, 295,840 were owner-occupied and 158,086 renter-occupied. There were also 50,203 vacant units and 6,730 units identified as seasonal. The average household size was 2.59 for owner-occupied and 2.33 for renter-occupied.

By jurisdiction, the Census identified the number of households, household tenure and household size as follows:

**Table II.C.1**  
**Households by Jurisdiction**

Household Factors	Hillsborough County	Plant City	Tampa	Temple Terrace
# Households	453,926	12,155	131,532	10,058
# Owner-occupied	295,840	8,197	74,889	5,607
Persons/Unit	2.59	2.96	2.48	2.36
#Renter-occupied	158,086	3,958	56,643	4,451
Persons/Unit	2.33	2.67	2.22	2.30
Source: U.S. Census Bureau, 2005-2007 American Community Survey Note: Data are based on a sample and are subject to sampling variability.				

In terms of the housing mix, the Census found that of the 504,129 housing units countywide, 285,399 or 57% were single-family detached. The majority of housing was single-family detached, in the jurisdictions as well. Temple Terrace had the highest concentration of multi-family units (47%). By jurisdiction, the Census identified the distribution of housing units per structure as follows:

Table II.C.2  
Housing Type by Jurisdiction

Distribution	Hillsborough County	Plant City	Tampa	Temple Terrace
1 detached	285,399	8,827	83,847	4,641
1 attached	30,394	478	7,713	1,088
2 – 4 units	29,897	970	10,705	1,006
5 – 9 units	31,346	476	11,050	1,340
10 – 19 units	45,046	908	14,186	1,950
20 – 49 units	17,699	266	8,368	382
50+ units	19,588	193	10,874	456
MH	44,177	981	2,176	11
Boat, RV, etc.	583	0	161	0
<b>Total</b>	<b>504,129</b>	<b>13,099</b>	<b>149,080</b>	<b>10,874</b>

Source: U.S. Census Bureau, 2005-2007 American Community Survey  
Note: Data are based on a sample and are subject to sampling variability.

The continued population growth in Hillsborough County was reflected in the distribution of housing units by the year they were built. Of the 504,129 total housing units, 174,000 were built since 1990; only 17,051 were built before 1939. The median year for the construction of housing units was 1983. By jurisdiction, the Census identified the housing units by the year built as follows:

Table II.C.3  
Year Structure Built by Jurisdiction

	Hillsborough County	Plant City	Tampa	Temple Terrace
Total Units	504,129	13,099	149,080	10,874
1990 or later	174,000	4,540	36,082	2,313
1940-1989	313,078	7,793	98,648	8,486
Pre-1939	17,051	766	14,350	75
Median Year	1983	1983	1970	1982

Source: U.S. Census Bureau, 2005-2007 American Community Survey  
Note: Data are based on a sample and are subject to sampling variability.

According to the Census American Community Survey, the median value for the 295,840 owner-occupied housing units countywide between 2005 and 2007 was \$203,400. The distribution of these units by value was as follows:

- <\$50,000: 16,387
- \$50,000 – 99,999: 25,555
- \$100,000 – 149,999: 45,741
- \$150,000 – 199,999: 57,086
- \$200,000 – 299,999: 72,924
- \$300,000 – 499,999: 53,614
- \$500,000>: 24,533

By jurisdiction, the Census identified the number of owner-occupied housing units by value range and median value as follows:

Table II.C.4  
Property Values by Jurisdiction

Value	Hillsborough County	Plant City	Tampa	Temple Terrace
Specified units	295,840	8,197	74,889	5,607
<\$50,000	16,387	935	2,170	86
\$50,000 – 99,999	25,555	1,153	8,034	584
\$100,000 – 149,999	45,741	1,340	13,910	1,020
\$150,000 – 199,999	57,086	1,799	13,309	1,175
\$200,000 – 299,999	72,924	1,774	14,381	1,365
\$300,000 – 499,999	53,614	1,031	12,760	1,144
\$500,000>	24,533	165	10,325	233
Median Value	\$203,400	\$168,000	\$200,100	\$195,600

Source: U.S. Census Bureau, 2005-2007 American Community Survey  
Note: Data are based on a sample and are subject to sampling variability.

**D. BUSINESS AND INDUSTRY**

Due to its geographic location and size, Hillsborough County plays a crucial role in the overall economic health and vitality of the Tampa Bay region. One way to visualize this role is to answer the question “Where do workers live?” The 2000 Census found that there were 521,058 workers in Hillsborough County. Of this number, 419,780 (81%) resided in the county itself. The adjacent counties of Pasco, Pinellas, and Polk contribute 85,198 (16%) to the county’s work force. The remaining 16,080 come from eight counties, four of which are located outside of what is normally referred to as the greater Tampa Bay area. The following table listed the county and number of workers in Hillsborough County.

Table II.D.1  
“Home County” of Hillsborough County Workers

County where workers live	Number
Hillsborough	419,780
Pinellas	44,000
Pasco	31,897
Polk	9,301
Hernando	3,654
Manatee	2,586

Sarasota	1,020
Citrus	472
Sumter	309
Hardee	175
Suwanee	73
Glades	20
Other	7,771
Total	521,058
Source: 2000 Bureau of the Census	

Using information from the State of Florida Agency for Workforce Innovation for 2007, the county had a reported labor force of 596,723 and 36,795 business establishments. The following table displays 2007 information for industry sectors.

Table 11.D.2  
Number of Establishments and Employees by Industry

Industry	# Establishments	# Employees
Agriculture, Forestry, Fishing and Hunting	296	11,634
Mining	24	382
Utilities	34	n/a
Construction	4,295	41,522
Wholesale Trade	2,554	30,874
Information	685	21,427
Finance and Insurance	2,700	48,151
Real Estate and Rental and Leasing	2,153	12,060
Professional, Scientific and Tech Services	5,655	44,619
Management of Companies and Enterprises	201	7,260
Admin & Support & Waste Mgmt. & Remediation Serv.	2,586	88,475
Educational Services	410	43,128
Health Care and Social Assistance	3,027	65,524
Arts, Entertainment, and Recreation	469	13,439
Accommodation and Food Services	2,207	47,067
Other Services (Except Public Administration)	2,705	18,057
Public Administration	179	27,247
Unclassified	359	236
Manufacturing	1,051	30,456
Retail Trade	4,348	71,545

Transportation and Warehousing	857	20,699
Total	36,795	646,473
Source: Quarterly Census of Employment & Wages		

The primary locations for industrial activity in Hillsborough County are either associated with or in close proximity to the Port of Tampa or Tampa International Airport. Additional areas can be found along the I-75/US 301 corridor. With the exception of the Gardnier facility on US 41 at the Alafia River, activity associated with phosphate mining is located in the eastern portions of the county.

Office space is primarily concentrated in the Westshore and Central Business Districts of Tampa. Office development is also taking place in association with the I-75/US 301 corridor.

While the Port of Tampa continues to have a concentration of heavy and light industrial activity, the character of the surrounding area near downtown Tampa has been undergoing a transformation. This area is no longer the site of warehousing, wholesale, and transportation activities. Rather, it is redeveloping with retail, office, and tourist activities. Interest has also been expressed in developing the area with residential and commercial uses.

Table II.D.3  
2008 Major Employers in Hillsborough County

Firm/Organization	Type of Operation	Employees
Hillsborough County School Board	Public Education	24,692
Hillsborough County Government	Government Service	10,502
Tampa International Airport	Airport	7,500
Verizon Communications Corporation	Telecommunications	7,000
MacDill Air Force Base	Central Command Headquarters	6,656
University of South Florida	Education Service	6,000
Tampa General Hospital	Medical Facility	5,842
Publix Food Centers	Supermarket	4,984
Veterans Administration Hospital	Medical Facility	4,529
City of Tampa	Government Service	4,502
St. Joseph's Hospital/Baycare Health Sys.	Medical Facility	4,273
H. Lee Moffitt Cancer Center	Medical Facility	3,725
Bank of America	Banking Services	3,679
U.S. Postal Service	Postal Service	3,456
Hillsborough County Sheriff's Office	Public Safety	3,450
TECO Energy, Inc.	Electric Power	3,370
Busch Entertainment Corporation	Tourist Attraction	3,367
University Community Hospital	Medical Facility	2,929
Hillsborough Community College	Education Service	2,182
Sweetbay Supermarket	Supermarket	2,010
Brandon Regional Hospital	Medical Facility	1,585
USF Health Science Center	Medical Facility/Education	1,395

Florida Department of Children & Families	Family Services	1,180
Source: Hillsborough County Planning Commission		

## E. FUTURE LAND USE

The variety of land uses found in Hillsborough County is typical of a metropolitan area. They range from highly urban areas, such as Tampa to suburban areas, such as Brandon and Citrus Park, to the rural areas of Wimauma and Keystone. Historically, the county's major activity centers have centered in the Central Business and Westshore Business Districts of Tampa, Carrollwood, the University North Area, MacDill Air Force Base, the Port of Tampa, Tampa International Airport, downtown Plant City and adjacent unincorporated areas. Over time, new development has occurred predominantly within the identified urban service areas of unincorporated Hillsborough County and the "New Tampa" area of north-central Hillsborough County.

Generally, urban areas have developed in and around activity centers and along the highway corridors which connect them. As development moved away from the county's urban core, former suburban and rural areas have become urban. According to the Planning Commission, unincorporated areas of the County experiencing increasing population growth include Balm/Wimauma, Brandon, Carrollwood, Greater Sun City Center, Riverview, Westchase, and Town 'N Country. Development in the historical urban areas was typically comprised of mixed-use development with a high employment concentration.

While outside the county's urban core, the City of Plant City has been experiencing rapid growth as a result of spill-over from the development of the warehouse/wholesale industry in the City of Lakeland. The City of Temple Terrace has also been experiencing growth associated with both the expansion of the University of South Florida and development occurring along the I-75 corridor.

Growth and development has not been limited to areas in the unincorporated areas of the County. Interest in redevelopment is evident in the three municipalities in the County. As examples, in Tampa, residential development and redevelopment is occurring in the Interbay and Tampa Heights areas, while Temple Terrace and Plant City are developing downtown redevelopment plans.

As the population growth moves inland (north and east), the result is newer, more wind resistant construction in areas not vulnerable to coastal flooding or velocity wave action. Development within the 100-year floodplain must meet strict NFIP floodplain management regulations and wetlands are protected through the comprehensive plans and the permitting process. Redevelopment in areas such as downtown Tampa or the Interbay area, while still in the Hurricane Vulnerability Zone, must meet the new land development codes as well. This results in a more disaster-resistant community, albeit higher property values at risk.

# **ATTACHMENT A COMMUNITY MAP SERIES**

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2. Population Density
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4. Significant Wildlife Habitat
5. Greenways
6. Future Land Use
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  - b. City of Tampa
  - c. City of Plant City
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7. Cities & Communities